AGENDA

FOR A

COUNCIL MEETING

TO BE HELD ON

TUESDAY 2 JUNE 2020

COMMENCING AT 7PM

Zoom Link: https://us02web.zoom.us/s/85924731682

AGENDA FOR A MEETING OF THE COUNCIL TO BE HELD IN THE COUNCIL CHAMBERS, 131 BELAIR ROAD, TORRENS PARK ON TUESDAY, 2 JUNE 2020 AT 7PM.

MEMBERSHIP:  Mayor H Holmes-Ross
              Crs J Bange, J Berry, A Christopoulos, K Hockley, D Kruse, C McCarthy, D Munro, J Sanderson, K Steele, L Taeuber, A Tilley and Y Todd

INDEX

PLEDGE AND KAURNA ACKNOWLEDGEMENT .......................................................... 1
PRESENT: ............................................................................................................. 1
APOLOGIES: ......................................................................................................... 1
LEAVE OF ABSENCE: .......................................................................................... 1
ABSENT: .............................................................................................................. 1
STAFF IN ATTENDANCE: ...................................................................................... 1
WELCOME ............................................................................................................ 1
BUSINESS ............................................................................................................ 1
1. ELECTED MEMBERS’ DECLARATIONS OF INTERESTS ..................... 1
2. CONFIRMATION OF MINUTES ................................................................. 2
   2.1 FULL COUNCIL MEETING - 26 MAY 2020 ............................................ 2
3. ADJOURNED MOTIONS .............................................................................. 2
4. DEPUTATIONS ............................................................................................... 2
5. ADJOURNED BUSINESS ............................................................................ 2
6. PRESENTATIONS ............................................................................................ 2
7. GALLERY QUESTION TIME ......................................................................... 2
8. PETITIONS ...................................................................................................... 2
9. DECISION REPORTS ..................................................................................... 3
   9.1 MINISTERIAL NOTICE REQUIRING PUBLIC CONSULTATION
       POLICY AMENDMENTS .............................................................................. 3
10. CONFIDENTIAL REPORTS .......................................................................... 13
    10.1 LOT 101 PORT LINCOLN BOULEVARD PASADENA ......................... 13
10.2 BLACKWOOD - STATUS OF PROPERTY ................................................................. 14

11. NOTICES OF MOTION ......................................................................................... 15
   11.1 CR KAREN HOCKLEY - RECOGNITION OF THE PASSING OF MR DAVE WALSH .......... 15
   11.2 CR KAREN HOCKLEY - RECORDING ATTENDANCE AT INFORMAL GATHERINGS ...... 16
   11.3 CR ANDREW TILLEY - RECOGNITION OF PROFESSOR NICOLA SPURRIER .................. 17
   11.4 CR DARREN KRUSE - BLACKWOOD COMMUNITY HUB .................................. 18

12. DISCUSSION ITEMS FOR FUTURE DECISION .................................................. 20
   12.1 COMMUNITY HOUSING .................................................................................... 20
   12.2 BELAIR TO CITY BIKEWAY STAGE 2 - FUNDING AGREEMENT ............... 69
   12.3 BLACKWOOD COMMUNITY HUB AND WAITE STREET RESERVE - STAGE 2 COMMUNITY CONSULTATION .......................................................... 103

13. INFORMATION ONLY REPORTS ........................................................................ 137
   13.1 MONTHLY FINANCIAL REPORT APRIL 2020 .................................................. 137
   13.2 QUARTERLY REPORT ON INNOVATION FROM CEO (JANUARY - MARCH 2020) .......................................................... 146
   13.3 CORRESPONDENCE FOR INFORMATION ONLY ............................................. 159

14. RECOMMENDATIONS FROM COMMITTEES ..................................................... 170

15. REPORTS FROM REGIONAL SUBSIDIARIES ..................................................... 170

16. MOTIONS WITHOUT NOTICE ........................................................................... 170

17. QUESTIONS ON NOTICE .................................................................................... 171
   17.1 CR KAREN HOCKLEY - SPRINGFIELD DRAINAGE RESERVE - 28 APRIL 2020 .......... 171
   17.2 CR YVONNE TODD - BABBAGE WARD LAND - 26 MAY 2020 .......... 173

18. PREVIOUS GALLERY QUESTIONS ..................................................................... 174

19. QUESTIONS WITHOUT NOTICE ....................................................................... 174

20. MAYORAL BUSINESS ......................................................................................... 174

21. WRITTEN REPORTS BY ELECTED MEMBERS ............................................. 174

CLOSE .................................................................................................................. 174

MATTHEW PEARS
CHIEF EXECUTIVE OFFICER
PLEDGE AND KAURNA ACKNOWLEDGEMENT

The Mayor will pledge:

We acknowledge that this land we meet on is the traditional land of the Kaurna people. We respect their spiritual relationship with their country.

We, as a Council, welcome all members of the community and pledge honesty and good governance in all of our dealings.

PRESENT:

APOLOGIES: Cr J Bange, Cr L Taeuber

LEAVE OF ABSENCE:

ABSENT:

STAFF IN ATTENDANCE:

WELCOME

BUSINESS

1. ELECTED MEMBERS’ DECLARATIONS OF INTERESTS

The Mayor will ask if any Member wishes to disclose an interest in relation to any item being considered at the meeting.
2. CONFIRMATION OF MINUTES

2.1 FULL COUNCIL MEETING - 26 MAY 2020

RECOMMENDED that the Minutes of the Full Council Meeting held on 26 May 2020 be confirmed.

3. ADJOURNED MOTIONS

Nil

4. DEPUTATIONS

Deputations are to be no more than three minutes in length, without leave of the meeting.

5. ADJOURNED BUSINESS

Nil

6. PRESENTATIONS

Nil

7. GALLERY QUESTION TIME

Members of the Gallery may ask two questions.

These questions must be in writing and supplied to the Minute Secretary. If a response is not given by the Mayor or Administration at the meeting, the reply will be provided in a future Agenda.

8. PETITIONS

Nil
9. DECISION REPORTS

9.1 MINISTERIAL NOTICE REQUIRING PUBLIC CONSULTATION POLICY AMENDMENTS

Report Author/Manager: Deb Horton
General Manager: Kate O'Neill
(Meeting Date: 2 June 2020)
(Location: Council Wide)
(Consultant Used: $Nil)

PROPOSAL

To adopt amendments to the City of Mitcham's Public Consultation Policy as a result of the second Ministerial Notice during the declared Covid-19 Public Health Emergency.

REASON THIS IS BEING PRESENTED TO COUNCIL

Only Council has Delegation

RECOMMENDATION – ITEM 9.1

Option 1 – (Staff Recommendation – adopt without amendments)

1. That Council adopts and includes as an attachment to the City of Mitcham Community Public Consultation Policy, the Additional Provisions as provided at Attachment B of this report, with minor amendments delegated to the Chief Executive Officer.

2. That Council notes these new provisions are effective immediately and will remain ineffect until 28 days after the conclusion of the South Australian Public Health Emergency Order.

Option 2 – (adopt with amendments)

1. That Council adopts and includes as an attachment to the City of Mitcham Community Public Consultation Policy, the Additional Provisions as provided at Attachment B of this report, with minor amendments delegated to the Chief Executive Officer and the following further amendments;

   • (insert here)
   • (insert here)
   • (insert here)

2. That Council notes these new provisions are effective immediately and will remain ineffect until 28 days after the conclusion of the South Australian Public Health Emergency Order.

BACKGROUND

Further to the Full Council meeting on 14 April 2020, Item 9.1 Electronic Attendance at Council Meetings, whereby the first announcement by the
Minister was made to enable electronic attendance at meetings, a second set of variations to the Local Government Act 1999 (SA) (the Act) under the new emergency power in section 302B of the Act have now come into operation.

These variations are contained in the Public Access and Public Consultation Notice (No 2) 2020 (Notice No 2) (Attachment A) made by the Minister for Transport, Infrastructure and Local Government Stephan Knoll on 8 April 2020. The variations in Notice No 2 are in addition to the variations made under the Electronic Participation in Council Meetings Notice (No 1) 2020.

Councils are excused from undertaking certain mandatory public meetings in respect of certain types of public consultation.

All variations are temporary and will cease to apply 28 days after all relevant State major emergency declarations end.

Attachments:

A. Ministers Notice Number 2
B. Public Consultation Policy Attachment

STRATEGIC OBJECTIVES

Goal 4 - Excellence in Leadership

Theme 4.1 Good Governance: We are transparent and accountable, make informed decisions, demonstrate integrity and empower our community to have a voice and participate in a meaningful way.

DISCUSSION

Option 1


The Act (when unmodified by Notice No 2) requires councils to hold public meetings as part of its public consultation upon its draft annual business plan and upon various types of changes to council rating practices.

Notice No 2 varies the operation of the Act so as to remove these requirements for public meetings. However, members of the public must still be able to provide written submissions in the course of all such public consultation.

Notice No 2 also varies the operation of section 50 of the Act such that councils may alter their public consultation policies or substitute a new policy, without undertaking public consultation. This is so even if the council’s public consultation policy itself says that public consultation is required in the event of any alteration or substitution of the policy.

The (temporary) abolition of these mandatory public meetings requires Council amends its policy accordingly. As with changes to the City of
Mitcham’s Code of Practice and Policy documents made 14 April 2020, notice becomes an attachment to the substantive policy document.

**Option 2**

This second option allows Elected Members to provide further amendments as seen fit.

**Community Implications**

The new provisions enable the conduct of Council business during the Public Health Emergency, protecting the health and wellbeing of the community, Elected Members and staff, and also ensuring decision making continues to occur in an open and transparent manner.

**Environmental / Heritage Implications**

Nil.

**Cost Shifting Implications / Legislative Cost Imposts**

Nil.

**Impact on Budget including Lifecycle Costing**

Nil.

**Risk Management / WHS Assessment**

Nil.

**Legal / Policy Implications**

*Local Government Act 1999 (SA)*  
*City of Mitcham Public Consultation Policy*

**Engagement**

Public consultation is not required in relation to this matter.

**CONCLUSION**

The amendments to the Act as announced by the Minister, will allow Council to continue to engage with our community whilst being excused from undertaking certain mandatory public meetings in respect of certain types of public consultation.
SUPPLEMENTARY GAZETTE

THE SOUTH AUSTRALIAN
GOVERNMENT GAZETTE

PUBLISHED BY AUTHORITY

ADELAIDE, WEDNESDAY, 8 APRIL 2020

CONTENTS

STATE GOVERNMENT INSTRUMENTS
Local Government Act 1999 .................................................... 694

All instruments appearing in this gazette are to be considered official, and obeyed as such
STATE GOVERNMENT INSTRUMENTS

LOCAL GOVERNMENT ACT 1999

SECTION 30B

Public Health Emergency: Public Access and Public Consultation (No 2)

On 15 March 2020, the Chief Executive of the Department for Health and Wellbeing in the State of South Australia, pursuant to section 57 of the South Australian Public Health Act 1997, declared that an emergency which threatens to cause the death of, or injury or other damage to the health of any person is occurring or about to occur in relation to the transmission of COVID-19, and declared the emergency to be a public health emergency.

On 22 March 2020, the State Co-ordinator for the State of South Australia declared, pursuant to section 33 of the Emergency Management Act 2004, that a Major Emergency is occurring in respect of the outbreak of the Human Disease named COVID-19 within South Australia.

On the basis that a relevant declaration has been made in relation to a public health emergency and being satisfied that variation or suspension of the provisions specified in Schedule 1 to this notice is reasonably necessary as a result of the emergency, I, Stephan Karl Knoll, Minister for Transport, Infrastructure and Local Government, in the State of South Australia, in accordance with section 302B of the Local Government Act 1999 ("the Act") hereby vary or suspend the operation of the specified provisions of the Act as set out in Schedule 1 to this notice.

1. Citation

This notice may be cited as the Public Access and Public Consultation Notice (No 2) 2020.

2. Definitions

In this notice—


3. Application

This notice applies to all councils constituted under the Act including, for the avoidance of doubt, the Adelaide City Council.

SCHEDULE 1—PROVISIONS OF THE ACT VARYED OR SUSPENDED (SECTION 302B(1) OF ACT)

<table>
<thead>
<tr>
<th>Provision of Act</th>
<th>Variation or Suspension</th>
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<tbody>
<tr>
<td>Local Government Act 1999</td>
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<tr>
<td>Section 45</td>
<td>Delete subsections (2) and (3) and substitute:</td>
</tr>
<tr>
<td></td>
<td>(2) Subject to subsection (5) and without limiting the operation of any other law, the principal office of a council must be open to the public for the transaction of business during hours determined by the council, except if the council is satisfied that it is reasonably necessary as a result of the public health emergency—</td>
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<td>(a) for the principal office of the council to be closed; or</td>
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<td>(b) for the transaction of business hours at the principal office of the council to be varied.</td>
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<td>(3) If a council closes its principal office or varies the transaction of business hours in accordance with subsection (2), the council must, as soon as reasonably practicable, take reasonable steps to—</td>
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<td>(a) make alternative arrangements to enable the local community to access the services of the council that are ordinarily available at the principal office of the council; and</td>
</tr>
<tr>
<td></td>
<td>(b) inform its local community (including by publishing the information on a website determined by the chief executive officer) about the changes to the arrangements to access these services.</td>
</tr>
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<td>(4) Any obligation under this Act to make a document available for inspection at the principal office of the council, is taken to be satisfied if—</td>
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<td>(a) the document is published on a website determined by the chief executive officer; or</td>
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<td>(b) the document is made available for inspection at an alternative place or by an alternative means; or</td>
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<td></td>
<td>(c) a hard copy or an electronic copy of the document is provided on request (without charge or payment of a fee).</td>
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<tr>
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<td>(5) If a council or chief executive officer makes a document available for inspection in accordance with subsection (4), the council or chief executive officer must, as soon as reasonably practicable, take reasonable steps to inform its local community (including by publishing the information on a website determined by the chief executive officer) about the changes to the arrangements for inspection of the document.</td>
</tr>
<tr>
<td></td>
<td>(6) For the purposes of section 30(1) of this Act, if a council makes a Register of Interests available for inspection through any of the alternative arrangements specified in subsection 35(4), the council must suppress the details of the members’ residential addresses from the Register.</td>
</tr>
<tr>
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<td>(7) For the avoidance of doubt, any section in the Act that provides for a document or information to be published or made available on a website continues to operate without variation unless otherwise stated in this notice or any notice published under section 302B of the Act.</td>
</tr>
<tr>
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<td>(8) If a council is required under this Act to provide a copy of a document (either the whole document or an extract of the document) without charge or without payment of a fee—</td>
</tr>
<tr>
<td></td>
<td>(a) the council must send a copy of the document on request, in the form requested, without charge or payment of a fee, and</td>
</tr>
</tbody>
</table>
(b) by doing so is taken to have complied with any obligation in this Act to make the document available at the principal office of the council.

(9) If a council is required under this Act to provide a copy of a document (either the whole document or an extract of the document) on payment of a fee fixed by the council—
(a) the council must send a copy of the document on request, in the form requested, subject to payment of the taken to have complied with any obligation in this Act to make the document available at the principal office of the council.

(10) If a council makes copies of a document available in accordance with subsections (8) or (9), the council must, as soon as reasonably practicable, take reasonable steps to inform its local community (including by publishing the information on a website determined by the chief executive officer) about the changes to the arrangements for provision of copies of the document.

(11) In this section—
document does not include the assessment record kept under Chapter 10 of this Act or an entry made in the assessment record.

Note—
1. The term document includes all documents referred to in the Act (for example, registers, records, policies, draft policies, reports, codes, certified copies of by-laws etc) except for the assessment record or an entry made in the assessment record.
2. For the purposes of subsection (4)(c), the council may determine the form (either hardcopy or electronic) in which the document is provided.
3. If a document has been made available for inspection in accordance with subsection (4)(c) and a copy of the document to which subsection (8) applies is requested in a different form (either electronic or hardcopy), the council is to provide a further copy of the document in the requested form.
4. If a document has been made available for inspection in accordance with subsection (4)(c) and a copy of the document to which subsection (9) applies is requested in a different form (either electronic or hardcopy), the council is to provide a further copy of the document in the requested form on payment of the relevant fee fixed by the council.
5. This section does not apply to section 84 of the Act (as varied by the Public Health Emergency Electronic Participation in Council Meetings Notice (No 1) 2020).

Section 50
After subsection (5) insert:
(5a) For the purposes of this section, a council may alter its public consultation policy or substitute a new policy without undertaking public consultation, even if the existing public consultation policy requires the council to conduct public consultation.

Section 50
Suspend subsections (6) and (7).

Section 72
After subsection (3) insert:
(3a) A regional subsidiary is taken to have made a Register of Interests available for public inspection during ordinary office hours if the subsidiary provides a copy of the Register of Interests to request (without charge or payment of a fee).

Section 88(1a)
Suspend subsection (1a)(a).

Section 88(4)
Delete subsection (4) and substitute:
The notice and agenda must continue to be published on the website under subsection (1a) until the completion of the relevant meeting.

Section 123(4)(a)
Suspend subsection (4)(a)(i).

Section 123(4)(b)
Delete subsection (4)(b) and substitute:
the consideration by the council of any submissions made in response to the invitation under paragraph (a)(i).

Section 123(5)
Delete subsection (5) and substitute:
The council must ensure that copies of the draft annual business plan are available for inspection (without charge) and purchase (on payment of a fee fixed by the council) at the principal office of the council (including as provided for in sections 45(4) and 45(9)) and on the website at least 21 days before the end of the period for providing written submissions.

Section 132
After subsection (3a) insert:
(3b) For the purposes of subsections (3) and (3a)—
(a) the time at which the document is available for inspection at the principal office of the council includes the time at which the document is taken to be available for inspection at the principal office of the council pursuant to section 45(4); and
(b) if the document is to be available for inspection at the principal office of the council pursuant to section 45(4)(a), the council is to have satisfied its duty under subsections 123(5) and 123(3)(a) in respect of that document.

Section 151(7)(a)
Suspend subsection (7)(a)(i).

Section 151(7)(b)
Delete subsection (7)(b) and substitute:
the consideration by the council of any submissions made in response to the invitation under paragraph (a)(i).

Section 151(8)
Delete subsection (8) and substitute:
The council must ensure that copies of the report required under subsection (5)(d) are available for inspection (without charge) and purchase (on payment of a fee fixed by the council) at the principal office of the council (including as provided for in sections 45(4) and 45(9)) at least 21 days before the end of the period for public consultation.

Section 156(14)(a)
Suspend subsection (14)(a)(i).
No. 29 p. 696  THE SOUTH AUSTRALIAN GOVERNMENT GAZETTE  8 April 2020

Section 156(14d)(b)  Delete subsection (14d)(b) and substitute:
the consideration by the council of any submissions made in response to the invitation under paragraph (a)(i).

Section 156(14e)  Delete subsection (14e) and substitute:
The council must ensure that copies of the report required under subsection (14a)(a) are available for inspection (without charge) and purchase (on payment of a fee fixed by the council) at the principal office of the council (including as provided for in sections 45(4) and 45(5)) at least 21 days before the end of the period for public consultation.

Section 174 Subsection (1) is suspended.
Schedule 2, clause 10 After sub-clause (2) insert:
(3) A copy of a direction given by the council under this clause is taken to be available at the principal office of the council if a copy of the direction is provided on request (without charge or payment of a fee).

This notice operates from the date of publication in the South Australian Government Gazette.
This notice has effect for the period specified in section 102B(2)(d)(i) of the Act.
Dated: 8 April 2020

HON STEPHAN KNOLL MP
Minister for Transport, Infrastructure and Local Government
Minister for Planning

All instruments appearing in this gazette are to be considered official, and obeyed as such.
PUBLIC CONSULTATION POLICY-
ADDITIONAL PROVISIONS –

For the purposes of a Public Health Emergency:
Public Access and Public Consultation Notice (No 2) 2020

NOTE: These additional provisions apply to Full Council and Committees of Council Meetings during the declared Public Health Emergency.

Public Health Emergency: Public Access and Public Consultation

On 16 March 2020, the Chief Executive of the Department for Health and Wellbeing in the State of South Australia, pursuant to section 97 of the South Australian Public Health Act 2011, declared that an emergency which threatens to cause the death of, or injury or other damage to the health of any person is occurring or about to occur in relation to the transmission of COVID-19, and declared the emergency to be a public health emergency.

On 22 March 2020, the State Co-ordinator for the State of South Australia declared, pursuant to section 23 of the Emergency Management Act 2004, that a Major Emergency is occurring in respect of the outbreak of the Human Disease named COVID-19 within South Australia.

On 8 April 2020 the Minister for Transport, Infrastructure and Local Government issued a notice pursuant to section 302B of the Local Government Act 1999, the Public Access and Public Consultation Notice (No 2) 2020 (Notice No 2) varying or suspending the operation of the specified provisions of the Local Government Act 1999 as set out in Schedule 1 to Notice No 2. Notice No 2 commenced operation on 8 April 2020.

For the period Notice No 2 has effect (as provided for in Notice No 2), this Public Consultation Policy is altered as set out below and those alterations have effect notwithstanding any other provision in this Policy to the contrary.

For the avoidance of doubt, save for the alterations to the Policy as set out below, the Policy otherwise applies to public consultation undertaken by the Council for the purposes of the Local Government Act 1999.

Alterations to Public Consultation Policy

A. Definitions

For the purposes of these alterations the Council includes an officer or employee of the Council acting within the scope of that person’s ordinary functions and duties except in circumstances where these alterations expressly require a matter to be considered at a meeting of the Council.

B. Statutory Requirement to Hold Public Meetings Suspended
The Council will not publish a notice in a newspaper circulating in the area of the Council inviting interested persons to attend a public meeting or meeting of the Council in relation to any matter within the scope of Sections 123, 151 or 156 of the Local Government Act 1999 for which public consultation is required under the Local Government Act 1999. The Council will not hold such a public meeting or invite persons to attend a meeting of the Council to ask questions or make submissions on the matter.

The Council will publish a notice in a newspaper circulating in the area of the Council inviting interested persons to make written submissions within the period stated in the notice (which will not be less than 21 days after the publication of the notice) in relation any matter within the scope of Sections 123, 151 or 156 of the Local Government Act 1999 for which public consultation is required under the Local Government Act 1999. The Council will consider the submissions at a meeting of the Council.

C. Other Requirement to Hold Public Meeting Suspended

The Council will not hold a public meeting in relation to any matter for which the Local Government Act 1999 requires the Council to follow the steps set out in its public consultation policy.

The Council will not hold a public meeting in relation to any matter for which this Policy would, but for this provision, require the Council to hold a public meeting.

To the extent this Policy would otherwise require the Council to hold a public meeting in relation to a matter, the Council will instead publish a notice on its website or in a newspaper circulating in the area of the Council inviting interested persons to make written submissions in relation to any matter within the period stated in the notice (which will not be less than 21 days after the publication of the notice, unless the matter is considered by the Council to require urgent consideration and it is not otherwise contrary to the Local Government Act 1999 to consult for a lesser period). The Council will consider the submissions.

D. Other Requirement to undertake in Person Consultation Activity Suspended

The Council will not undertake any form of face-to-face or in person public consultation activity (including without limitation a door knock, focus group, forum, briefing session, workshop, open house, citizen panel, conversation café, citizen jury, round table or symposium) in relation to any matter for which the Local Government Act 1999 requires the Council to follow the steps set out in its public consultation policy.

The Council will not undertake any form of face-to-face or in person public consultation activity (including without limitation a door knock, focus group, forum, briefing session, workshop, open house, citizen panel, conversation café, citizen jury, round table or symposium) in relation to any matter for which this Policy would, but for this provision, require the Council to hold such an activity.

To the extent this Policy would otherwise require the Council to hold a face-to-face or in person public consultation activity in relation to a matter, the Council will instead publish a notice on its website or in a newspaper circulating in the area of the Council inviting interested persons to make written submissions in relation any matter within the period stated in the notice (which will not be less than 21 days after the publication of the notice, unless the matter is considered by the Council to require urgent consideration and it is not otherwise contrary to the Local Government Act 1999 to consult for a lesser period). The Council will consider the submissions.

E. Suspension of Other Inconsistent Provisions
To the extent that any other provision of this Policy could be read as requiring the Council to undertake public consultation with a person face-to-face or in person, the provision is suspended while these provisions are in effect and the provisions of paragraph D operate in their stead.
10. CONFIDENTIAL REPORTS

10.1 LOT 101 PORT LINCOLN BOULEVARD PASADENA

Report Author/Manager: John Valentine
General Manager: Craig Harrison
(Meeting Date: 2 June 2020)
(Location: Babbage Ward)
(Consultant Used: $Nil)

PROPOSAL

To provide Council with an update on investigations into the previous management of Lot 101 Port Lincoln Boulevard site and to advise on the Environment Protection Authority’s (EPA) position on Council’s responsibilities in relation to the land.

REASON THIS IS BEING PRESENTED TO COUNCIL

Council Resolution

BACKGROUND

Pursuant to Section 83(5) of the Local Government Act 1999, the Chief Executive Officer confirms that this item may be discussed in confidence under the provisions of Section 90(2) and 90(3)(d)(i)&(ii).

DISCUSSION

The Chief Executive Officer recommends that this report be considered in confidence under Chapter 6, Part 3 of the Local Government Act 1999 as this item considers matters relating to .

RECOMMENDATION – ITEM 10.1

DECISION 1 – GO INTO CONFIDENCE

That pursuant to Section 90(2) of the Local Government Act 1999, the Council orders the public be excluded with the exception of staff present on the basis that the Council considers it necessary and appropriate to act in a meeting closed to the public in order to receive, discuss or consider in confidence Agenda Item 10.1 Lot 101 Port Lincoln Boulevard Pasadena and that the Council is satisfied with the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to the matter under consideration because the information is of the nature specified in Subsection 90(3)(d)(i)&(ii) of the Local Government Act 1999, being to prejudice the commercial position or confer a commercial advantage on a third party.
10.2 BLACKWOOD - STATUS OF PROPERTY

Report Author/Manager: Craig Harrison
General Manager: Craig Harrison
(Meeting Date: 2 June 2020)
(Location: Craigburn Ward
(Consultant Used: $Nil)

PROPOSAL

Provide a report to Council on the status of the recently acquired property known as Lot 101 in DP 122255 in Blackwood and to provide a report for further decision before Council proceeds to divestment of the property.

REASON THIS IS BEING PRESENTED TO COUNCIL

Council Resolution

BACKGROUND

Pursuant to Section 83(5) of the Local Government Act 1999, the Chief Executive Officer confirms that this item may be discussed in confidence under the provisions of Section 90(2) and 90(3)(b)(i)&(ii).

DISCUSSION

The Chief Executive Officer recommends that this report be considered in confidence under Chapter 6, Part 3 of the Local Government Act 1999 as this item considers matters relating to

RECOMMENDATION – ITEM 10.2

DECISION 1 – GO INTO CONFIDENCE

That pursuant to Section 90(2) of the Local Government Act 1999, the Council orders the public be excluded with the exception of staff present and Mr Geoff Hayter, Managing Director of Property & Advisory on the basis that the Council considers it necessary and appropriate to act in a meeting closed to the public in order to receive, discuss or consider in confidence Agenda Item 10.2 Blackwood - Status of Property and that the Council is satisfied with the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to the matter under consideration because the information is of the nature specified in Subsection 90(3)(b)(i)&(ii) of the Local Government Act 1999, being information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and would, on balance, be contrary to the public interest commercial advantage or to prejudice the commercial position of the council.
11. NOTICES OF MOTION

11.1 CR KAREN HOCKLEY - RECOGNITION OF THE PASSING OF MR DAVE WALSH

I hereby give notice that I intend to move:

That Council acknowledge the passing of Mr Dave Walsh, founder of the City of Mitcham Residents Group Facebook page and offers sincere condolences to his family and friends.
11.2 CR KAREN HOCKLEY - RECORDING ATTENDANCE AT INFORMAL GATHERINGS

I hereby give notice that I intend to move:

That Council remove clause 6.1.5 from the “Elected Member – Informal Gatherings Policy”;

REASON:

The recording of attendance at Council informal gatherings was implemented to encourage attendance. However since then some Elected Members have at various times expressed concern about the accuracy of these recordings and also about feeling ‘bullied’ by the procedure. Given the discomfort expressed, the current good attendance at informal gatherings and a need to focus staff time on other matters, I propose that this requirement be removed.

If at some stage it again becomes necessary to encourage attendance at informal gatherings, this or other systems could be reconsidered and implemented as necessary.
11.3 CR ANDREW TILLEY - RECOGNITION OF PROFESSOR NICOLA SPURRIER

I hereby give notice that I intend to move:

That Council:

1. Write a letter of acknowledgement and thanks to Professor Nicola Spurrier, Chief Medical Officer, for her vision and leadership in successfully (to date) guiding the South Australian response to the Covid 19 Pandemic.

REASON:

The Spurriers live and run a business in Boorman Ward and her conduct has been exemplary.
11.4 CR DARREN KRUSE - BLACKWOOD COMMUNITY HUB

I hereby give notice that I intend to move:

That subject to the building of the Blackwood Hub on Waite Reserve comprising a new library, a new community centre and a new service centre.

1. That Council gives in principle support for the future sale of the surplus library and adjoining land at 215 Main Road in a manner and time of Council's choosing.

2. That Council gives in principle support for the future sale of the nursery and adjoining land at 207 Main Road in a manner and time of Council's choosing.

REASON:

Once the new Blackwood Hub is built, the COM will have a surplus asset - the old library at 215 Main Road.

Selling this asset in a manner and time of council's choosing will return the equity locked up in that asset to the Council's bottom line, thereby making available significant funds that could be used to either pay down or offset the cost of the Blackwood Hub. The library sits on two parcels of land:

Library 215 Main Road Blackwood CT5592-760 Report
Library 215 Main Road Blackwood CT5798-793 Report

Regarding the nursery, and the fact that it adjoins the library, this asset should be considered for potential sale at the same time for the same reasons as set out in Decision 1. The nursery sits on two parcels of land:

Nursery 207 Main Road Blackwood CT5268-97 Report
Nursery 207 Main Road Blackwood CT5268-98 Report
12. DISCUSSION ITEMS FOR FUTURE DECISION

12.1 COMMUNITY HOUSING
Report Author/Manager: Kate O'Neill
General Manager: Craig Harrison
(Meeting Date: 2 June 2020)
(Location: Council Wide)

Due to the complexity of this issue and community interest, a draft report has been attached for discussion prior to a final report being presented to a future meeting.

PROPOSAL

To seek Council’s direction in relation to the City of Mitcham’s role in community housing and how to best deliver community housing in the City of Mitcham.

REASON THIS IS BEING PRESENTED TO COUNCIL

Council Resolution

Attachments:

1. Draft Report - Community Housing
A. Attachment to Draft Report - Letter from Junction Housing
B. Attachment to Draft Report - National Housing and Homelessness Agreement
C. Attachment to Draft Report - State Housing and Homelessness Strategy

RECOMMENDATION – ITEM 12.1

That the report be received for information only.
COMMUNITY HOUSING
Report Author/Manager: Kate O’Neill
General Manager: Kate O’Neill
(Meeting Date: 9 June 2020)
(Location: Council Wide)
(Consultant Used: $Nil)

PROPOSAL

To seek Council’s direction in relation to the City of Mitcham’s role in community housing and how to best deliver community housing in the City of Mitcham.

REASON THIS IS BEING PRESENTED TO COUNCIL

Council Resolution

RECOMMENDATION – ITEM

Option 1

1. That Council continues to recognise the importance of community housing in support of the most vulnerable in our community.

2. That the City of Mitcham no longer play a direct service delivery role in community housing.

3. That the City of Mitcham play an advocate role and assist specialist organisations where possible in an ongoing way.

4. That Council endorse the inclusion of the land located at 9 Edwards Street, Blackwood into the Blackwood Community Hub as part of the car parking solution.

5. That the City of Mitcham exit from the lease agreement with Junction Housing in respect of the property located at 9 Edward Street, Blackwood.

6. That the City of Mitcham exit from the Renewal SA Community Housing Agreement in respect of the property located at 9 Edward Street, Blackwood.

7. That $300,000 be endorsed in principle and referred to the 2020/21 Annual Business Plan and Budget to exit from Renewal SA Community Housing Agreement.

Option 2

1. That Council continues to recognise the importance of community housing in support of the most vulnerable in our community.

2. That the City of Mitcham continues to play a direct service provision role in community housing.
3. That Council endorse the inclusion of the land located at 9 Edwards Street, Blackwood into the Blackwood Community Hub as part of the car parking solution.

4. That the City of Mitcham exit from the lease agreement with Junction Housing in respect of the property located at 9 Edward Street, Blackwood.

5. That a further report be brought back to Council on the options to transfer to equivalent housing stock options to Community Housing within the City of Mitcham.

BACKGROUND

The City of Mitcham has a lease (in holdover – expired in November 2019) with Junction Housing SA to provide community housing from the properties located at 9 Edward Street, Blackwood.

The purchase of these properties was funded by a Local Government and Community Housing Program (LGCHP) grant of $80,000 in 1992/93.

This funding contributed to the construction of two one-bedroom units and the renovation of the existing dwelling to provide low cost rental accommodation for young people.

Conditions apply to this funding, including that the funding must be used for the purpose of housing for young people. If the properties were to ever be sold, Council would have to repay an amount determined by a formula which is calculated based on the market value of the property – this is currently estimated to be approximately $300,000 or replace with equivalent housing stock elsewhere within the City of Mitcham.

The LGCHP is no longer in existence and the Deed of Agreement is now with Renewal SA.

The house on the corner of 9 Edward Street, Blackwood is vacant and has been excluded from the lease due to its uninhabitable nature.

The Blackwood Community Hub Project depends on the land occupied by the Community Housing to meet the parking requirements of the new facility.

Junction Housing were consulted during the Blackwood Community Hub Stage 1 Community Consultation advised (Attachment A):

Junction Australia are supportive of the proposed Blackwood Community Hub project. We felt that it was a great use of space to maximise the opportunities for community activation and social interaction and that it integrated well, vast green spaces that could be used in a number of ways. We really loved the café overlooking the park and the roof top space that could be utilised for a range of events and which we could see being the start of a local micro enterprise opportunity.
Council at its meeting on 26 March 2019 considered an update on the Blackwood Community Hub Project, endorsed the progression to preliminary design and resolved the following in relation to the Community Housing land:

1. **That due to the dependence on the Edward Street properties on the progression of the Blackwood Community Hub plans, Council provides in principles support for the Council’s property interests on Edward Street Blackwood to be incorporated into the Blackwood Community Hub Project.**

2. **Council recognises the importance of community housing in support of the most vulnerable in our community and therefore requests a report in relation to how best to deliver community housing in the City of Mitcham.**

This report is designed to enable Council to determine its role in Community Housing and the Edward Street properties, Blackwood.

**Attachments:**

A. Letter from Junction Housing  
B. National Housing and Homelessness Agreement  
C. State Housing and Homelessness Strategy

### STRATEGIC OBJECTIVES

**Goal 1 - Accessible, Healthy & Connected Community**

Theme 1.3 Services & Facilities: We provide convenient access to a diverse range of information, services, activities and facilities for our community.

**Goal 3 - Dynamic & Prosperous Places**

Theme 3.1 Placemaking: We have a spatial vision that guides the development of integrated, attractive and vibrant precincts that support diverse land uses and housing choice.

### DISCUSSION

Community housing is for the vulnerable population of lowest income earners, many of whom are experiencing rental stress, household crowding and / or are at risk of homelessness.

Community Housing provides a housing option which is affordable, secure and safe and encourages tenant participation in community life.

Junction Housing is a provider of a wide range of community support services and housing, with over 2,200 homes in South Australia.
Access to appropriate, affordable and secure housing is an important component of individual and family wellbeing. A home provides a base from which people can develop their capabilities, social connections, and raise a family. However, the last decade has seen falling access to home ownership and a large increase in mortgage linked household debt.

The Australian Bureau of Statistics defines homelessness as when a person does not have suitable accommodation alternatives as their current living arrangement:
• is in a dwelling that is inadequate;
• has no tenure, or if their initial tenure is short and not extendable; or
• does not allow them to have control of, and access to space for social relations.

Community Housing forms one of the responses to homelessness which makes up the housing market in Australia. The role of Community Housing is to supplement public housing stock, with flexible, responsive neighborhood based locations to house people who cannot afford to buy and/or rent in the private market and for whom public housing is unsuitable (children at risk, usually under the guardianship of the Minister, victims of domestic violence and older people, usually women who find themselves homeless).

One of the greatest advantages of the community housing sector is that so many different models now exist which reflect local needs and can be customised to local populations – these can all be delivered by organisations such as housing associations, co-operatives, tenancy schemes, boarding houses, hostels, refuges, and church accommodation, which are all included under the umbrella of ‘community housing’ in Australia. There are very few exits from public housing into either home ownership or private renting, however there is a much higher rate of mobility from community housing to both of these market tenures.

**Demand for Community Housing in the City of Mitcham**

The City of Mitcham (Council) does not have a high level of public housing stock in comparison with other metropolitan councils of South Australia, although this reflects a comparatively low demand within the Mitcham Council area. Analysis of the housing tenure of households of the City of Mitcham in 2016 compared to Greater Adelaide shows that there was a larger proportion of households who owned their dwelling; a larger proportion purchasing their dwelling; and a smaller proportion who were renters.

Overall, 37.1% of households owned their dwelling; 38.3% were purchasing, and 18.0% were renting, compared with 29.6%, 35.1% and 28.0% respectively for Greater Adelaide. This suggests that there is relatively little demand for community housing/affordable housing stock in comparison to other areas of Adelaide metropolitan area.

Homelessness is generally an indicator that affordable housing is under stress. To put Mitcham’s position in context, the number of people experiencing homelessness has grown both nationally and locally over the last decade. In the 2016 Census it was estimated that nationally 116,427 people were homeless, an increase of almost 14% from the 2011 Census.
In South Australia it was estimated that 6,203 people were homeless in 2016. Compared with other South Australian council areas the top three areas with the highest estimates of homelessness are Port Adelaide Enfield at 751, Adelaide City Council at 644 and City of Salisbury at 627 persons.

City of Mitcham in terms of homelessness sat at 199. Significantly the majority of these were living in boarding houses, and with other households in crowded dwellings. There was no-one in 2016 recorded sleeping rough.

There are 15 Community Housing Providers in Metropolitan Adelaide. Within the City of Mitcham there are currently four community housing providers providing a number of homes for affordable housing. It is worth noting that there are many dynamics which affect the supply and demand for community housing. It is a complex mix relating to where schools and work might be provided, transport, distance from medical facilities, local demand and access to other service providers. In addition to the availability of suitable stock in configurations which meet demands also influences here supply is located.

Responsibility for Housing and Homelessness

The organisational arrangement of housing and homeless services is underpinned by the National Housing and Homelessness Agreement (NHHA) (Attachment B), which is the mechanism through which state and federal funding is provided for the provision of housing and homeless services. The agreement specifies the key commitments agreed to by the Federal and State governments, including the development of the State Housing and Homelessness Strategy (Attachment C).

The Strategy identifies the key partners in the delivery of housing and homelessness services:

- Federal government jointly funds and sets policy with state government to facilitate new supply and deliver housing and homelessness services;
- State government jointly funds and sets policy with federal government to facilitate new supply and deliver housing and homelessness services; collects data from housing and homelessness providers; and manages land use, supply, development, urban planning and infrastructure policy, along with tenancy regulation and housing related taxes and charges;
- Local government has responsibility for regulating statutory planning, development processes, building approvals, rates and charges and land use planning;
- The community sector has responsibility for the provision of social housing, specialist housing and homelessness support services; and delivering new social and affordable housing supply.

South Australia Government Approach

Through the Strategy, Our Housing Future 2020–2030, Government is hitting the reset button on the housing and homelessness system.

In relation to community housing the State Government intend to optimise the efficient and effective management of social housing and to support the growth of community housing providers, through the development of a 10-
year Plan. Their intention is to create long-term financial, asset, business and operational strategies to establish the framework required for a modern, effective and sustainable multi-provider system and this work will be led by state and federal government and community housing providers.

In addition, the South Australian Government intends to review its social housing stock, including the construction of 1000 new homes and working with the community housing sector on development opportunities through the management transfer of 5000 assets.

Under the NHHA, South Australia adopts both a ‘housing first’ and ‘safety first’ approach to housing and homelessness services, which reflects the complex issues that lead to homelessness and that family breakdown and domestic violence is a significant factor leading to homelessness in Australia.

The services operate under a ‘no wrong door’ policy to ensure that people seeking assistance are connected to the appropriate local service to assist them. This is supported by information sharing through the Homeless 2 Home (H2H) case management system which enables a closely coordinated homelessness sector by facilitating referral, service delivery and case management across multiple agencies.

On 6 March 2020 the Minister for Human Services announced a reform of the homelessness system over the next 12 months through the newly created Office for Homelessness Sector Integration. The focus of the reform is to shift the emphasis in homeless service provision to prevention and early intervention, rather than emergency housing provision.

**Opportunities for Council**

Local Governments role relates primarily to the application of the planning system in relation to the 15 per cent affordable housing policy, which requires a 15 per cent affordable housing target for residential developments on State Government land and other significant developments. This policy is supported by the Affordable Homes Program, which targets outcomes to eligible lower income buyers or affordable rental providers.

The State Governments Plan – Our Housing Future 202-2030, defines Local Governments responsibilities as; Regulate statutory planning, development processes, building approvals, rates and charges and land use planning (Attachment B, page 21).

Although responsibility for Housing and Homelessness is the domain of the Australian Government and State Government Councils are key partners.

Within the community housing space, the City of Mitcham currently plays a direct service provider and partner role, providing the housing asset and partnering with Junction housing to deliver the service. It is interesting to note that this role is similar in nature to the one which State Government has also played with the community housing sector and that it is their intention to strengthen that relationship through the continued transfer of assists to the sector.
The relationship between Local Government and housing continues to evolve, particularly as urban regeneration takes place, and it is important to note that a 'one size fits all' solution is not evident. Some Councils have affordable housing policies, and actively work with developers to develop unusable portions of community land and deliver affordable housing options. Others have specialised housing staff who provide advice support a referral to agencies in order to support the community connect with services, driven by the need of their communities.

There may be opportunities to look at the longer term role that the City of Mitcham could take to work alongside the recently launched State Governments Our Housing Future Plan 2020-2030, and to review the role that Community Housing plays in Councils responses to housing and homelessness issues.

Longer term considerations in the broader policy area of Housing and homelessness may involve;

- Partnering with State Government to ensure the available stock in Mitcham meets community needs
- Exploring financial, regulatory and planning incentives to support affordable housing
- Providing information on community housing options on the City of Mitcham website and connect people with these services
- Participation on relevant Boards
- Development of community services within Council to offer training and information to build self-sufficiency
- Devolving responsibility to State Government
- Strengthening collaboration, referral and focus on affordable housing and homelessness.

**Option 1**

Based on the role of Local Government articulated in the Our Housing Future 2020–2030 Strategy and demand for community housing in the City of Mitcham, it is recommended that Council no longer plays a direct service provision role in Community Housing and focuses on regulatory and facilitative roles.

In addition, Council would move to an advocacy role and assist specialist organisations delivery this specialist service within the City of Mitcham. Particularly now more than ever, it is important for Council to consider its role and best support others who are better placed to deliver these services.

As such, this would see Council exit out of the agreement with Junction SA Renewal SA and not replace the housing stocks within the City of Mitcham and endorsing the inclusion of the 9 Edwards Street Blackwood properties into the Blackwood Community Hub as part of the car parking solution.
Option 2

Under this Option, Council would continue to provide a direct service provision / partnership role with opportunities for transferring equivalent housing stock to alternative locations within the City of Mitcham. Council currently holds residential properties at a number of locations across the City including:

<table>
<thead>
<tr>
<th>Address</th>
<th>Current Use</th>
<th>Future consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Ayr St, Torrens Park</td>
<td>Tenanted</td>
<td>Potential incorporation into the Civic Centre precinct</td>
</tr>
<tr>
<td>3 Ayr St, Torrens Park</td>
<td>Used for Council administration</td>
<td>Potential incorporation into the Civic Centre precinct</td>
</tr>
<tr>
<td>1 Grange Rd, Lower Mitcham</td>
<td>Tenant</td>
<td>To be incorporated into the redevelopment of the Mitcham train station precinct</td>
</tr>
<tr>
<td>3 Grange Rd, Lower Mitcham</td>
<td>Used for Council storage needs</td>
<td>To be incorporated into the redevelopment of the Mitcham train station precinct</td>
</tr>
<tr>
<td>5 Grange Rd, Lower Mitcham</td>
<td>Tenanted</td>
<td>To be incorporated into the redevelopment of the Mitcham train station precinct</td>
</tr>
<tr>
<td>Mitcham railway station house</td>
<td>Tenanted</td>
<td>To be incorporated into the redevelopment of the Mitcham train station precinct</td>
</tr>
<tr>
<td>9A and 9B Edward St, Blackwood</td>
<td>Tenanted</td>
<td>To be incorporated into Waite Reserve / Blackwood Hub project</td>
</tr>
<tr>
<td>9 Edward St, Blackwood</td>
<td>Vacant</td>
<td>To be incorporated into Waite Reserve / Blackwood Hub project</td>
</tr>
</tbody>
</table>

At this time an analysis has not been undertaken in relation to the suitableness of any of these properties and capital expenditure required to make these fit for purpose.

Under this option Council would still maintain the agreement with Junction SA and exit from the agreement with Renewal SA and endorse the inclusion of the 9 Edwards Street Blackwood properties into the Blackwood Community Hub as part of the car parking solution.

Community Implications

Provision of adequate parking for the Blackwood Community Hub is an essential feature of any community facility.

Community housing is an important part of responses by the Australian and State Governments to the issues of housing affordability. Exploring the longer term National framework of responsibilities, alternative support measures can be investigated, developed, and implemented by Council in greater alignment with the new State Government Plan.
Environmental / Heritage Implications

Nil

Cost Shifting Implications / Legislative Cost Imposts

Given the roles outlined in the National Housing and Homelessness Agreement (NHHA) and the intention of State Government to review the nature and mix of community housing stock it may be prudent for Council to review the role it has historically taken in relation to the partnership with Community Housing.

There may be opportunities for Council to contribute to preventative approaches as a result of the changed emphasis outlined in the State Government reform agenda, including contributing to referral pathways and co-ordination of service responses and contributing towards the delivery of the state reforms as a stakeholder

Impact on Budget including Lifecycle Costing

Exiting the agreement with Renewal SA is estimated as a once off operating expense of $300,000 (Option 1).

Costs associated with Option 2 are not known at this time.

Risk Management / WHS Assessment

There is a potential reputational issue associated with the exit from Community Housing at this site. However, this could be mitigated by virtue of the fact that junction Australia have been consulted and indicate that they don’t intend to seek replacement hosing in the City of Mitcham and that Council may consider its role more broadly in the housing and homelessness sector.

Inadequate parking Blackwood Community Hub would also be a consideration

Legal / Policy Implications

Council would seek legal advice regarding the exit from the arrangements in order that this was achieved within the agreement’s terms.

Engagement

Junction Australia have indicated that they would not be seeking replacement housing within the City of Mitcham. This is likely due to the lack of demand, availability of alternatives and the changes to the configuration of Community housing being developed by State Government.

CONCLUSION

In order to ensure adequate provision of car parking at the proposed Blackwood Community Hub that council exit from the agreement with
Junction Housing and that Council further consider its role more broadly in the policy area of housing and homelessness so that it can deliver the most effective services to the community in collaboration with the South Australian, Australian Government and the community sector.
Hi Tim,

Junction Australia are supportive of the proposed Blackwood Community Hub project. We felt that it was a great use of space to maximise the opportunities for community activation and social interaction and that it integrated well, vast green spaces that could be used in a number of ways. We really loved the café overlooking the park and the roof top space that could be utilised for a range of events and which we could see being the start of a local micro enterprise opportunity.

Please let me know if you need anything further.

Chat soon,

Megan Hayward | Manager, Development & Asset Strategy
Housing Services
D. 08 8210 7017  |  T. 08 8210 7000  |  M. 0427 897 950
A: 168 Greenhill Road, Parkside, SA, 5063
E. mhaywards@junctionaustralia.org.au
W. www.junctionaustralia.org.au
Junction Australia’s registered Community Housing provider is Junction and Women’s Housing Ltd

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South Australia

NATIONAL HOUSING AND HOMELESSNESS AGREEMENT

PRELIMINARIES

1. This Schedule is an agreement that is a supplementary housing agreement for the purposes of section 15C of the FFR Act.

2. This Schedule will commence as soon as the Commonwealth and South Australia sign this and the primary agreement (the Agreement).

3. Unless terminated earlier or extended as agreed in writing by the Parties, this Schedule will:
   
   (a) expire no later than 30 June 2023; and

   (b) be replaced for further terms of up to five years by the written agreement of the Parties.

4. A Party to this Schedule may terminate their participation in the Agreement at any time by giving 12 months’ notice of intention to do so, in writing, to the other Party.

5. This Schedule may be amended at any time by agreement in writing by the relevant Commonwealth and State portfolio ministers.

6. The purpose of this Schedule is to provide an indication of how South Australia intends to implement the conditions agreed in the Agreement, including the actions that will be undertaken as stated in South Australia’s housing and homelessness strategies, and any actions to be undertaken by South Australia to support the Data Schedule.

7. To enable payments to commence from 2018-19, South Australia confirms that it satisfies the requirements of clause 17 of the Agreement as at 1 July 2018 and as set out in this Schedule. At the commencement of this Schedule, South Australia’s housing and homelessness strategies are set out in various public documents, which are referenced in Part 2 and 3 of the Schedule. During 2018-19, the South Australian Government will be reviewing and updating its housing and homelessness strategies.

PART 1 – OVERVIEW

8. Housing in South Australia is more affordable relative to most other Australian states and territories. More moderate population growth, coupled with responsive planning and zoning arrangements ensure that South Australia has an appropriate land supply pipeline to meet demand for housing. Demand for home ownership is generally aligned to supply available. The South Australian property market does not generally experience large price swings, with residential property experiencing moderate annual growth on average.

9. South Australia currently supports affordable housing through a range of measures, including:
   
   • its 35 per cent affordable housing policy, which requires a 35 per cent affordable housing target for residential developments on State Government land and other significant developments. This policy is supported by the Affordable Homes Program, which targets outcomes to eligible lower income buyers or affordable rental providers.
• the Government owned HomeStart Finance, which provides financing for people who may not otherwise be able to enter into home ownership, including providing loans with repayments set as a percentage of income and shared equity products.

10. South Australia is undertaking the biggest modernisation of the planning system in 20 years. The new Planning and Design Code policies aim to facilitate opportunities for diverse, well-designed housing and simplify the assessment pathways.

11. South Australia has a higher proportion of social houses per capita than the national average (around 27.4 dwellings per 1000 residents compared with the national average of about 17.6 dwellings per 1000 residents). The existing tenant base is ageing with a greater percentage of housing now allocated to people with high needs and support requirements. The Government has been undertaking a number of programs to renew its social housing stock, including the construction of 1000 new homes and working with the community housing sector on development opportunities through the management transfer of 5000 assets.

12. South Australia operates a consolidated and planned regional response to homelessness across the state. It includes early intervention, assertive outreach, medium term accommodation options and home based support to sustain transitions to independent living. A network of government and non-government organisations deliver homelessness services across metropolitan and regional South Australia. Services include accommodation, safety planning and intensive case management. The State Government manages a number of specialist housing assistance programs for highly vulnerable and at risk groups.

13. South Australia adopts a ‘housing first’ and ‘safety first’ approach, which includes a ‘no wrong door’ policy, and recognises children as clients in their own right. Our case management system, Homeless 2 Home (H2H), underpins the development of a more closely coordinated homelessness sector by enabling referral, service delivery and case management across multiple agencies. It also reduces the need for clients to retell their story to different agencies. Key service elements are identified within individual service contracts to ensure outcomes are met.

14. South Australia is seeking to further improve client outcomes via reviewing and re-designing services in response to priorities and contemporary practices. This review, undertaken in consultation with the sector, will shape broad homelessness sector reform to improve the quality of services for the most vulnerable members of our community, and inform the development of a state homelessness strategy.

PART 2 – SOUTH AUSTRALIAN HOUSING STRATEGY


16. With respect to the requirement to have a housing strategy, as outlined in clause 17 of the Agreement, South Australia is developing and will have a new strategy in place and publicly available by 1 July 2019. The period from 1 January 2019 to 30 June 2019 is a period prescribed for the purposes of sub-clause 18(e) of the Agreement for which it is not reasonably practicable for South Australia to have a publicly available strategy.

17. The table below includes details of South Australia’s housing priorities, policies and initiatives that supplement South Australia’s housing strategy as per clause 19 of the Agreement. As South Australia will be reviewing and updating its housing strategy during 2018-19, these policies and initiatives may be reviewed over time to align to the South Australian Government’s new strategy.
<table>
<thead>
<tr>
<th>Key commitment</th>
<th>Key Performance Indicators</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A well-functioning housing system that responds to local conditions</strong></td>
<td></td>
</tr>
<tr>
<td>Establish a new housing authority</td>
<td>Establish a new authority amalgamating the housing functions of Housing SA and Renewal SA in 2018-19.</td>
</tr>
<tr>
<td>Develop a new state housing strategy</td>
<td>Develop and publicly release a new housing strategy, addressing the requirements of clause 17 of the Agreement, for South Australia by 1 July 2019.</td>
</tr>
<tr>
<td>Tenancy reform</td>
<td>Explore potential reforms that further protect vulnerable citizens living in private rental housing arrangements.</td>
</tr>
<tr>
<td></td>
<td>In partnership with the Commonwealth, develop draft national standards that improve the safety of women who have experienced domestic violence living in private rental housing and help protect their rights as tenants.</td>
</tr>
<tr>
<td></td>
<td>It is expected the draft standards will be considered nationally by the end of 2018.</td>
</tr>
<tr>
<td>Supply of land in South Australia is adequate to meet the long term demand for land</td>
<td>Report annually on 30 year plan targets, land supply for housing and employment purposes for Greater Adelaide.</td>
</tr>
<tr>
<td>Living Adelaide – The 30 – Year Plan for Greater Adelaide which includes actions to deliver a compact urban reform</td>
<td></td>
</tr>
<tr>
<td>Planning application and approval processes are efficient</td>
<td>Report on the estimated median number of days for a planning application to be decided. Reporting to commence from 2026.</td>
</tr>
<tr>
<td></td>
<td>Commence the state-wide Planning and Design Code by 1 July 2020 (which will replace the 72 Council Development Plans).</td>
</tr>
<tr>
<td><strong>A well-functioning social housing system</strong></td>
<td></td>
</tr>
<tr>
<td>Ensure housing stock is accessible by priority cohorts</td>
<td>≥50% of new tenancies allocated to priority cohorts.</td>
</tr>
<tr>
<td></td>
<td>Consider the findings of the Australian Housing and Urban Research Institute’s audit of the state’s current housing assets and mapping of future demand.</td>
</tr>
<tr>
<td>Utilise urban renewal to increase appropriateness of social housing</td>
<td>Under the Better Neighbourhood Program, construct 207 houses in 2018-19 and 130 houses in 2019-20.</td>
</tr>
<tr>
<td>Improve the liveability of social housing stock</td>
<td>Ensure a minimum of 75% of all new houses built by the SAHT meet or exceed the SAHT Universal Housing Design Criteria.</td>
</tr>
<tr>
<td>Ensure South Australia’s public housing is underpinned by effective asset management</td>
<td>Initiate a full condition assessment of public housing properties to improve management of the housing stock, commencing March 2018.</td>
</tr>
<tr>
<td>Key commitment</td>
<td>Key Performance Indicators</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Improve service channels for clients and interfaces with partners and contracted agencies through Connect – the Business Systems Transformation program</td>
<td>Business Systems Transformation program implementation dates:</td>
</tr>
<tr>
<td></td>
<td>Phase 1: system replacement – December 2020</td>
</tr>
<tr>
<td></td>
<td>Phase 2: online services – March 2021</td>
</tr>
<tr>
<td>Support the development and efficiency of the Community Housing Providers (CHP)</td>
<td>Finalise the lease transfer of 5000 housing assets.</td>
</tr>
<tr>
<td></td>
<td>Include contractual requirements for the transfer of the 5000 houses that support the upgrade and renewal of CHP managed houses.</td>
</tr>
<tr>
<td>Support clients to become more engaged in their community, including through education, training and employment</td>
<td>Build a new facility to provide 20 units of supported accommodation to young Aboriginal adults from remote South Australia undertaking vocational training or tertiary studies in Adelaide during 2019.</td>
</tr>
</tbody>
</table>

**Support increased affordable housing options for people on low to moderate incomes**

| Support an increase of affordable housing through inclusionary zoning and inclusionary policy on government land. | Increase stock of affordable homes.                                                          |
|                                                                                                          | 15% affordable housing on government land and significant developments.                     |
|                                                                                                          | Residential development code that supports the delivery of affordable housing.               |

Continue to support Government owned HomeStart Finance provide a range of products to assist lower-income earners enter the housing market, including the Advantage Loan, Low Deposit Loan, Graduate Loan as and shared equity product.

| Number of new home loans issued by HomeStart Finance.                                                  |
|                                                                                                          |

Continue to promote shared equity products to support affordable housing outcomes

| HomeStart Finance to introduce and administer a new shared equity product – Shared Equity Option.       |
| Implement Equity Assistance (a shared equity program) over the next 9 months.                           |
| Number of households financed with HomeStart’s Shared Equity Option product.                           |

**PART 3 – SOUTH AUSTRALIAN HOMELESSNESS STRATEGY**


19. With respect to the requirement to have a homelessness strategy, as outlined in clause 17 of the Agreement, South Australia is developing and will have a new strategy in place and publicly available by 1 July 2019. The period from 1 January 2019 to 30 June 2019 is a period prescribed for the purposes of sub-clause 18(e) of the Agreement for which it is not reasonably practicable for South Australia to have a publicly available strategy.
20. The table below includes details of South Australia’s homelessness priorities, policies and initiatives that supplement South Australia’s homelessness strategy as per clause 19 of the Agreement. As South Australia will be reviewing and updating its homelessness strategies during 2018-19, these policies and initiatives may be reviewed over time to align with the South Australian Government’s new strategy.

<table>
<thead>
<tr>
<th>Key commitment</th>
<th>Key Performance Indicators</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop a new state homelessness strategy</td>
<td>Develop and launch a new homelessness strategy for South Australia by 1 July 2019.</td>
</tr>
<tr>
<td>The homelessness service system is responsive and driven to achieve continuous quality improvement</td>
<td>Vulnerable persons framework, supportive housing panels or round tables are implemented within all regions in South Australia, to provide coordinated responses for people experiencing high levels of risk and vulnerability.</td>
</tr>
<tr>
<td>People at risk of homelessness are identified early and provided with effective interventions</td>
<td>≥90% of people seeking assistance in housing crisis did not become homelessness.</td>
</tr>
<tr>
<td>People experiencing homelessness are rapidly supported into housing</td>
<td>≥80% of people who present as homeless were in accommodation by the end of their support period.</td>
</tr>
<tr>
<td>People who are newly housed thrive in their home and community</td>
<td>≥80% of people with capacity for economic participation are connected to education or employment.</td>
</tr>
<tr>
<td>Women and children live in homes that are safe and free from violence</td>
<td>≥70% of women and children who enter crisis accommodation are in safe and stable housing by the end of their support period.</td>
</tr>
</tbody>
</table>

**Priority cohorts**

<table>
<thead>
<tr>
<th>Key commitment</th>
<th>Policy or program</th>
<th>Action and key dates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Women and children affected by domestic and family violence.</td>
<td>Aboriginal family violence services</td>
<td>This will be achieved through a redeveloped service model designed in consultation with key stakeholders.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>It is expected that the new model will be implemented by July 2019.</td>
</tr>
<tr>
<td>Early intervention to keep women and children safe at home</td>
<td></td>
<td>A new safe at home model will be developed in consultation with key stakeholders.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>It is expected that the new model will be implemented by July 2019.</td>
</tr>
<tr>
<td>Increase crisis accommodation</td>
<td></td>
<td>Deliver two new regional and one metropolitan crisis accommodation centres,</td>
</tr>
<tr>
<td>Key commitment</td>
<td>Policy or program</td>
<td>Action and key dates</td>
</tr>
<tr>
<td>----------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Children and young people</td>
<td>Young people at risk of homelessness will be identified early through education pathways and will be supported to prevent homelessness</td>
<td>resulting in 40 more beds. Initial scoping for timeframes is currently underway. A review and remodel of existing services will occur in consultation with key stakeholders. It is anticipated the reformed model will be implemented by July 2019.</td>
</tr>
<tr>
<td></td>
<td>Young people experiencing violence and at risk of homelessness</td>
<td>Independent research will be undertaken to determine how to more effectively engage young people who are experiencing violence and are at risk of homelessness. This research will occur by end 2020.</td>
</tr>
<tr>
<td>Indigenous Australians</td>
<td>Aboriginal family violence services</td>
<td>This will be achieved through a redeveloped service model designed in consultation with key stakeholders. It is expected that the new model will be implemented by July 2019.</td>
</tr>
<tr>
<td></td>
<td>Connect with Aboriginal people moving from remote to regional centres to prevent homelessness</td>
<td>This will be achieved by reviewing existing service approaches and the development of a remote visitor framework. It is expected that this will be ongoing throughout the term of the strategy.</td>
</tr>
<tr>
<td>People experiencing repeat homelessness</td>
<td>Adelaide Zero Project – functional zero homelessness for people sleeping rough within Adelaide CBD</td>
<td>This will be achieved through the implementation of the functional zero approach to responding to homelessness. The target is to achieve functional zero by 2020.</td>
</tr>
<tr>
<td></td>
<td>Improved services for people sleeping rough in the Riverland</td>
<td>This will be achieved through a review and reform of the existing Riverland services. It is expected the reformed model will be implemented by July 2019.</td>
</tr>
<tr>
<td></td>
<td>Supportive housing for people who have experienced chronic homelessness</td>
<td>A reformed supportive housing model will be developed in consultation with key stakeholders targeted at people experiencing risk and vulnerability. It is expected the reformed model will be implemented by July 2020.</td>
</tr>
<tr>
<td>People currently exiting institutions and care into homelessness</td>
<td>Review of existing programs for people exiting incarceration</td>
<td>This will be achieved through a review and potential reform of model. Timeframes are yet to be confirmed.</td>
</tr>
<tr>
<td>Key commitment</td>
<td>Policy or program</td>
<td>Action and key dates</td>
</tr>
<tr>
<td>-------------------------</td>
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<td>-----------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| Transition from Guardianship Care | Review current housing pathways for young people leaving care to support the development of contemporary service responses.  
A new protocol between the Department for Child Protection and Housing SA will be developed to support young people into independent housing.  
It is expected the protocol will be finalised in 2018. |
| Address older people    | Aged Housing Program         | A review of the existing aged housing program to be undertaken to provide recommendations on service development for older people.  
Timeframes are yet to be confirmed. |

**PART 4 – JOINT REFORM COMMITMENTS**

21. South Australia and the Commonwealth will explore opportunities to share data and undertake agreed projects to share and link social housing and homelessness data with social security and other databases.

**PART 5 – STATE-SPECIFIC MEASUREMENT**

22. State-specific indicators may be agreed between the Parties from time to time.

**PART 6 – REPORTING**

23. As required by clause 40 of the Agreement, South Australia will produce an annual report on the implementation of the reforms and initiatives agreed in Part 2 and 3 of this Schedule as appropriate. The report will be provided to the Commonwealth Minister with portfolio responsibility for housing and homelessness by 31 October of the following financial year. The annual report can be made public by either party.

**PART 7 – OTHER CONDITIONS/PRIORITY POLICY AREAS**

24. Other conditions and/or priority policy areas may be agreed between the Parties from time to time.
PART 8 – SIGN OFF

25. The Parties have confirmed their commitment to this agreement as follows:

Signed for and on behalf of the Commonwealth of Australia by

-------------------------------------------------------------------------------------

The Honourable Scott Morrison MP
Treasurer of the Commonwealth of Australia
[Day] [Month] [Year]

Signed for and on behalf of South Australia by

-------------------------------------------------------------------------------------

The Honourable Michelle Lensink MLC
Minister for Human Services
[Day] [Month] [Year]

15 June 2018
PART 8 - SIGN OFF

25. The Parties have confirmed their commitment to this agreement as follows:

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[Signature]

The Honourable Scott Morrison MP
Treasurer of the Commonwealth of Australia

[Day] [Month] [Year]

Signed for and on behalf of South Australia by

[Signature]

The Honourable Michelle Lensink MLC
Minister for Human Services

[Day] [Month] [Year]
OUR HOUSING FUTURE 2020-2030
To invest in housing is to invest in our state’s future...
MESSAGE FROM THE PREMIER

Steven Marshall, Premier of South Australia

Now is an exciting time to be a South Australian. My Government is committed to building a better future for all South Australians and ensuring that our great state reaches its potential.

At the heart of our plan to deliver real change for South Australians is a once-in-a-generation opportunity to modernise the housing, homelessness and support system, the effects of which will be enjoyed for generations of South Australians to come.

Housing is a fundamental pillar of our society, and of our individual wellbeing. However, we recognise that sustainable and affordable housing is currently out of reach for a growing number of South Australians, and systemic change is desperately needed to enable people to reach their housing aspirations.

Through the Strategy, Our Housing Future 2020–2030, Government is hitting the reset button to get the housing and homelessness system back on track. To invest in housing is to invest in our state’s future, and in the future of all South Australians.

We understand that getting housing right – appropriate housing in the right locations – is key to economic growth. Housing supports population growth and the retention of talented people in our vibrant state, which are integral for sustained economic growth and continued prosperity.

A well-functioning housing and support system also assists people to live safely and independently. Housing is a job enabler, giving people the stability to find and maintain employment, and a job creator, stimulating local development and construction industries amongst others.

This Strategy creates a foundation for change by setting the conditions and opportunities to partner, pilot and scale up what works. This is not a strategy just for Government, but a whole-of-state and whole-of-system Strategy, for all partners involved in the planning, financing and delivery of housing and related services.

We’ve outlined 5 key strategies, including the delivery of 20,000 affordable housing solutions in partnership with the housing sector and industry, backed by over $550 million investment from my government to spark investment, demonstrate innovation, remove systemic barriers and pave the way for a bright housing future for all South Australians.

South Australia has a proud legacy of housing innovation and investment, started by Sir Thomas Playford GCMG. My Government is committed to creating the conditions our State needs to deliver a sustainable and effective State-wide housing, homelessness and support system.

Steven Marshall
Premier of South Australia
Now is the time to overhaul how we approach housing...
MESSAGE FROM THE MINISTER FOR HUMAN SERVICES

Michelle Lensink MLC, Minister for Human Services

The Marshall Liberal Government, at its core, is passionate about empowering South Australians to be the architects of their own futures. Fundamental to people’s wellbeing and autonomy is housing, and this government is committed to creating the conditions to support South Australians to reach their housing aspirations.

Our Housing Future 2020-2030 aims to support well-functioning communities, with a focus on improving the customer journey and housing pathways. This strategy aims to break down the barriers that see people stuck in homelessness, falling through the cracks, or in housing that is not appropriate to their needs.

We know that getting people into a home in the right location and community for them, at a price they can afford, improves health outcomes, reduces impacts on other government services, and increases overall productivity both at an individual and state level.

However, evidence shows us that the housing system is currently not working for many, including the thousands of low income households living in rental stress, and those who are homeless or living in marginal housing.

Now is the time to overhaul how we approach housing, and lead the way with a new and innovative plan for the entire housing ecosystem – from homelessness, to social housing, to the private market.

This strategy is all about opportunities and is just the start of the conversation. The Strategy encourages stronger partnerships, collaboration, innovation and co-investment to build the capacity and capability of providers. It also re-defines relationships with customers to better meet individual housing and support needs.

Only with genuine collaboration can we create real change for our housing system, enabling lasting outcomes for customers where housing aspirations are met. Together with our partners in industry, the sector and across government, we embark on this journey to hit the reset button and design and deliver a new housing future in South Australia.

Michelle Lensink MLC
Minister for Human Services
CONTENTS

Message from the Premier 3
Message from the Minister for Human Services 5
Creating conditions for change 8
  What is a ‘Housing Ecosystem’? 10
  The numbers 11

Key strategies 12
1. Create conditions for a well-functioning housing market that meets the housing needs of all South Australians 13
2. Reduce housing stress through 20,000 affordable housing solutions 14
3. Create housing pathways to enable people to access housing and services as their needs change 15
4. Prevent and reduce homelessness through targeted and tailored responses 16
5. Modernise the social housing system and reposition it for success 17

Strategic approach 19
  A people-first approach 19
  A focus on innovation through collaboration 19
  Cultural inclusivity 19
  Resilience and growth 19
  Environmental sustainability 19

Our common vision 20

Where to from here? 21
  Accountability 21

How do we know what we know? 23
  South Australia’s social housing snapshot 23
  Who did we talk to? 24
  What did we find? 24

Strategy snapshot 26

OUR HOUSING FUTURE 2020 - 2030 7
Creating Conditions for Change

Our Housing Future 2020–2030 is South Australia's housing, homelessness and support strategy. The Strategy will redefine and reform the housing system in South Australia over the next 10 years.

South Australia is poised to experience significant economic growth as it continues its transition from traditional manufacturing to emerging industries. A state rich in entrepreneurship, internationally known as Australia’s defence hub and a leading premium food and agricultural exporter, South Australia is fast cementing its position as a national and world leader in a modern economy.

Central to this economic growth and transformation is housing. While traditionally considered a key component of social policy, housing’s importance to successful economic policy is becoming more and more evident. Its significant role in creating healthy, strong and cohesive communities is increasingly being linked to the economic wellbeing of individuals and state.

Put simply, if we want more young people to choose Adelaide as a great place to build careers and start a family, we need a good supply of affordable housing options. If we want more investors to invest in our state and build creative housing solutions, we need a well-functioning housing market that offers new opportunities. If we want our most vulnerable citizens to achieve improved economic and life outcomes, we need targeted responses that stop the cycling of people through homelessness and increase their access to stable housing.

To do this, fresh thinking is required. While not losing sight of the things we know we do well, we need to reflect on how South Australians want to be housed into the future. We need to consider a variety of solutions that meet a range of housing needs; solutions that are accessible, affordable and appropriate for all income levels, all ages, all circumstances – solutions that help people move along the housing continuum, and where possible, realise the dream of owning a home. We also need to consider how we improve and better maintain the social housing we currently have and ensure support services are person-centred and outcomes-driven.

The Strategy is a long-term blueprint that not only shows what needs to be achieved, but that it can be achieved if we work together. Shaped by extensive research and broad engagement with the housing industry, homelessness sector and people who have experienced the reality of not having a home, it shines a spotlight on the need to:

- Put the housing customer at the centre of decision-making, service provision and planning.
- Build better and easier pathways for South Australians to access appropriate housing options.
- Develop a more coordinated, transparent and efficient approach to housing and service provision across the housing continuum.
- Improve the conditions for investors to invest in creative housing solutions across the housing spectrum.
- Encourage new partnerships and collaborations where partners share a common vision and generate and share new ideas.
- Focus efforts and resources on solutions that are strategic, adaptive and sustainable for generations to come.
We all know that safe and appropriate housing is a fundamental human need, but for some, even in a modern and prosperous state such as South Australia, thousands of people remain in unsuitable accommodation and hundreds more have no roof over their heads.

Tens of thousands of households are struggling to pay rent and meet other basic living costs and this is placing pressure on families, communities and our services.
Success cannot be achieved alone – it depends on the support and cooperation of all our partners. While government can create the conditions for change, we want our industry and not-for-profit partners to work with us to change the system and be part of the solution that drives new investment vehicles and new ideas along the housing continuum.

To drive partner and sector investment from not-for-profit and private industry into the state’s housing future, the state government is directing more than half a billion dollars to 2030:

- More than **$452 million** into new social and affordable housing supply
- **$75 million** to start addressing the public housing capital maintenance backlog to 2030 and to improve sustainability and energy efficiency of public housing, where appropriate and possible
- **$20 million** to support innovative housing trials where there are clear gaps in the system, with the aim of generating further investment through partnerships, and to reduce the reliance on emergency accommodation for people in need.

From 2021/22, an additional **$5 million** to the Affordable Housing Fund over five years will provide for an additional 100 HomeStart Finance Starter Loans per annum to 2026.

Innovative partnerships with the sector are expected to result in a further **$220 million** construction investment as part of Community Housing Asset and Investment Plan, which are planned to result in more than 1000 homes, of which 720 are projected to be retained as social and affordable housing. Further, a government-funded **$400,000** affordable community housing land tax-exemption pilot will offer 100 supported opportunities in the private rental market over five years for eligible social housing customers, enabling participants to sustain independent living arrangements.

The actions outlined in this strategy do not try to resolve all the housing challenges or settle for a one-size-fits-all system. Rather, they seek to build the foundations for long-term, systemic change that will have a lasting impact on future generations.

**WHAT IS A ‘HOUSING ECOSYSTEM’?**

South Australia’s housing ecosystem is complex and is made up of many inter-related parts – each dependent upon the other. It covers all areas of housing, from crisis response, to social housing, private rental and home ownership.

Parts of our current housing ecosystem are not working well and need reform.

By putting the customer at the centre and linking all the parts together, we’ll be able to create pathways for people to better access and maintain appropriate housing.

---

The state government is committing:

- More than **$452 million** into new social and affordable housing supply
- **$75 million** to start addressing the public housing capital maintenance backlog
- **$20 million** to support innovative housing trials where there are clear gaps in the system, with the aim of generating further investment through partnerships
THE NUMBERS

PEOPLE

1.68 MILLION  South Australians

1,085,781 People in home ownership
With finance 656,563
Owned outright 429,218

354,207 People in private rental
Through real estate agent 211,014
Other 143,193

6,224 People experiencing homelessness
Rough Sleepers 387
Other 5,837*

Housing suitability in South Australia is affected by the ageing population and workforce casualisation.

*Australian Bureau of Statistics 2016 Census of Population and Housing

HOUSING

673,000 Occupied private dwellings

46,624 Social housing rental properties
Public housing: 75%
Community housing: 25%

$471,900 Adelaide median house price*

While among the lowest of all Australian capital cities, Adelaide’s lower income levels affect overall housing affordability, and there is evidence of growing income and housing cost inequality.

*Median house sale by quarter, September 2019. SA.gov.au
KEY STRATEGIES

To realise our vision for housing by 2030, five key strategies have been developed, each focused on building a resilient, connected and sustainable housing system.

OBJECTIVES OF THE STRATEGY ARE TO:

- Support well-located, appropriate housing supply
- Bolster economic growth through state population, productivity, employment and competitive advantage
- Attract private and partner investment to grow affordable housing
- Improve access to the right information and services at the right time to enable people to make their own housing decisions
- Support well-functioning and inclusive communities
- Identify and assist those in housing stress
- Prevent people from falling into homelessness and support those in crisis
- Improve the quality of services so customers have greater control and independence
- Encourage transition from a subsidy to an investment mindset for both the housing system and customer
- Provide greater independence and sustainable outcomes for people experiencing or at risk of homelessness.
STRATEGY 1
Create conditions for a well-functioning housing market that meets the housing needs of all South Australians

A responsive and resilient housing market for South Australia will provide creative and flexible solutions and the right housing supply for our state’s population needs. Creating an environment that can inspire housing innovation and adaptability is fundamental to ongoing growth and development.

The amount of housing in South Australia has generally been in line with population growth. However, there is a current lack of housing that is appropriate, affordable, safe, accessible, sustainable and secure for low-income households — especially smaller and low-maintenance dwellings, and those designed for lone person households, rural and regional workers and for older people wanting to downsize.

To boost supply into the future, we must attract investment back to the industry and create a progressive housing and planning environment. We need to look at housing as critical infrastructure that requires strategic long-term planning and coordination that will return maximum social, environmental and economic investment. Whether private or public, such investment must be sustainable and successfully generate more affordable and convenient housing opportunities for low to moderate income households — particularly near public transport, education, jobs and services.

ACTIONS

1.1 Recognising housing as essential to the social, economic and environmental infrastructure and is included in the 20-year State Infrastructure Strategy.

Coordinate sustainable social and affordable housing investment with other essential infrastructure investment to ensure housing initiatives are aligned with industry and regional growth.

Led by Infrastructure SA | Timeframe: short-term

1.2 Creating an appropriate land supply pipeline and diversity of housing supply through a responsive planning and zoning system commencing with the introduction of the Planning and Design Code by 1 July 2020.

Establish a new Code to provide for an improved approach to housing policies and development.

Introduce a new Housing Renewal module to the Planning and Design Code to guide housing renewal projects and create new affordable housing.

Led by Department of Planning, Transport and Infrastructure and State Planning Commission | Timeframe: short-term

1.3 Establishing leadership and governance mechanisms to coordinate housing policy across local, state and federal governments.

Focus on long-term planning and delivery to support diverse and quality housing, sustainable communities, demand and supply, efficient investment, incentives for innovation.

Led by local, state and federal government | Timeframe: short-term

1.4 Developing local/regional housing plans to respond to specific conditions and local demand.

Harness local knowledge and insights to help markets address the specific needs of communities.

Led by local government | Timeframe: medium-term

1.5 Introducing universal design principles for most new public housing and encouraging it for affordable housing to improve lifespan and function of dwellings and support ageing in place.

Mandate sustainable housing design and environmental standards for a minimum of 75% of new public housing. Install solar panels on and install batteries in all new public housing, where appropriate, to continue to support South Australia’s Virtual Power Plant.

Led by community housing providers and SA Housing Authority | Timeframe: short-term
# STRATEGY 2

## Reduce housing stress through 20,000 affordable housing solutions

An estimated 19,000 low income South Australian households are paying more than 50% of their household income on private rental costs. To relieve this stress, and to boost chances of more South Australians buying their own home, 20,000 affordable housing outcomes will be made available over the next 10 years.

This will require a commitment from all tiers of government, not-for-profit housing providers and the residential development industry to bring together the key elements required for success – financing, land and innovative affordable housing design options and solutions.

## ACTIONS

| 2.1 | Delivering 1000 new affordable houses by 2025 for low and moderate-income households through a $398.7 million Affordable Housing Initiative. | Create new options in the affordable housing market, design and locate housing for affordable living, and support job creation and economic growth. Led by SA Housing Authority | Timeframe: medium-term |
| 2.2 | Delivering new social, affordable and open market homes through a $54 million neighbourhood renewal program over five years. | Increase amenity, supply and diversity of housing types and local tenant mix through renewal of locations with older, low-density public housing. Led by SA Housing Authority | Timeframe: medium-term |
| 2.3 | Reviewing and developing underutilised government, private and not-for-profit land to drive innovation and supply of new affordable housing outcomes. | Open up opportunities and showcase innovation in design, construction and financing through contributions of property through partnerships and utilising government land. Led by Renewal SA | Timeframe: ongoing |
| 2.4 | Building up to 1000 new social, affordable and market houses through the Community Housing Asset and Investment Plans. | Leverage the benefits of leasing 5000 properties from SA Housing Authority to stimulate the building of new homes by the community housing sector. Led by community housing providers | Timeframe: long-term |
| 2.5 | Delivering 5000 Affordable Housing outcomes through Inclusionary design and incentive provisions in the planning system, including the 15% Affordable Housing Policy. | Expand affordable housing by strengthening assessment processes, Inclusionary zoning, and incentives to encourage sustainable supply. Led by Department of Planning, Transport and Infrastructure and State Planning Commission | Timeframe: ongoing |
| 2.6 | Encouraging new partnerships and investment through pilots and further development of innovative financing, planning and supply solutions including Build to Rent, innovative design, and shared equity products. | Expand choice and diversity by partnering with industry to pilot innovation in affordable housing, including for specific income and demographic groups. Led by housing industry, SA Housing Authority and Homestart Finance | Timeframe: ongoing |
| 2.7 | Continuing to support home ownership through 10,000 HomeStart Finance loans targeted to low and moderate income households and extending the HomeStart Starter Loan beyond June 2021 by an additional 100 new outcomes per year for five years. | Assist more people who qualify for a HomeStart Finance loan, meet the upfront costs of purchasing a home. Led by HomeStart Finance | Timeframe: medium-term |
| 2.8 | Provide 100 supported private rental opportunities over five years for eligible social housing customers. | Enable eligible social housing customers to sustain independent living arrangements through participation in an affordable community housing land tax exemption pilot to 2025. Led by Revenue SA and SA Housing Authority | Timeframe: medium-term |
STRATEGY 3
Create housing pathways to enable people to access housing and services as their needs change

Clear access points and pathways will enable more people to easily connect with the services and products they need to achieve their short to long term housing needs and aspirations.

Key to this will be facilitating home ownership and/or private rental for those social housing tenants able to take up these opportunities, in turn opening up access to more people on the social housing register.

Currently, various parts of the ecosystem work in isolation, with limited transparency, or incentive to collaborate or innovate. Better integrating services and tailoring them to specific regional requirements will provide for a more streamlined customer experience, with clear pathways that match people’s needs. People with lived experience, who are uniquely equipped to recommend service improvements can also play a much greater role in service design and delivery.

**WHO DOES THIS BENEFIT?**
- All South Australians accessing housing and support services
- Aboriginal and Torres Strait Islander people
- Older and younger people
- People living with a disability
- People with complex needs, including those exiting institutional care
- Social housing tenants who aspire to private rental and/or home ownership

**ACTIONS**

| **3.1** | Examine**ing** service hubs and integrated access models, including the review, consolidation and modernisation of Housing SA offices. | Enable customers to easily find the right information and services, through adopting integrated service models and outlets and better utilising technology including online customer information portals. This will help improve data sharing, formal collaboration, coordinated triage, responsive service provision and role definition. Led by SA Housing Authority, relevant state government departments, and housing and homelessness providers | Timeframe: medium-term |
| **3.2** | Piloting new intensive supported accommodation models for customers requiring more support than social housing. | Explore new forms of supported accommodation to create safe and stable housing pathways for people with complex needs, but who are able to live in the community with support. Led by SA Health and SA Housing Authority | Timeframe: medium-term |
| **3.3** | Supporting shared leasing arrangements, including for older and younger people across the housing market. | Provide an opportunity to utilise existing capacity, expand choice of living options, and develop new formal and informal support structures within the housing system. Led by SA Housing Authority | Timeframe: medium-term |
| **3.4** | Connecting social housing tenants with National Disability Insurance Scheme and aged care benefits they are eligible for. | Provide for more sustainable, independent tenancies by assisting social housing tenants to access additional support. Led by federal government | Timeframe: short-term |
| **3.5** | Improving service delivery by incorporating lived experience. | Enable continuous improvement and improved service responsiveness by embedding lived experience in the design and delivery of housing service. Led by housing and homelessness service providers | Timeframe: short-term |
| **3.6** | Enabling more low to moderate income households to buy a home by **improving the provision of grants and subsidies and reducing financial barriers**. | Unlock opportunities and investment in the state’s housing market and create pathways to home ownership by supporting low to moderate income households buy their own home. Led by SA Housing Authority and Department of Treasury and Finance | Timeframe: medium-term |
| **3.7** | Bridging the gap between social housing and private rental and home ownership through implementation of moderate income rent reforms from 2021/22 and removing policy disincentives to work to encourage participation and independence. | Create a more equitable system with the private market through increasing rent to 30% of income for moderate income social housing tenants from 2021/22 in consultation with the housing sector. Support and reward workforce participation and financial autonomy. Led by SA Housing Authority | Timeframe: medium-term |
| **3.8** | Addressing the particular disadvantages faced by Aboriginal South Australians through the delivery of an Aboriginal Housing Strategy. | Develop the Aboriginal Housing Strategy in collaboration with Aboriginal communities around the state, looking at the full housing continuum: from crisis services and social housing to affordable housing options and home ownership. Led by SA Housing Authority and Aboriginal Advisory Committee | Timeframe: short-term |
STRATEGY 4
Prevent and reduce homelessness through targeted and tailored responses

While people in crisis will always be a focus of the social housing and homelessness sector, greater emphasis needs to be placed on early intervention and prevention. More people, across all ages and cultural backgrounds, need to be equipped with the skills, resilience and support to live independently and to prevent them from falling into housing crisis.

The aim is to break the emotionally and financially draining cycle of chronic homelessness by providing Housing First approaches with targeted and tailored support that are based on outcomes, not outputs.

This is particularly critical for those experiencing domestic and family violence, who make up a third of homelessness clients and require a Safety First approach. Gaining a better understanding of the links between domestic violence and other factors such as race, drug and alcohol use, poverty, and mental health, will also allow us to better tackle homelessness.

The new Office for Homelessness Sector Integration will work closely with providers and stakeholders to drive these reforms across the state.

**WHO DOES THIS BENEFIT?**
- People who are homeless or at risk of homelessness
- People with unmet needs who repeatedly cycle through the system
- People exiting institutions into homelessness
- Women and children experiencing domestic and family violence

**ACTIONS**

**4.1** Transitioning to an outcome-based service model that invests in and rewards positive outcomes.
- Realise benefits including better engagement, increased customer outcomes, more coherent services, greater cost-effectiveness, and evidence-informed use of public funds.
- Led by Office for Homelessness Sector Integration | Timeframe: short-term

**4.2** Plotting homelessness prevention initiatives and new innovative housing models through a $20 million prevention fund leveraging further investment through partnerships.
- Reduce the need for emergency accommodation and transitional housing for people in need, through the establishment of a prevention fund. Trial new approaches, such as supported accommodation models, private rental head leases, budgeting and home living skills and micro loans, to reduce crisis demand.
- Led by Office for Homelessness Sector Integration | Timeframe: ongoing

**4.3** Establishing the Office for Homelessness Sector Integration to reform the homelessness system.
- Work with the sector to establish governance frameworks; improve connectivity, coordination and collaboration across the system and with other agencies; define roles and responsibilities, identify and implement system and service reform.
- Led by Office for Homelessness Sector Integration | Timeframe: short-term

**4.4** Developing targeted responses for people who experience chronic homelessness who repeatedly cycle through the system.
- Examine the Adelaide Zero Project findings and develop responses to be applied across other regions of South Australia.
- Led by Office for Homelessness Sector Integration | Timeframe: ongoing

**4.5** Supporting Safety First approaches through tailored outcomes commencing with the introduction of the 40-bed program including perpetrator responses which provide options for women to remain in their own home when safe to do so.
- Ensure that in cases of domestic and family violence, service responses to victims and perpetrators are holistic, collaborative and integrated.
- Led by Office for Homelessness Sector Integration | Timeframe: ongoing

**4.6** Implementing Housing First approaches including rapid re-housing, growth of Social Impact Bonds and Pay by Results contracts.
- Place people into housing first and connect support with housing outcomes. Social impact bonds and pay by results contracts are innovative, outcome-focused mechanisms for achieving long-term results.
- Led by Office for Homelessness Sector Integration | Timeframe: ongoing
STRATEGY 5
Modernise the social housing system and reposition it for success

For more than a decade, social housing assets have declined and renewal has been insufficient, resulting in ageing homes that are more expensive to maintain and often not fit for purpose. At the same time, the tenant profile has changed, resulting in a mismatch between the houses available and tenants’ needs. Financially the housing system has relied on asset sales, which is not sustainable over the long term. It is time to modernise the social housing system and develop and implement a new and sustainable multi-provider housing sector.

Where possible, tenants will be supported to transition towards self-sufficiency and independence, which in turn will allow more people to be assisted into tenancies, creating a much more equitable system. This support will be underpinned by initiatives such as increasing employment and training opportunities, reviewing eligibility and allocations, and providing clearer expectations for tenants including appropriate behaviour.

The strategic management of assets will also play a key role, with all levels of government working together with key stakeholders to deliver a more strategic approach. Industry development frameworks will ensure that organisations involved in the system have the necessary capabilities, connectivity and processes to deliver innovative and cost-effective social housing solutions.

**ACTIONS**

| 5.1 | Investing $75 million to start addressing the public housing capital maintenance backlog and to improve sustainability and energy efficiency of public housing, where possible. | Begin to address the maintenance backlog through targeted and preventative investment and divestment to improve the quality and life of public housing assets. | Led by SA Housing Authority | Timeframe: long-term |

| 5.2 | Reforming the operations of the social housing system, including implementing and reforming the Single Housing Register, reviewing eligibility and allocations policy, exploring point-based assessment and trialling choice-based letting and clear mutual obligations for successful tenancies. | Work in partnership with the community housing sector, customers and stakeholders to improve the performance of the social housing system through clear expectations, consistent policy and assisting people to the housing option that is most suited to their need. | Led by SA Housing Authority and community housing sector | Timeframe: short-term |

| 5.3 | Improving the sustainability of the social housing system through: - Addressing the financial sustainability of the system - The introduction of a system-wide strategic asset management approach including strategic asset disposal and investment - Developing a 10-year plan to optimise the efficient and effective management of social housing and to support the growth of community housing providers - Reviewing the functional responsibilities for housing policy, regulation and management to provide greater transparency and contestability. | Create long-term financial, asset, business and operational strategies to establish the framework required for a modern, effective and sustainable multi-provider system. | Led by state and federal government and community housing providers | Timeframe: short-term and ongoing |

| 5.4 | Delivering up to 1000 employment and training outcomes targeted to social housing tenants through social procurement and targeted employment programs delivered in partnership with Job Networks, not-for-profit, other government agencies and business. | Support social housing tenants and those on the housing register in their efforts to enter employment, opening up pathways to greater independence and transitioning to private rental or home ownership, and in turn increasing system capacity to assist those in greatest need. | Led by Department of Innovation and Skills and SA Housing Authority | Timeframe: long-term |

| 5.5 | Implementing Industry Development Frameworks that strengthen the multi-provider social housing sector as a key agent of change. | Build required capabilities and capacity, strengthen the industry for improved efficiency, increase resilience to change, and assist in better meeting future needs. | Led by community housing sector | Timeframe: short-medium-term |

| 5.6 | Implementing Unit Cost Modelling to provide transparency and accountability for government subsidy. | Improve understanding of program costs to support enhanced budgeting, decision making, program evaluation and sector benchmarking. | Led by SA Housing Authority | Timeframe: short-term |
STRATEGIC APPROACH

In shifting the way we think about housing and related systems, there are fundamental changes required in the way we approach system design and implementation.

A PEOPLE-FIRST APPROACH

At the heart of each key strategic direction is a commitment to put the needs of customers first. This means providing the opportunity for people to be the architects of their own futures. People want greater control, choice and improved outcomes and opportunities. They want to be heard and involved in housing and support decisions.

People-first means assisting those in need, who are vulnerable or at risk, by providing a suitable and sustainable supply of social and supported housing and associated support where and when it is needed. Importantly, it enables opportunities for people to aspire and transition to other housing options. This includes ensuring that people do not become trapped in the system or cycle through services, but rather achieve housing outcomes and meet their housing goals.

A FOCUS ON INNOVATION THROUGH COLLABORATION

Essential to the implementation of the Strategy is enabling a network of stakeholders, communities and government to come together in new and different ways to design new solutions. This may be formal governance structures, new partnerships and organisations or informal networks that can flexibly respond to changing needs, events and opportunities.

This needs to be supported by continued investment in data and research that is shared across the sector. It also means being innovative about who we partner with, exploring new avenues for collaboration, and working with businesses and organisations that may not have been involved before.

CULTURAL INCLUSIVITY

This strategy aims to provide a housing and support system that benefits all, while recognising there are unique needs and specific challenges faced by Aboriginal and Torres Strait Islander people and those from culturally and linguistically diverse backgrounds.

The challenges of Aboriginal people – who are over-represented in the social housing, homelessness and support system, and who face additional housing barriers – will be further responded to in an Aboriginal Housing Strategy to be delivered by the end of 2020.

RESILIENCE AND GROWTH

In future proofing our system, while recognising there are factors and circumstances beyond our control, this strategy will build the foundations for a strong housing market.

A sustainable, long-term strategy is one that successfully adapts to change and quickly responds to opportunity with flexibility.

By building a resilient system that is positioned for growth, we build resilient communities, customers and providers, that can respond to and learn from change and opportunity.

ENVIRONMENTAL SUSTAINABILITY

The future of housing must address energy and water efficiency of South Australia overall at a micro level, and of our communities and households at a micro level.

Ensuring environmental sustainability measures are taken, where appropriate and possible, lowers costs of living for South Australians, creates greener communities, results in a more robust state-wide energy grid and attracts people to our state.
In working towards this vision, success will be measured by the following four key outcomes, which were developed in partnership with the Housing and Homelessness Taskforce – a group of key leaders from the housing and support sector and industry.

<table>
<thead>
<tr>
<th>OUR COMMON VISION</th>
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</thead>
<tbody>
<tr>
<td><strong>CUSTOMER AT THE CENTRE</strong></td>
<td>Meeting the housing needs of customers and community to support life opportunity.</td>
</tr>
<tr>
<td>Customers should have easy access to affordable housing options that suit their needs. To build a system that is responsive to their needs, we need to listen to their experience of the housing system and embed their voices within the decision-making processes across the entire ecosystem.</td>
<td></td>
</tr>
<tr>
<td><strong>EFFECTIVE AND EFFICIENT INDUSTRY</strong></td>
<td>A high-performing sector and industry that delivers good customer outcomes.</td>
</tr>
<tr>
<td>To deliver good outcomes for customers within a complex and dynamic housing ecosystem, we need a high performing industry and sector that is committed to working together to improve housing outcomes for all South Australians. We need to ensure the future certainty and sustainability of the housing sector including the best use of subsidy that is targeted to those who need it most.</td>
<td></td>
</tr>
<tr>
<td><strong>MATCHING THE RIGHT SUPPLY TO DEMAND</strong></td>
<td>A well-functioning and resilient housing market that supports housing choice and supply.</td>
</tr>
<tr>
<td>A regulatory environment is needed that can inspire innovation in affordable housing supply and provide choice that meets the needs of different household types. We need private and not-for-profit organisations that can attract private investment and work in a modern and progressive planning environment to boost the delivery of appropriate and affordable housing for South Australia.</td>
<td></td>
</tr>
<tr>
<td><strong>TARGETED SUPPORT</strong></td>
<td>People are supported out of crisis or homelessness to maintain and improve their housing outcomes.</td>
</tr>
<tr>
<td>We need to move away from reactively responding to crisis towards tailored and robust solutions that target early intervention and prevention. Service and supports must be provided in a manner that are outcome and people focused, incentive based and which ensure people are supported into their own tenancies quickly and effectively. Sustaining them in that tenancy is also critical.</td>
<td></td>
</tr>
</tbody>
</table>
WHERE TO FROM HERE?

To be sustainable and achieve the best outcomes for all stakeholders, it is critical that we are able to evolve and adapt to change as implementation progresses.

The following approaches will be developed over the next 12 months to ensure flexibility is built into the implementation process:

- **Housing supply and investment coordination** focusing on Strategy 1: housing market
- **Prevention Plan** focusing on Strategy 2: affordable housing
- **Integration Plan** focusing on Strategy 4: homelessness and support services
- **Modernisation Plan** focusing on Strategy 5: social housing

Each plan will respond to Strategy 3 to ensure a joined up system that enables pathways. Each of the key plans will require collaboration and contribution from all stakeholders across the housing sector.

An Aboriginal Housing Strategy will also be delivered by SA Housing Authority at the end 2020 to address the housing aspirations and challenges faced by Aboriginal and Torres Strait Islander people.

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### ACCOUNTABILITY

The Strategy will be reviewed annually to ensure it is monitored, evaluated and adjusted as additional data becomes available and conditions change.

Key partners and stakeholders involved in the housing ecosystem will be part of the review process to ensure collaboration is occurring successfully and that expectations are being met.

Responsibilities of key partners in South Australia's housing ecosystem are listed below:

<table>
<thead>
<tr>
<th>PARTNER</th>
<th>RESPONSIBILITY</th>
</tr>
</thead>
</table>
| GOVERNMENT OF SOUTH AUSTRALIA | - Jointly funds and sets policy with the federal government to facilitate new supply and deliver housing and homelessness services  
- The collection of data from housing and homelessness providers  
- Manages land use, supply, development, urban planning and infrastructure policy, along with tenancy regulation and housing related taxes and charges |
| FEDERAL GOVERNMENT             | - Jointly funds and sets policy with the Government of South Australia to facilitate new supply and deliver housing and homelessness services  
- Regulates income support, Commonwealth Rent Assistance and taxation  
- Provides aged care programs, including residential aged care  
- Manages the National Housing Finance and Investment Corporation  
- Administers the National Disability Insurance Scheme (NDIS)  
- Collects and publishes housing, homelessness and housing affordability data with a range of other entities |
| LOCAL GOVERNMENT               | - Regulate statutory planning, development processes, building approvals, rates and charges and land use planning                                                                                               |
| COMMUNITY SECTOR               | - Provides social housing, specialist housing and homelessness support services  
- Delivers new social and affordable housing supply                                                                                                      |
| BUILDING INDUSTRY              | - Delivers new social and affordable housing supply  
- Releases land and residential subdivisions                                                                                                               |
| PRIVATE LANDLORDS/AGENTS       | - Provide access into rental accommodation  
- Invests in development of new supply                                                                                                               |
| ADVOCATES                      | - Advocate on behalf of those in need of housing and homelessness services                                                                                                                                       |

Through transparent collaboration between the private, non-government and government sectors and the wider community, this Strategy is the response to the changing housing needs of South Australians over the next 10 years. While the systematic change will be implemented in the years to 2030, the effects will be enjoyed for generations of South Australians to come.
HOW DO WE KNOW WHAT WE KNOW?

The Strategy’s approach is based firmly on evidence and rigorous, in-depth research.

2018 SOUTH AUSTRALIAN HOUSING TRUST TRIENNIAL REVIEW

The 2018 South Australian Housing Trust Triennial Review highlighted the shortcomings of a broken system, and identified the need to support a modern multi-provider system that is transparent, integrated, sustainable and responsive to need.

Amongst other things, it found that:

- The profile of the social housing customer is changing with implications for support needs, revenue and ability to move into the private rental market
- Housing affordability for low income South Australians is decreasing
- Asset condition and suitability will require capital expenditure to meet tenants’ needs
- Clear performance/accountability of frameworks have not been set
- Transparency of information is critical to ensure monitoring of performance.

SOUTH AUSTRALIA’S SOCIAL HOUSING SNAPSHOT

PUBLIC HOUSING TENANTS

- 9% Wages as primary income
- 78% Single or single parent households
- 59% Over 55 year olds
- 33% Disability Support recipients

COMMUNITY HOUSING HEAD TENANTS

- 11% Wages as primary income
- 71% Single or single parent households
- 52% Over 55 year olds
- 31% Disability Support recipients

AUSTRALIAN HOUSING AND URBAN RESEARCH INSTITUTE AUDIT OF CURRENT HOUSING ASSETS AND MAPPING OF FUTURE DEMAND, 2019

The government-commissioned Australian Housing and Urban Research Institute Audit of Current Housing Assets and Mapping of Future Demand provided an insight into the state’s current housing assets, and likely future demand together with trends and challenges facing South Australia’s housing system.

It found that while there were around 44,000 households in social housing in 2018, there were also 46,500 low income households in private rental stress (paying more than 30% of income on housing), including 19,000 households paying greater than 50% of household income on housing.

Trends in the wider market based on the 2006, 2011 and 2016 censuses saw more people renting privately, less social housing and cost of renting growing faster than the cost of owning a home.

THE AUSTRALIAN CENTRE FOR SOCIAL INNOVATION SA HOUSING AND HOMELESSNESS STRATEGY REPORT

In-depth interviews were conducted with key stakeholders from across the housing and homelessness system by The Australian Centre for Social Innovation (TACSI) to explore opportunities for systemic change throughout the broader housing system in South Australia and the willingness and conditions for a cross-sector, collaborative approach to the Strategy.

Views were drawn from a diverse range of sectors including community housing, real estate and property management, advocacy, homelessness, local government, urban and property development, youth services, ageing, community services, and Aboriginal services and advocacy.

The report highlighted the following system challenges:

- Stagnation to fluidity
- Creating a market for outcomes
- Housing is treated as a commodity, not a right
- Increasing density, investing in amenity
- Renting is more complex than just the ‘private’ rental market
- Stopping the flow in, and enabling the flow out of crisis
- Diversity is what’s missing in the SA housing and homelessness system.
WHO DID WE TALK TO?

Getting to know people and their housing needs and aspirations is key to getting both services and housing stock right.

The Strategy was informed by engagement with lived experience across housing tenures, homelessness and support sectors. Workshop participants included those who are homeless or face homelessness, seniors, young people, survivors of domestic and family violence, people with disabilities, Aboriginal and Torres Strait Islander people, and people living in private rental and social housing.

In addition, significant engagement occurred including across the state’s regions, online platforms, industry, housing sector and community forums were held to identify and explore housing challenges and solutions.

ENGAGEMENT SUMMARY

<table>
<thead>
<tr>
<th>Stage 1</th>
<th>Stage 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>November 2018</td>
<td>July – August 2019</td>
</tr>
</tbody>
</table>

- **4** DISCUSSION PAPERS
- **2** ONLINE ENGAGEMENT PLATFORMS
- **1008** INDIVIDUALS AND ORGANISATIONS ENGAGED
- **9000+** POSTCARDS DISTRIBUTED
- **11** INDUSTRY LEADER INTERVIEWS
- **4** SECTOR FORUMS (ADELAIDE METRO)
- **12** LIVED EXPERIENCE WORKSHOPS (SEVEN COHORTS)
- **7** SECTOR ROUNDTABLES (REGIONAL)
- **7** COMMUNITY DROP-IN SESSIONS (REGIONAL)

WHAT DID WE FIND?

The findings highlighted a number of key issues:

- The housing system can be difficult to navigate; frequently fails to understand the people it serves, and often makes it difficult for them to make their own decisions.

- Social housing assistance is currently being targeted to a growing number of South Australians who are at risk and vulnerable.

- Costs of retaining and maintaining housing, and providing services to assist access to housing and sustain tenancy are climbing.

- Asset sales to alleviate these costs make the future unsustainable and financially impracticable.

- People experiencing homelessness and/or sleeping rough are not adequately engaged with homelessness services.

- A third of South Australians experiencing homelessness are displaced as a result of domestic or family violence.

- The system is fragmented and not outcomes-focused, even though there is genuine commitment from the homelessness and support sectors to work differently and collectively, to generate change, new thinking and produce better solutions for all.

- Incomes have not kept up with house price growth, leading to a greater reliance and competition for private rental, which is not always secure, is subject to price fluctuation and discriminates against lower income earners and particular demographics.

- Competition for affordable private rental is driving up costs and reducing overall affordability.
Demand for crisis and short-term accommodation is often higher than supply. Use of emergency accommodation has escalated dramatically in recent years and is not an appropriate long-term solution.

South Australians from culturally and linguistically diverse backgrounds, including Aboriginal and Torres Strait Islander people, face additional barriers to accessing emergency accommodation, long-term housing and support.

Refugees and asylum seekers face further complications related to legal and language barriers that make it difficult to work and to use social services.

Adelaide’s median house price is more than six times the average annual income.

The housing market is not always affordable for low-income households and those experiencing generational inequities.

In some regional areas, very high home deposits of up to 50% are required, while accommodation for workers being brought into regions to work in local industry and older people seeking to downsize is often limited.
### STRATEGY SNAPSHOT

**Vision:**
All South Australians have access to appropriate and affordable housing that contributes to social inclusion and economic participation.

### SUCCESS IS:
- CUSTOMER AT CENTRE ✔
- EFFECTIVE AND EFFICIENT INDUSTRY ✔
- MATCHING THE RIGHT SUPPLY TO DEMAND ✔
- TARGETED SUPPORT ✔

### KEY STRATEGIES

#### 1. Create conditions for a well-functioning housing market that meets the housing needs of all South Australians

<table>
<thead>
<tr>
<th>ACTION</th>
<th>Description</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Recognising housing as essential to the social, economic and environmental infrastructure and is included in the 20-year State Infrastructure Strategy.</td>
<td>short</td>
</tr>
<tr>
<td>1.2</td>
<td>Creating an appropriate land supply pipeline and diversity of housing supply through a responsive planning and zoning system commencing with the introduction of the Planning and Design Code by 1 July 2020.</td>
<td>short</td>
</tr>
<tr>
<td>1.3</td>
<td>Establishing leadership and governance mechanisms to coordinate housing policy across local, state and federal governments.</td>
<td>short</td>
</tr>
<tr>
<td>1.4</td>
<td>Developing local/regional housing plans to respond to specific conditions and local demand.</td>
<td>medium</td>
</tr>
<tr>
<td>1.5</td>
<td>Introducing universal design principles for most new public housing and encouraging it for affordable housing to improve lifespan and function of dwellings and support ageing in place.</td>
<td>short</td>
</tr>
</tbody>
</table>

#### 2. Reduce housing stress through 20,000 affordable housing solutions

<table>
<thead>
<tr>
<th>ACTION</th>
<th>Description</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1</td>
<td>Delivering 1000 new affordable houses by 2025 for low and moderate-income households through a $398.7 million Affordable Housing Initiative.</td>
<td>medium</td>
</tr>
<tr>
<td>2.2</td>
<td>Delivering new social, affordable and open market homes through a $54 million neighbourhood renewal program over five years.</td>
<td>medium</td>
</tr>
<tr>
<td>2.3</td>
<td>Reviewing and developing underutilised government, private and not-for-profit land to drive innovation and supply of new affordable housing outcomes.</td>
<td>ongoing</td>
</tr>
<tr>
<td>2.4</td>
<td>Building up to 1000 new social, affordable and open market houses through Community Housing Asset and Investment Plans.</td>
<td>long</td>
</tr>
<tr>
<td>2.5</td>
<td>Delivering 5000 Affordable Housing outcomes through inclusionary, design and incentive provisions in the planning system, including the 15% Affordable Housing Policy.</td>
<td>ongoing</td>
</tr>
<tr>
<td>2.6</td>
<td>Encouraging new partnerships and investment through pilots and further development of innovative financing, planning and supply solutions including Build to Rent, innovative design, and shared equity products.</td>
<td>ongoing</td>
</tr>
<tr>
<td>2.7</td>
<td>Continuing to support home ownership through 10,000 HomeStart Finance loans targeted to low and moderate income households and extending the HomeStart Starter Loan beyond June 2021 by an additional 100 new outcomes per year for five years.</td>
<td>medium</td>
</tr>
<tr>
<td>2.8</td>
<td>Provide 100 supported private rental opportunities over five years for eligible social housing customers.</td>
<td>medium</td>
</tr>
</tbody>
</table>
### 3. Create housing pathways to enable people to access housing and services as their needs change

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1</td>
<td>Examining service hubs and integrated access models, including the review, consolidation and modernisation of Housing SA offices.</td>
</tr>
<tr>
<td>3.2</td>
<td>Piloting new intensive supported accommodation models for customers requiring more support than social housing.</td>
</tr>
<tr>
<td>3.3</td>
<td>Supporting shared leasing arrangements, including for older and younger people across the housing market.</td>
</tr>
<tr>
<td>3.4</td>
<td>Connecting social housing tenants with National Disability Insurance Scheme and aged care benefits they are eligible for.</td>
</tr>
<tr>
<td>3.5</td>
<td>Improving service delivery by incorporating lived experience.</td>
</tr>
<tr>
<td>3.6</td>
<td>Enabling more low to moderate income households to buy a home by improving the provision of grants and subsidies and reducing financial barriers.</td>
</tr>
<tr>
<td>3.7</td>
<td>Bridging the gap between social housing and private rental and home ownership through implementation of moderate income rent reforms from 2021/22 and removing policy disincentives to work to encourage participation and independence.</td>
</tr>
<tr>
<td>3.8</td>
<td>Addressing the particular disadvantages faced by Aboriginal South Australians through the delivery of an Aboriginal Housing Strategy.</td>
</tr>
</tbody>
</table>

### 4. Prevent and reduce homelessness through targeted and tailored responses

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1</td>
<td>Transitioning to an outcome-based service model that invests in and rewards positive outcomes.</td>
</tr>
<tr>
<td>4.2</td>
<td>Piloting homelessness prevention initiatives and new innovative housing models through a $20 million prevention fund leveraging further investment through partnerships.</td>
</tr>
<tr>
<td>4.3</td>
<td>Establishing the Office for Homelessness Sector Integration to reform the homelessness system.</td>
</tr>
<tr>
<td>4.4</td>
<td>Developing targeted responses for people who experience chronic homelessness who repeatedly cycle through the system.</td>
</tr>
<tr>
<td>4.5</td>
<td>Supporting Safety First approaches through tailored outcomes commencing with the introduction of the 40-bed program including perpetrator responses which provide options for women to remain in their own home when safe to do so.</td>
</tr>
<tr>
<td>4.6</td>
<td>Implementing Housing First approaches including rapid re-housing, growth of Social Impact Bonds and Pay by Results contracts.</td>
</tr>
</tbody>
</table>

### 5. Modernise the social housing system and reposition it for success

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1</td>
<td>Investing $75 million to start addressing the public housing capital maintenance backlog and to improve sustainability and energy efficiency of public housing, where possible.</td>
</tr>
<tr>
<td>5.2</td>
<td>Reforming the operations of the social housing system, including implementing and reforming the Single Housing Register, reviewing eligibility and allocations policy, exploring points-based assessment and trialling choice-based letting and clear mutual obligations for successful tenancies.</td>
</tr>
</tbody>
</table>
| 5.3  | Improving the sustainability of the social housing system through:  
  - Addressing the financial sustainability of the system  
  - The introduction of a system-wide strategic asset management approach including strategic asset disposal and investment  
  - Developing a 10-year plan to optimise the efficient and effective management of social housing and to support the growth of community housing providers  
  - Reviewing the functional responsibilities for housing policy, regulation and management to provide greater transparency and contestability. |
| 5.4  | Delivering up to 1000 employment and training outcomes targeted to social housing tenants through social procurement and targeted employment programs delivered in partnership with Job Networks, not-for-profit, other government agencies and business. |
| 5.5  | Implementing Industry Development Frameworks that strengthen the multi-provider social housing sector as a key agent of change. |
| 5.6  | Implementing Unit Cost Modelling to provide transparency and accountability for government subsidy. |
12.2 BELAIR TO CITY BIKEWAY STAGE 2 - FUNDING AGREEMENT
Report Author/Manager: Richard Tang / Chris Haskas
General Manager: Daniel Baker
(Meeting Date: 2 June 2020)
(Location: Gault Ward)

Due to the complexity of this issue and community interest, a draft report has been attached for discussion prior to a final report being presented to a future meeting.

PROPOSAL

To provide Council with the results of the community consultation on Stage 2 of the Belair to City Bikeway and seek authorisation to execute a funding deed contribution to the project from the Department of Planning, Transport and Infrastructure.

REASON THIS IS BEING PRESENTED TO COUNCIL

Only Council has Delegation

Attachments:

1. Draft Report - Belair to City Bikeway Stage 2 - Funding Agreement
   A. Attachment to Draft Report - Belair to City Bikeway Stage 2 - Route Alignment Overview
   B. Attachment to Draft Report - Funding Deed - Belair to City Bikeway Stage 2
   C. Attachment to Draft Report - Belair to City Bikeway Stage 2 Consultation Feedback Summary

RECOMMENDATION – ITEM 12.2

That the report be received for information only.
BELAIR TO CITY BIKEWAY STAGE 2 - FUNDING AGREEMENT

Report Author/Manager: Richard Tang / Chris Haskas
General Manager: Daniel Baker

(Meeting Date: 9 June 2020)
(Location: Gault Ward)
(Consultant Used: $7,500)

PROPOSAL

To provide Council with the results of the community consultation on Stage 2 of the Belair to City Bikeway and seek authorisation to execute a funding deed contribution to the project from the Department of Planning, Transport and Infrastructure.

REASON THIS IS BEING PRESENTED TO COUNCIL

Only Council has Delegation

RECOMMENDATION – ITEM

DECISION 1 –

Option 1 (Staff Recommendation)

1. That Council notes the results of the community consultation feedback in response to the Belair to City Bikeway Stage 2 as detailed in this report and supports the continuation of the project.

2. That pursuant to Section 38 of the Local Government Act 1999, the Council authorises the Mayor and the Chief Executive Officer to affix the Common Seal of the City of Mitcham to execute the funding deed provided at Attachment A of this report and associated documents for the Belair to City Bikeway Stage 2 works.

3. That Administration advise the Department of Planning, Transport and Infrastructure of Council’s decision through the provision of the signed funding deed with the Common Seal of the City of Mitcham affixed.

4. That Council notes that once implemented Council will incur an ongoing additional operating and maintenance cost in the order of $2,700 per annum associated with the additional assets within this section of the project.

Option 2

1. That Council notes the results of the community consultation feedback in response to the Belair to City Bikeway Stage 2 as detailed in this report and supports the continuation of the project.

2. That Council declines to accept the approved funding required to facilitate the Belair to City Bikeway Stage 2 and that Administration
advise the Department of Planning, Transport and Infrastructure of Council’s decision.

BACKGROUND

The State Government allocated $6.5M funding over four (4) years to complete Greenways and Bicycle Boulevards across Adelaide to increase and promote cycling, with the funding commencing in the 2015/2016 financial year.

Based on recommendations contained in the Local Government Association of South Australia’s (LGA) Cycling Strategy, the Department of Planning, Transport and Infrastructure (DPTI) identified the Belair to City Bikeway as a Category 1 (highest priority) cycling route. DPTI further determined that the Belair to City Bikeway is their highest priority for upgrade and funding within the City of Mitcham due to the large number of cyclists that use it, and its potential to attract additional cyclists.

Additionally, Council’s previous Integrated Cycling Plan Stage 1 and the draft Integrated Transport Plan identify this route as a high priority, along with other urban routes in the Hawthorn area that feed into the City as well as linkages between and around St Marys, Tonsley, and Flinders University.

Much of the Belair to City Bikeway has already been established within the Adelaide City and Unley council areas. In the Unley Council area, the Belair to City Bikeway runs down Rugby Street to its intersection with Cross Road. DPTI has installed a signalised bicycle and pedestrian crossing at the Cross Road / Rugby Street junction to provide a direct link across to Rugby Street Kingswood and the City of Mitcham section of Rugby Street.

Stage 1 of the Bikeway provided a connection from the signalised crossing at the intersection of Rugby Street and Cross Road, and continued with a series of intersection rearrangements with coloured asphalt treatments along Rugby Street to connect to the pedestrian crossing at Belair Road via Eynesbury Avenue (opposite the Mitcham Memorial Library). These works were recently completed in August 2019.

Stage 2 of the Bikeway (subject of this report) provides a connection through; the Soldiers Memorial Garden, along Angas Road, Abbotshall Road, across Grange Road, alongside the Mitcham Railway Corridor through to the intersection of Price Avenue and Wattlebury Road and integrates with the existing bicycle lanes along Price Avenue.

An overview of the Belair To City Bikeway Stage 1 and 2, within the broader context of the route to the Adelaide CBD is shown in Figure 1.
Figure 1: Belair to City Bikeway Stage 1 & 2 and Route to Adelaide CBD
Council has previously been successful in securing funding under the State Government State Bicycle Fund and resolved at the Council Meeting held on 11 July 2017 as per Figure 2.

This funding under the State Bicycle Fund was comprised of the following arrangements:

- **Belair to City Bikeway Stage 1**: route improvements on Rugby Street and Eynesbury Avenue Kingswood (from Cross Road to Belair Road) – approved grant $50,000 (excl. GST) with matched Council contribution $50,000 (excl. GST) – **Project Complete**

- **Belair to City Bikeway Stage 2**: route improvement from Mitcham Library to Price Avenue Hawthorne/Lower Mitcham - approved grant $50,000 (excl. GST) with matched Council contribution $50,000 (excl. GST) (Project Ongoing)

- **Shared use path upgrade through Balham Reserve** from Cross Road to Tutt Avenue Kingswood – approved grant $38,500 (excl. GST) with a Council contribution of $184,500 (excl. GST) – **Project Complete**
With respect to the Belair to City Bikeway Stage 2 Project, Council previously resolved at its meeting held 13 March 2018 as per Figure 3.

(4) That Council:
   (a) approves additional capital funding $39,000 for reserve landscaping works within the Mitcham Memorial Library Upgrade for reserve landscaping works
   (b) authorises savings estimated at $50,000 resulting from a proposed reduction in the extent of permeable pavement in the Mitcham Library carpark upgrade to be reallocated within the Mitcham Memorial Library Upgrade Project to reserve landscaping
   (c) authorises the allocation of $20,000 from the Belair-City Bikeway project to as a contribution to landscaping works (ie new paths, bridge works, seats) in Soldiers Memorial Gardens which will be utilised as part of the Bikeway Project
   (d) approves additional recurrent operating costs of $1,500 per annum commencing in 2018/19 financial year resulting from the additional capital expenditure.

The preliminary design documentation for Stage 2 of the Belair to City Bikeway was completed in late 2019 and formed the basis for Council Administration (‘Administration’) to undertake community consultation with the directly affected local community and stakeholders to seek feedback regarding the route and treatments proposed.

A copy of the consultation plan is enclosed with this report (Attachment A)

Attachments:
A. Belair to City Bikeway Stage 2 - Route Alignment Overview
B. Funding Deed - Belair to City Bikeway Stage 2
C. Belair to City Bikeway Stage 2 Consultation Feedback Summary

STRATEGIC OBJECTIVES

Goal 1 - Accessible, Healthy & Connected Community

Theme 1.1 Transport Network: We are a City that is connected to places through an integrated, efficient and people friendly transport network for motorists, cyclists and pedestrians.

Goal 3 - Dynamic & Prosperous Places

Theme 3.3 Partnerships: We partner with neighbouring Councils, Government, universities, the private sector, not-for-profit organisations and community groups to maximise community and economic outcomes.
DISCUSSION

Community consultation was undertaken between 7 November 2019 and 6 December 2019, in accordance with Council's Public Consultation Policy and included:

- Mail distribution of letters, feedback forms and copies of the plans to 480 local residents
- Advertisement in local Messenger newspapers
- Visual displays, copies of the plans and copies of the feedback form at the Civic Centre, Depot and in Council libraries at Blackwood and Mitcham
- Email feedback available via Council’s website or direct to mitcham@mitchamcouncil.sa.gov.au
- Postal responses direct to Council
- 30 Day consultation period between 7 November 2019 to 6 December 2019.

A summary of the consultation outcome has been provided as an infographic as shown in Figure 4.

![Belair to City Bikeway Stage 2 Community Consultation Outcome Infographic](image)

Of the 480 local residents and community members consulted, Administration received 38 responses (approximately 8% of the total distributed) and of the responses received, the majority of responses (61%) were in favour of the proposal.
All of the consulted community were provided the opportunity to support or not support the project and the ability to provide feedback in response to the proposal. Feedback was generally positive in support of the project with a range of key re-occurring themes emerging from the responses;

**Route Alignment**
- Abbotshall Road is too narrow to accommodate cyclists or bike lane
- Difficulties with the Grange Road railway crossing
- Use alternative routes (e.g. Jeffery Street)

**Driver Behaviour**
- Cyclists are dangerous

As part of the planning phase of the project a feasibility assessment was undertaken of alternative routes between Angas Road and Price Avenue that provided similar safe and convenient access, utilising road and cycling safety design principles. Additionally, this assessment evaluated the existing roadside environment conditions, constraints and necessary infrastructure required to service the route connections. Based on this assessment, alternative routes were ruled out progressively, resulting in the current route and alignment as proposed and consulted upon.

Feedback received has been taken into consideration as part of the finalisation of the design to progress documentation to a stage suitable for tendering for construction. A detailed summary of the feedback responses is provided in **Attachment B.**

**ROUTE ALIGNMENT ADJACENT THE RAIL CORRIDOR**

As part of the planning of the route, discussions were held between Administration and DPTI to utilize land owned by the Minister of Transport and Infrastructure to provide connection from an off-road shared use path from the railway pedestrian maze (south of the Grange Road) to Price Avenue, on the western side adjacent the Railway Corridor. An aerial overview of the route and the affected parcels of land (identified by land holder) are shown in Figure 5.

There is an existing maintenance shed located within the Minister for Transport and Infrastructure land (Parcel #1) where access is serviced by a combination of sealed and unsealed granular access paths from Price Avenue and the carpark (accessed from Verco Avenue).

The Bikeway originally proposed the upgrade of the existing and construction of a new widened sealed 3m wide shared use path between the pedestrian maze at the carpark (accessed from Verco Avenue) and Price Avenue, that provided dual use as a shared use path and a service access for maintenance vehicles to gain access to the maintenance shed within the Parcel #1 and the connection from Grange Road would additionally be utilising the existing infrastructure across Parcel #2. There are no infrastructure changes proposed on the land owned and managed by the Australian Rail Track Corporation (Parcel #3).
Both land parcels (Parcel #1 and #2) as identified in Figure 5 are owned and managed by the Minister for Transport, Infrastructure and Local Government and in order to facilitate this route connection, Council is required to enter into a Head and License agreement for the use of the land. Effectively, the Head agreement sets out the agreed terms and conditions and contemplates that the parties will enter into separate license agreements for each different section of the Bikeway located in the Council area. In this case, a license agreement would stipulate the portion of land upon which the Bikeway is located will be under the City of Mitcham's care and management including the ownership of the Bikeway Asset.
Ongoing discussion with DPTI eventuated in consideration of an additional funding contribution from DPTI to increase the width of the shared use path to 4m to safely facilitate the dual access by path users and maintenance vehicles, and additionally provide dedicated pathway lighting to improve the amenity and safety for night time usage. Whilst the Bikeway path would fall under the care, management and ownership of Council, the pathway lighting would rest with DPTI. Discussions are ongoing in relation to these agreements.

As part of the design process, a construction cost estimate prepared by the Engineering Consultant indicated that the amount required to construct the Bikeway amounts to a total of $270,000 excl. GST (factoring in respective contingencies).

**FUNDING AGREEMENT – BETTER ACCESS TO PUBLIC TRANSPORT PROGRAM**

Further to extensive dialogue with DPTI, Administration was advised that the objectives and key outcomes from the Belair to City Bikeway Stage 2 (primarily adjacent the railway line within the rail corridor) met and aligned with the requirements for funding under the ‘Better Access to Public Transport’ Program, by way of providing improved access to the Mitcham Railway Station.

Accordingly, DPTI on behalf of the Minister for Transport, Infrastructure and Local Government has formally offered to contribute up to $200,000 (excl.GST) towards the construction of:
- a shared use path with associated path lighting from Price Avenue to the northern station maze way access
- crossing improvements at Angas Road and Grange Road and improved wayfinding on Abbotshall Road.

This offer is comprised of two instalment payments, an initial instalment of $50,000 and a further instalment of $150,000 upon entering into a head and license agreement.

It should be noted that this $200,000 contribution under the Better Access to Public Transport Program is considered as supplementary funding independent of the original $100,000 contribution (State Government and Council equity matched contribution of $50,000 each) under the State Bicycle Fund.

In essence, if Council endorses the funding contribution of $200,000 under the Better Access to Public Transport Program, the revised total contribution from DPTI would enable the viability of the project to be constructed.

To date, Administration has expended $27,500 of the project allocation as a result of design documentation costs ($7,500 ex.GST) and the transfer of funds to the construction of the path and associated works within the Soldiers Memorial Garden ($20,000 ex.GST) as previously discussed within this report.
A summary of the financial position of the project has been prepared in Figure 6.

![Figure 6: Project Financial Position – Belair to City Bikeway Stage 2](image)

*Values provided above are exclusive of GST.*

In evaluation of the previous construction cost estimate of $270,000, there will be sufficient budget allocation available to allow for the construction to be undertaken, subject to the acceptance of the contribution from DPTI.

To accept the grant funding, Council must endorse the standardised State Government Funding Deed acknowledging acceptance of the obligations (with no variations) and then subsequently authorise the Chief Executive Officer and Mayor to sign the funding deed and any other necessary documentation and authorise the affixing of Council’s Common Seal thereto. Due to the requirements of the Common Seal, Administration has no delegation to execute the deed and secure the funding without a resolution from Council. A copy of the Deed is enclosed with this report (Attachment C).

Should Council resolve to not endorse the agreement and decline the funding contribution, the project would require a significant wholesale reduction in scope and re-assessment of the route alignment to fall within the available budget allocation. This would involve utilising on-road infrastructure in lieu of the proposed off-road connections and significantly compromise the ability to provide a safe system for path users, particularly recreational cyclists and pedestrians.

**Community Implications**

As previously discussed within the report, community consultation has been undertaken with the directly affected community demonstrating that the majority of the consulted community are in support of the project overall.

The benefits for cyclists (and all road users) of the proposed Stage 2 of the Belair to City Bikeway will include;
- access to routes with lower traffic volumes, slower traffic speeds, improved road and off-road safety.
Ability to create a safer, more visible and more predictable riding environment; and
- Better control of crossing points to reduce potential conflicts with traffic movements.

Environmental / Heritage Implications

Nil

Cost Shifting Implications / Legislative Cost Imposts

Nil

Impact on Budget including Lifecycle Costing

To date, Administration has expended $27,500 of the project allocation as a result of design documentation costs and the transfer of funds to the construction of the path and associated works within the Soldiers Memorial Garden as previously discussed within this report. The current available budget allocation for the project is $72,500 (excl. GST).

Based on the timing required to formalise Council’s position on whether or not to accept the funding offer and execute the deed, it is recommended that the funding allocation for the Belair to City Bikeway Stage 2 Project (CP500018) be re-budgeted to the 2020/2021 Financial Year Capital Works Program to allow for sufficient time to appropriately finalise and/or revise the design and construct the associated infrastructure.

Whilst the acceptance of the funding through the deed provides a once-off payment of $200,000, Council will be required to service the operating costs (maintenance, depreciation and financing cost) associated with the infrastructure constructed as part of the project. Based on the construction cost estimates prepared, it is anticipated that the additional ongoing operating and maintenance costs would be in the order of $2,700 per annum and depreciation cost of new/upgraded infrastructure in the order of $3,450 per annum that would need to be incorporated into Council’s Long Term Financial Plan (LTFP) from 2021/2022 onwards.

Should Council resolve to not endorse the agreement and decline the funding contribution, the project would require a significant wholesale reduction in scope and re-assessment of the route alignment to fall within the available budget allocation. This would involve utilising/upgrading/new on-road infrastructure in lieu of the proposed off-road connections and significantly compromise the ability to provide a safe system for path users, particularly recreational cyclists and pedestrians. Based on the remaining funding allocation for the project, this would provide an allowance of only $72,500 to re-design and construct an alternative bikeway infrastructure route, significantly limiting the ability to provide a serviceable and safe route.

Risk Management / WHS Assessment

As the deed constitutes a formal agreement for the State Government to fully fund the project, risks relating to the project delivery will be adequately
documented through the project management framework to ensure that any potential risks are identified, controlled, eliminated or managed through the appropriate frameworks and submitted as and when required through the project reporting as stipulated in the Deed.

**Legal / Policy Implications**

Whilst the acceptance of the funding through the deed provides a once-off payment of $200,000 for the works, Council will be required to service the operating costs (maintenance, depreciation and financing cost) associated with the renewed infrastructure ongoing as previously discussed within this report.

Should Council choose to endorse the funding deed, Council will be required to enter into a head and license agreement with the Department of Planning, Transport and Infrastructure to access the second installment ($150,000) of the $200,000 allocation. As discussed within the report, the head and license agreement are a necessary legal formality as the infrastructure is proposed to be constructed on land parcels that fall under the ownership of the Minister for Transport, Infrastructure and Local Government.

As the funding agreement is established through a deed, it will require the fixation of the Council Seal of the City of Mitcham, necessitating the requirement to be presented to Full Council for endorsement and resolution of Council.

Fixation of the Seal and execution of the funding deed provides formal commitment from both the Minister for Transport, Infrastructure and Local Government and Council to deliver the project subject to the clauses, terms and conditions of the Deed on budget and within the allocated timeframe.

**Engagement**

As part of this specific Funding Deed, there are no requirements for engagement with the community. Community consultation has been undertaken as part of the project planning for the preliminary design indicating majority support for the proposal. Further community engagement will be undertaken with the community prior to construction of the associated infrastructure, dependent on the determination from Council on whether to accept the additional funding.

This further engagement will include affected residents and other key stakeholders (as previously consulted with) in conformance with Council’s Public Consultation Policy, in addition to the development of a Communication and Engagement Plan.

**CONCLUSION**

The City of Mitcham has been successful in securing a contribution of $200,000 (excl. GST) from State Government for the construction of infrastructure associated with Stage 2 of the Belair to City Bikeway, under the state government Better Access to Public Transport Program.
This offer is comprised of two instalment payments, an initial instalment of $50,000 and a further instalment of $150,000 upon entering into a head and license agreement. It should be noted that this $200,000 contribution under the Better Access to Public Transport Program is considered as supplementary funding independent of the original $100,000 contribution (State Government and Council equity matched contribution of $50,000 each) under the State Bicycle Fund. Effectively, if Council endorses the funding contribution of $200,000 under the Better Access to Public Transport Program, the revised total contribution from DPTI would enable the viability of the project to be constructed.

To accept the grant funding, Council must agree to the standardised State Government Funding Deed acknowledging acceptance of the obligations (with no variations) and then subsequently authorise the Chief Executive Officer and Mayor to sign the funding deed and any other necessary documentation and authorise the affixing of Council’s Common Seal thereto. Due to the requirements of the Common Seal, Administration has no delegation to execute the deed and secure the funding without a resolution from Council.

Should Council resolve to not accept the agreement and decline the funding contribution, the project would require a significant wholesale reduction in scope and re-assessment of the route alignment to fall within the available budget allocation. This would involve utilising on-road infrastructure in lieu of the proposed off-road connections and significantly compromise the ability to provide a safe system for path users, particularly recreational cyclists and pedestrians.
In reply please quote 2019/02595/01
Enquiries to Tim McEvoy
Telephone 7109 7338.

Mr Ashni Kumar
Principal, Traffic and Transport
City of Mitcham
PO Box 21
Mitcham Shopping Centre
TORRENS PARK SA 5062

Dear Mr Kumar,

FUNDING OFFER FOR IMPROVING ACCESS TO MITCHAM RAILWAY STATION

Thank you for your recent request for funding under the Better Access to Public Transport program to improve access to the Mitcham railway station.

I am pleased to inform you that the Department of Planning, Transport and Infrastructure (DPTI) will contribute up to $200,000 on behalf of the Minister for Transport, Infrastructure and Local Government to deliver the following works:

- Construction of a shared use path and associated lighting from Price Avenue to the northern station mazeway access; and
- Crossing improvements at Angas Road and Grange Road and improved wayfinding on Abbotshall Road.

This offer is subject to your acceptance of the contents of the attached Funding Deed. The funding will be provided in two instalments, an initial instalment of $50,000 and a further instalment of $150,000. This funding is subject to Council entering into a Rail Network Access Request and a Head and Licence Agreement for the shared use path that will be located on the land owned by the Minister for Transport and Infrastructure and Local Government (to be sent to Council).

To accept this offer, you must sign and seal two copies of the attached Funding Deed before returning both copies to DPTI for final execution. Once executed, one copy will be returned for Council’s records.

If you have any questions or wish to discuss this matter further, please contact Tim McEvoy on telephone number 7109 7338 or via email at tim.mcevoy@sa.gov.au.

Yours sincerely,

Scott Cooper
Director, Transport Planning and Investment

City of Mitcham
2 APR 2020

CITY OF MITCHAM

2 APR 2020

15204541
FUNDING DEED
UNDER
BETTER ACCESS TO PUBLIC TRANSPORT PROGRAM
(Mitcham railway station access improvements, from Price Avenue to Angas Road,
Lower Mitcham and Hawthorn)

BETWEEN

MINISTER FOR TRANSPORT, INFRASTRUCTURE AND LOCAL GOVERNMENT
("Minister")

AND

THE COUNCIL NAMED IN THE SCHEDULE
("Council")
DEED dated the day of

PARTIES:

MINISTER FOR TRANSPORT, INFRASTRUCTURE AND LOCAL GOVERNMENT, a body corporate pursuant to the Administrative Arrangements Act 1994..................("Minister")

And

THE COUNCIL NAMED IN THE SCHEDULE a body corporate under the Local Government Act 1999..................................................("Council")

It is agreed:

1. FUNDING
   1.1 Subject to this deed, the Minister will pay the Council up to the amount of money specified in the Schedule ("Funding").
   1.2 The Council must only use the Funding for the "Purpose" set out in clause 3 of the Schedule.
   1.3 For the purposes of this deed, the "Funding Period" is the period commencing on the Start Date and, subject to funding being available, will continue until the End Date. The "Start Date" and "End Date" are set out in the Schedule.
   1.4 The Funding is payable by way of a lump sum or by instalments in accordance with the Schedule. During the Funding Period, the Council is entitled in accordance with the conditions set out in the Schedule to invoice the Minister for the payment of the Funding.
   1.5 At the end of the Funding Period the Council must provide a report on the level of any unexpended Funding.
   1.6 The Council must repay any part of the Funding which is unexpended at the end of the Funding Period to the Minister, unless the Minister gives written approval for the Council to retain the money.

2. GST
   2.1 In addition to any amounts payable by the Grantor as part of the Funding ("Base Payment"), the grantor must, if in relation to a Taxable Supply for which the grantor has received a Tax Invoice, pay to the Council an additional amount ("GST Payment") calculated by multiplying the Base Payment by the rate at which GST is levied at the time of this deed.
   2.2 The GST Payment is payable at the same time and subject to the same conditions as the Base Payment. "Taxable supply", "GST" and "Tax Invoice" have the meaning attributed under the A New Tax System (Goods and Services Tax) Act 1999.

3. ADMINISTRATION OF DEED
   3.1 Any power or discretion exercisable by the Minister under this deed may be exercised by the person ("Minister's Representative") for the time being in the position within the Department for Planning, Transport and Infrastructure ("Department") set out in the Schedule.
3.2 Any power or discretion exercisable by the Council under this deed may be exercised by the person ("Council's Representative") for the time being in the position within the Council set out in the Schedule.

4. PROVISION OF FINANCIAL INFORMATION

4.1 The Council must provide the Minister with appropriate and regular information, records and reports as the Minister may request from time to time about:

4.1.1 the administration and financial affairs of the Council;
4.1.2 the progress of and any change to the authorised scope of the Purpose;
4.1.3 any significant changes to the nature and scope of the activities conducted by the Council;
4.1.4 any other matter relevant to the granting of assistance;
4.1.5 any other funding or financial assistance promised or received from any source other than the Minister;
4.1.6 the Council's management of the Funding, including, but not limited to, the economic and efficient use of resources to achieve the outcomes of the Purpose; and
4.1.7 the performance of the Council's undertakings and obligations under this deed.

4.2 The information provided by the Council must be sufficient for the Minister to make an informed judgement about:

4.2.1 the Council's ongoing financial position and its resources and expertise in relation to the Purpose;
4.2.2 the Council's performance in managing public moneys, acquiring and using resources economically and efficiently and in achieving specified objectives in relation to the Purpose;
4.2.3 the overall effectiveness of the Funding throughout the Funding Period;
4.2.4 compliance with legislation and generally accepted accounting principles; and
4.2.5 compliance with the Council's constitution and the conditions of this deed.

4.3 The Council must permit any officer authorised by the Minister:

4.3.1 to enter the Council's premises and to have access to all accounting records, equipment, documents and information in possession of the Council; and
4.3.2 to interview employees of the Council on matters pertaining to the operations of the Council.

5. OBLIGATIONS OF THE COUNCIL

The Council must:

5.1 ensure that any works undertaken towards the Purpose are undertaken in accordance with (and to the standard required by) any applicable Standards published by Austroads and Standards Australia Limited;
(all bicycle facilities constructed must be planned, designed and constructed in accordance with Austroads guidelines and AS 1742.9 – Manual of uniform Traffic Control Devices Part 9: Bicycle Facilities);

5.2 maintain accounting records of the Funding in accordance with generally accepted accounting principles;

5.3 ensure that any activity carried out by the Council in connection with the Council’s use of the Funding complies with the laws from time to time in force in South Australia;

5.4 comply with its constitution;

5.5 comply with the reporting requirements set out in the Schedule;

5.6 prepare financial statements in accordance with Australian Accounting Standards at the end of the Funding Period and submit the financial statements, signed by a senior office holder of the Council, to the Minister no later than one calendar month after the expiry of the Funding Period; and

5.7 where requested by the Minister, provide to the Department management accounts, annual reports, financial statements and any other information or documents relevant to the Council’s operations.

6. TERMINATION

6.1 If the Council fails to comply with this deed, the Minister may:

6.1.1 require the Council to repay either the whole or a portion of the Funding (whether expended or not);

6.1.2 withhold all future funding from the Council;

6.1.3 pursue any legal rights or remedies which may be available to the Minister; and

6.1.4 terminate or curtail any program or project conducted by the Minister of which the Purpose conducted by the Council is part.

6.2 The Minister may review any decision made pursuant to this clause if the Council is able to satisfy the Minister within a period of 30 days from the decision that the Council has complied with the conditions of this deed.

6.3 Nothing in this deed is to be taken to limit the Minister’s discretion to determine whether and how any program or project of the Minister is to be conducted, except if and to the extent that the Minister gives an express undertaking in that regard.

7. INSURANCE

The Council warrants that it is a member of the Local Government Association Mutual Liability Scheme ("Scheme") and is bound by the Scheme pursuant to section 142 and Schedule 1, Part 2 of the Local Government Act 1999 (SA) ("Act") and in the event that the Council ceases to be a member of the Scheme it will forthwith, pursuant to Section 142(1) of the Act and the regulations under that Act, take out and maintain insurance to cover its civil liabilities at a minimum level of cover of AUD $50 million.

8. ACKNOWLEDGEMENTS

The Council acknowledges that the Funding represents a one-off contribution by the Minister towards the Purpose, and the Council agrees that any request for subsequent funding will require a new application to the Minister.
The Minister is under no obligation to agree to pay any subsequent funding to the Council.

The Council further acknowledges and agrees that the Minister will not be liable to reimburse the Council for any losses (or cost over runs) that may result from the operation of this Agreement or the carrying out of the Purpose or a Project.

9. **INDEMNITY**

The Council acknowledges and agrees that it remains at all times solely responsible for the conduct of the Purpose and any Project and it releases and indemnifies the Minister, the Commissioner of Highways and the Crown in right of the State of South Australia together with their employees, contractors and agents ("those indemnified") from and against any loss or liability incurred or suffered by any of those indemnified as a result of any claim, suit, demand, action or proceeding brought by any person against any of those indemnified in respect of the works to carry out the Purpose and/or a Project or otherwise caused by any breach or default of the Council under this Agreement.

10. **AUDIT**

The Minister may direct the Council to arrange for the financial accounts relating to the Funding to be audited at the Council’s expense. The Minister may specify the minimum qualifications to be held by a person appointed to conduct the audit.

11. **ASSIGNMENT**

The Council must not assign, novate or encumber any of its rights or obligations under this deed.

12. **PUBLICITY**

The Council must not make or permit a public announcement or media release to be made about any aspect of this deed without first obtaining the Minister’s consent.

13. **CONSENT**

If the Council requires the Minister’s consent under this deed, the Minister may, in its absolute discretion, give or withhold its consent and if giving consent, the Minister may impose any condition on that consent that it considers appropriate. The Minister’s consent will not be effective unless it is in writing and signed.

14. **ENTIRE DEED**

This deed incorporates any attached schedules and annexures. This deed contains the entire agreement between the parties with respect to its subject matter and supersedes any prior agreement, understanding or representation of the parties on the subject matter.

15. **PROPER LAW**

The laws in force in South Australia apply to this deed.

16. **JURISDICTION OF COURTS**

The courts of South Australia have non-exclusive jurisdiction to determine any proceeding in relation to this deed. Any proceeding brought in a Federal Court must be instituted in (and remain with) the Adelaide Registry of that Federal Court.

17. **COMPLIANCE WITH LAWS**

The Council must comply with the laws in force in South Australia in the course of
performing its obligations under this deed.

18. NOTICES

A notice is properly given or served if the party delivers it by hand, posts it or transmits it by electronic mail or facsimile, to the address of the Representative of the other party. A notice is taken to be received:

18.1 if sent by post, at the time it would have been delivered in the ordinary course of the post to the address to which it was sent;

18.2 if sent by facsimile, at the time which the sender's facsimile machine records that the communication has been transmitted satisfactorily (or, if such time is outside normal business hours (9am to 5pm on a business day), at the time of resumption of normal business hours);

18.3 if sent by electronic mail or other electronic means, only in the event that the other party acknowledges receipt by any means; or

18.4 if delivered by hand, the party who sent the notice holds a receipt for the notice signed by a person employed at the physical address for service.

19. WAIVER

Any waiver of any provision of this deed is ineffective unless it is in writing and signed by the party waiving its rights. A waiver by either party in respect of a breach of a provision of this deed by the other party is not a waiver in respect of any other breach of that or any other provision. The failure of either party to enforce any of the provisions of this deed at any time must not be interpreted as a waiver of that provision.

20. VARIATION

Any variation of this deed must be in writing and signed by each party (or it’s Representative).

Any request by the Council for agreement to vary the Funding or the Purpose must be accompanied by sufficient details explaining the reasons for the requested variation to enable the Minister to have regard to its merits.

21. READING DOWN AND SEVERANCE

In the event that any provision (or portion of any provision) of this deed is held to be unenforceable or invalid by a Court of competent jurisdiction, the validity and enforceability of the remaining provisions (or portions of such provisions) of this deed shall not be adversely affected.

The offending provision or part of a provision shall be read down to the extent necessary to give it legal effect, or shall be severed if it cannot be read down, and the remaining part and provisions of this deed shall remain in full force and effect.

22. AUDITOR GENERAL

Nothing in this deed derogates from the powers of the Auditor-General under the Public Finance and Audit Act 1987 (South Australia). Without limiting this clause, the Council acknowledges the Auditor General’s obligations and powers under sections 32 and 34 of the Public Finance and Audit Act 1987 (South Australia).
23. **PUBLIC DISCLOSURE**

The Minister may disclose this deed and/or information relating to this deed in both printed or electronic form and either generally to the public or to a particular person as a result of a specific request. Nothing in this clause derogates from the Council's obligations under any provision of this deed or the provisions of the *Freedom of Information Act, 1991.*

24. **ADDITIONAL CONDITIONS**

The additional conditions set out in the Schedule (if any) form part of this deed.
EXECUTED as a DEED

THE COMMON SEAL of the MINISTER FOR TRANSPORT, INFRASTRUCTURE AND LOCAL GOVERNMENT was affixed on: .................................................. in the presence of: Witness Signature:..........................

Print name:..................................................

By the Council

THE COMMON SEAL of the COUNCIL NAMED IN THE SCHEDULE on:..................................................

(Insert date above)

by:

Chief Executive Officer

(print name above)

and:

Principal Member of Council

(print name above)

LM: 110335
1. **THE COUNCIL**
   
   Legal Name: City of Mitcham  
   Trading Name: City of Mitcham  
   Site Address: 131 Belair Road, TORRENS PARK SA  
   Postal Address: 131 Belair Road, TORRENS PARK SA 5062  
   ABN: 92 180 069 793

2. **REPRESENTATIVES**
   
   **Minister's Representative**  
   Name: Scott Cooper  
   Position: Director of Transport Planning and Investment  
   Address: Level 7, 50 Flinders Street, ADELAIDE SA 5000  
   Telephone: 8343 2844  
   Fax: 8343 2805  
   E-mail: scott.cooper@sa.gov.au

   **Council's Representative**  
   Name: Ashni Kumar  
   Position: Principal, Traffic and Transport  
   Address: 131 Belair Road, TORRENS PARK SA 5062  
   Telephone: 8372 8888  
   Fax: 8372 8101  
   E-mail: akumar@mitchamcouncil.sa.gov.au

3. **PURPOSE**
   
   The Funding is provided for the Purpose of the Council undertaking (within the Funding Period) the "Project" described below (and in the proposal and plans attached to this deed) in accordance with (and to the standard required by) any applicable Standards published by Austroads and Standards Australia Limited as well as the Council's compliance with any terms and conditions and authorities granted by the Minister to permit the Council access to the Minister's land.

   **Description of Project**
   Mitcham railway station access improvements from Price Avenue to Angas Road, Lower Mitcham and Hawthorn.

   The Project is to include (without limitation):
   Construction of a shared use path and associated lighting from Price Ave to the northern maze ways, construction of crossing points at Grange Road and Angas Road, and wayfinding on Abbotshall Road as shown on drawings RD-1172 Sheet 1-2 and ADL189018 Sheet 201.

4. **FUNDING PERIOD**
   
   **Start Date:** 1 January 2020  
   **End Date:** 30 June 2021
5. **FUNDING**

Amount (AUD): $200,000 AUD (GST exclusive)

6. **MANNER & CONDITIONS OF PAYMENT**

Limit on payments

The Funding of $200,000 (GST exclusive) is the maximum total amount the Minister may be liable to pay the Council under this deed.

Payments

The Council is entitled to invoice the Minister for an initial payment of $50,000 (GST exclusive). Provided the Council has entered into a Rail Network Access Request as well as a Head and Licence Agreement for public use of pathways then the Council is entitled to invoice the Minister for an instalment of up to $150,000 (GST exclusive).

Invoice

The Minister is **not** obligated to pay an invoice unless properly rendered. An invoice is properly rendered if it:

(a) is issued in respect of a payment for which the Council is entitled to invoice for under this deed;

(b) quotes the relevant purchase order number allocated by the Minister;

(c) reflects the correct amount for payment under this deed; and

(d) is a valid Tax Invoice in accordance with GST Law.

Payment Term

Provided that the total amount of the Funding has not been (or will be) exceeded, the Minister must pay the amount of a properly rendered invoice for the Funding within 30 days of receiving the Council’s invoice.

7. **ADDITIONAL REPORTING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Report (Title)</th>
<th>Frequency (By when)</th>
<th>Requirements (Information and applicable standard)</th>
</tr>
</thead>
</table>
| Project Report         | Every 6 months or 7 days from request | • The progress of the Project and scheduling of works.  
                          |                                    | • Updated Expenditure forecasts during the term of the funding period  
                          |                                    | • The management of the Funding (i.e. break down of expenditure of the Funding).  
                          |                                    | • Any changes to the authorised scope of the Project.  
                          |                                    | • Any significant changes to the nature and scope of the activities conducted by the Council.  
                          |                                    | • Any operational matters requested from time to time by the Minister for inclusion in the Project Report.  |
| Financial Statements   | Within 30 days from the expiry of the Funding | Financial Statements prepared in accordance with Australian Accounting Standards setting out in detail the Council’s expenditure of the Funding (with invoices attached from any contractors engaged for the |
9. SPECIAL CONDITIONS

Alteration to DPTI Roads or other Assets
If the Project requires any traffic management, alteration to (or effect on) a road or other asset that is under the care, control and management of (or is otherwise the responsibility of) the Commissioner of Highways or is the responsibility of the Department of Planning, Transport and Infrastructure ("DPTI") the Council must seek the written approval of the appropriate DPTI Regional Manager prior to commencing any work.

Traffic Control Devices
CONSULATION FEEDBACK SUMMARY

BELAIR TO CITY BIKEWAY STAGE 2

<table>
<thead>
<tr>
<th>Total Number Consulted</th>
<th>480</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Responses Received</td>
<td>38</td>
</tr>
<tr>
<td>Response Return Rate</td>
<td>8%</td>
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CONSULTATION OUTCOME

<table>
<thead>
<tr>
<th>In Favour of the proposal</th>
<th>23 (61%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not in Favour of the proposal</td>
<td>13 (34%)</td>
</tr>
<tr>
<td>Undecided</td>
<td>2 (5%)</td>
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## CONSULTATION FEEDBACK

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<tr>
<th></th>
<th>In Support</th>
<th>Not In Support</th>
<th>Undecided</th>
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**Consultation Feedback (provided verbatim*)**

1. I am a cyclist and frequent user of Abbotshall Road. To even a casual observer it would be apparent that A Rd is a very congested road width through the ability to park on both sides of the road permits only one (1) lane of traffic at all time, Care has to be taken as it is. The presence of cyclists at these times is frankly illogical and fails any duty of care, I would happily provide photographs and provide evidence to support my assertion.

2. Corner of Angas and Belair Road is dangerous. Should be "no parking" either on North or South side of Angas Rd and "No Stopping" with hefty fines outside Aldi - cars coming around the corner from Belair Road could rear-end cars stopping or slowing near Aldi.

3. We do not want the bikeway in Abbotshall St at all because we to mend our street and your do not bow ends think about it you just bow n think about so this is a lot crap you are doing.

4. There is so much congestion car parking on Angas Road both sides of the road and drive can't even see what coming from Goodwood Road up to turn left & right. I use a wheelchair and it is a nightmare using the pathways etc another another track. There must be consideration for 1 way parking either side of the road! Angas & Abbotsflah! It's been shocking nearly 2 years of building at 1a & 1b Abbotshall Road & now around Angas Road @ the rear of 181 A It's so unsafe. Cyclists need space I agree but not in this street.

5. Thank you for the opportunity. I think more car parking spaces should be removed on Angas Road. The access to Angas from Belair Rd is very often very congested due to Aldi customers turning into Angas and then to Aldi. I believe that the "no parking" yellow line should be in place on weekends as well as week days and be extended to the railway line. At the moment it is very very congested and slow and often difficult to get out of Bernard St safely because of cars parked close to the corner on either side of Bernard Street from the corner.

6. It is a very narrow street for the volume of traffic that uses it, especially as a way of avoiding having to turn right from Angas Road into Belair Rd to make a left turn at Grange Road to exit with traffic lights at the Belair Rd intersection. With the removal of some parking spaces in Angas Rd. I fear we will have increased usage of the very limited streets between driveways in Abbotshall Rd. This is going to have more pressure on local residents with increasing size of driveways due to re-developments of properties. It has been a nightmare for 12mths to reverse out of my driveway with lge commercial vehicles parked on both sides & very often on footpaths opposite the "median" strip with no vision of any oncoming vehicles. I'm sure that if a study was undertaken of the T junction of Angus & Abbotshall Rd it would that 80%-90% cut across the concern & mostly at an unsafe speed. How safe will this prove for cyclists entering or exiting Abbotshall Rd? I cant understand how you can state it will benefit cyclists to use a street with lower traffic volumes & slower speeds. Yes, may be better than Belair Rd but still not a very good choice for both cyclists & residents. If this proposal went ahead using pavement markings I at least would hope that the eastern footpath was upgraded. It is a disgrace to the Mitcham Council for a much used pedestrian area (far more than the western side)
& very difficult for our aged citizens using walkers & a wheelchair for my daughter. I was told years ago that the Council would only upgrade one side but I've witnessed many areas now where both sides have been paved & in low usage areas. I would suggest that those in Council have a closer inspection of the disrepair it is in!

| 9  | 1 | Please develop area. |
| 10 | 1 | Benefits |
|    |    | - reduce impact on env |
|    |    | - encourage healthy living |
|    |    | - reduce traffic on road |
|    |    | - "beautify streets" |
|    |    | - "raise value of housing" |
| 11 | 1 | There is not enough information on what the outcome will be to be able to offer any feedback of substance. We are new to Abbotshall Rd and from what we have seen it is a busy "cut through" road which is quite narrow - I am unsure where this bikeway/lane will go? on the road or on the footpath? Each option will have it's own issues. Though in principle, I'm not against it if it does not negatively impact usability and safety of the street |
| 12 | 1 | The idea of creating a bike lane on Abbotshall Road in our opinion is ill considered. The roadway is too narrow - already cars are unable to pass with one having to pull over to allow another to pass. The northern end of the street on weekdays is full of parked cars. The situation has become worse with the introduction of Aldi and changes to parking regulations at Mitcham Shopping Centre |
| 13 | 1 | Proposed Mitcham Bikeway Route - Feedback 1. Abbotshall Road is a residential street with high traffic volume, with both through traffic and vehicles accessing the large carpark on the corner of Wemys Avenue and Belair Road. During the day it has a high volume of cars parking on-street. It feels and is uncomfortable for even regular commuters. It needs traffic calming and clear sight lines for riders to be safe and use the route. As there is no indicated change to the Road from what it is now, BISA requests further consultation on improvements here. 2. Bike rails at kerb side ramps are hindrances rather than being helpful for cyclists. It is safer to put a foot on the ground, and better for take-off. Why the need for handrails? We don't see them for pedestrians at normal corner kerb side ramps. 3. There has been no announced treatment for the Price and Wattlebury Avenues intersection. There is considerable traffic here, particularly around peak times. We are interested in what ideas the Council have in how best to safely allow cyclist movements through this intersection. We have a highly qualified and experienced traffic engineer on our committee who would provide valuable input on treatments here. 4. Bike commuters prefer routes to be as direct as possible with maximum flow given constraints of crossing main roads and railway lines. These crossings need to be both safe and simple to negotiate. BISA is supportive of improved bike routes. This consultation has a single loaded question that doesn't show an assessment on what has been proposed. We would appreciate the opportunity along with Mitcham BUG to be involved in progress of this route. Notes on stage 1: Unley Council have continued to improve the Porter-Rugby Street route since first established, and have further plans. It is far superior to what exists south of Cross Road. We would love to see Mitcham Council take a similar approach. |
| 14 | 1 | I personally have experienced cyclists that have almost rode into me, I don't like the idea of them riding near the Library Footpath |
15 1

1) For pavement treatment at intersections suggest use the green colour as on Springbank Road. Unfortunately the pavement treatments used in Stage 1 at intersections along Rugby St are ineffective as the "red" colour used does not contrast with the adjacent bitumen. 2) Suggest reduce speed limit along all bikeway streets in both Stage 1 and 2 to 40km/hour, to align with the speed limit along the bikeway in the Unley Council area. Thanks for the opportunity to comment!

16 1

Underwhelming but every little bit counts I guess

17 1

We support the concept of Bikeway works and linking existing bike paths. We see multiple additional risks being created by the current proposal and highlight these. We are both cyclists and residents of Abbotshall Road. 1. Abbotshall Road traffic is already dangerous for cyclists for multiple reasons: a. the volume of road traffic has increased in recent years, particularly since ALDI arrival. b. The Angas/Abbottsall Road intersection currently has frequent instances of cars cutting the corner and endangering pedestrians, other cars and any cyclists. c. there is limited road width in Abbotsall Road for through traffic with vehicles parking on both sides of the road and cars stop/start/zigzagging up and down the street. d. Road traffic is such that resident vehicles entering/emerging from driveways are usually tentative and interact with vehicular traffic. e. The Grange safety upgrades back two years (?) ago stopped right-hand turns for South bound traffic on Abbotsall. This has resulted in a new risky vehicle behavior – the southbound vehicle on Abbotsall which discovers it can not turn right at Grange and undertakes a multi-point turn in Abbotsall Road, using driveways, and interacting with road traffic. There have been three non-stop property developments in Abbotsall Road over the last two years (with a fourth starting) with a stream of trades vehicles coming, going, and using up parking spaces. g. Vinnie's customers still disobey no-parking/no-stopping rules and clutter the South end of Abbotsall Road. h. East bound Grange vehicles still turn into Abbotsall Road at prohibited times. 2. In addition to "current" risks, the proposal creates several "sharp" turns which are difficult for cycles to traverse – especially road bikes which go very well in straight lines and struggle to turn tight corners. We note these at the Abbotsall/Grange Left Turn, at the Grange road crossing, at the Grange Road crossing to footpath turn, at the turn up and along side the railway crossing and at both ends of the bikeway crossing over the railway line and on to the newly proposed bikeway. Having personal experience of a broken femur as the result of an accident while turning under similar circumstances we see these aspects as particularly dangerous for cyclists. 3. We infer the level of urbanization and development in Abbotsall Road will continue and likely increase for years as the changes forecast by Council's "Growth Precincts Development Plan" take effect – namely increased developments, increased housing density and increased vehicular traffic. Increased road traffic will exacerbate risks to cyclists highlighted above and increased housing density will likely increase the number of resident vehicles entering/leaving driveways, also increasing risks to cyclists highlighted above. As an alternative, we suggest a lower risk approach. We suggest a route which avoids Abbotsall Road and utilizes Egmont Street which is much more suitable and avoids most of the risks outlined at points 1 and 2 above. Instead of an approach which layers additional new risks on top of existing Abbotsall risks, the additional new risks can be largely eliminated and those few remaining, moved to a more benign street. The increase in distance of either of this alternative is negligible for a cyclist however the risk to "life and limb" of cyclists is reduced significantly.

18 1

The Lynton Bikeway is unusable for most riders. (I am the holder of a Cycling Australia Cycling license and state cycling champion in the past. I am a highly skilled and proficient rider). Due to the overly steep incline there are very few who can ride or walk their bikes up the Lynton cycleway, therefore may I propose an uptrack along side Belair Rd or on falling that, at a minimum, passing bays suitable for road bikes as well as other bikes.
<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
<th>Description</th>
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<tbody>
<tr>
<td>19</td>
<td>1</td>
<td>MITCHEM COUNCIL NEEDS TO WORK ON UPGRADING STREET/ROAD FOOTPATHS BEFORE YOU DECIDE ON UPGRADING ANY BIKE TRAIL! Elizabeth has better footpaths then what we have and it’s very disappointing... quick to take our money but we don’t see anything been done in the area.</td>
</tr>
<tr>
<td>20</td>
<td>1</td>
<td>Stage 1 has not encouraged many cyclists away from Unley or Fullerton Roads. There needs to be better continuity, higher priority and better signage and commutation is required before it can be considered a success.</td>
</tr>
<tr>
<td>21</td>
<td>1</td>
<td>Please discuss the Grange road rail crossing with DPTI. In the proposed plan there is an immediate stop sign and a steep ramp on Grange road (in both directions) which is hard for a cyclist to restart after stopping. A &quot;cyclist to give way&quot; sign or something similar (ie a minor exemption for cyclists not to stop unless) would be a vast improvement.</td>
</tr>
<tr>
<td>22</td>
<td>1</td>
<td>Thanks for the opportunity for feedback. The Mitcham Bicycle Users Group continues to be available to Council for assistance and advice on cycling infrastructure and safety issues. My personal feedback is as follows. As someone who regularly commutes from Belair to the city by bicycle, I welcome investment in cycling infrastructure. While any investment is good, I am concerned at the limited scope of this project. Mitcham has fantastic bike trails but very limited road infrastructure. Unley is way ahead for example. With flat, straight, wide back streets, Mitcham could do so much more. There is no safe crossing for cyclists at either Springbank Road or Blythewood Road. The route along Price takes you to a 4 lane + turning lane 60km/h intersection with no refuge. Blythewood has continuous traffic without break at rush hour. These are dangerous and scary to cross even for experienced cyclists. This would be my number one priority. The Lynton bike trail has gradients of 20% and unusable for many. I recognise that you do not have the funding for a Mitcham hills link as part of these works, however you could at least acknowledge that an alternative is needed.</td>
</tr>
<tr>
<td>23</td>
<td>1</td>
<td>Great to see improved facilities / safety for cyclists. The corner of Abbotshill Rd and Angas Rd is a traffic night mare during peak hour which has become worse since the Aldi and Library developments. Council really needs to develop a holistic parking plan for the area and consider removing parking on one side of Angas Rd and removing it around the intersection of Abbotshill. This would improve the safety for cyclists, pedestrians and motorists as this area has become a game of cat and mouse in recent years.</td>
</tr>
<tr>
<td>24</td>
<td>1</td>
<td>I would prefer the money be spent on fixing Belair Rd between Grange rd and Springbank Rd. This would include two things, firstly having a clearly defined bike lane on both sides that doesn’t disappear multiple times along that path and secondly making a decision on whether the road is two lanes or one and stop having it chop and change between the two. If riding up Belair Rd towards the hills, one of the most dangerous spots is literally taking off from the lights at Norfork Rd, as there is no defined bike line and you have two lanes of traffic all about to merge into one. This all happens basically right out the front of the council’s office and will one day result in an accident and injury to a cyclist.</td>
</tr>
<tr>
<td>25</td>
<td>1</td>
<td>One yes/no option is a very limited survey. I have concerns around putting cyclists onto very narrow streets. Abbotshill Rd is very narrow with cars parked on it, makes it extremely hard to observe the laws around giving cyclists room.</td>
</tr>
<tr>
<td>Page</td>
<td>Item</td>
<td>Text</td>
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<tr>
<td>26</td>
<td>1</td>
<td>Please remove pedestrian mazes from rail crossings and replace with any kind of device or structure which allows safe passage of parents on bikes with children in bike trailers - these vulnerable cyclists should not be forced onto arterial roadways. Please also consider providing safe passage for the same kind of cyclists between Belair National Park and Blackwood Village. Currently, the pedestrian maze at Blackwood Railway Station is unable to be traversed by bike with trailers. Furthermore, please look at providing a low-traffic bike route from Tonsley to Blackwood. Most of this path already exists, but for a few missing links.</td>
</tr>
<tr>
<td>27</td>
<td>1</td>
<td>The Grange Rd, Abbotshill Rd, Verco Ave alignment is lacking and it is unrealistic to expect bike riders to use the existing rail pedestrian maze. Continuing the bikeway on the western side to the Verco Ave intersection would be more functional utilizing the landscaped area. Many examples of similar intersections have been achieved in the neighbouring Marion Council with great outcomes. see Raglan Ave Railway Terrace for more practical innovative solutions to encourage practical bike ways. The complexities of this intersection are exaggerated and a good practical option should be found through good design and cooperation from all landowners.</td>
</tr>
<tr>
<td>28</td>
<td>1</td>
<td>The proposed crossing of Grange rd and the railway track crossing near to that would be impossible to navigate with a cargo bike or with a trailer. I also disagree that Price Ave is effectively connected to the Lynton trail as there is no easy crossing, nor that the Lynton trail itself could be even considered part of any usable bikeway. To explain what I mean, I don’t think any parent would be comfortable letting their school-aged kids ride this part of the route between Mitcham and Belair, and I think it would be reasonable to aim to create such a path, wouldn’t it?</td>
</tr>
<tr>
<td>29</td>
<td>1</td>
<td>Anything that makes cycling safer is great. I still would love a safe track to get from Belair to Fullarton rd. I use the proposed route to the city often.</td>
</tr>
<tr>
<td>30</td>
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<td>This is great to see! The Grange rd railway intersection is quite hairy at the best of times so if lots of cyclists do use the crossing, will there be congestion on the pedestrian refuge? Many would use the opportunity to cross when the rail gates are down, but a wide option should be considered. I would also love to see better riding infrastructure all along Belair Rd to the city. You would have so many more families choosing active transport for their daily commute if this were the case... Mitcham could be the leader in encouraging safe active transport! And think of how much better that would be for the health of our community, and our planet! #ClimateEmergencyDeclared #ClimateActionNow 🌍🔥</td>
</tr>
<tr>
<td>31</td>
<td>1</td>
<td>I regularly commute from Blackwood to the city and back and use much of the existing bikeway route as well as some of the proposed new route. The pedestrian crossing on Belair Road next to the Mitcham Library is on a very long cycle and so I don’t use it to cross. I would prefer to use the crossing, but the cycle requires a very long wait, so I cross two lanes of traffic and turn right off Belair Road directly into Angas Road. If you want more people to use the crossing (which would be safer) you should check the cycle and consider making the crossing more responsive to pedestrian/cyclist input. The proposed bikeway that runs along behind the platform at Mitcham station is a good route but is currently quite rough (ok for MTB etc). I presume you will resurface this? The point where the proposed bikeway route leaves the Mitcham station and joins Price Avenue is sometimes blocked by parked cars. It would be good to ensure people can’t park cars across this point obstructing the bikeway. I presume you will take out the gate and restrict parking at this point? For me the no 1 barrier to riding all the way back to Belair is the Lynton Path which you say is part of the</td>
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</table>
bikeway but as I’m sure you are aware is not acceptable as a commuter bike route. At its steepest point the Lynton Path is 20% gradient which is too steep for me (and most people of average fitness) to contemplate riding up. If I’m feeling strong I walk up it, if not, I catch the train up the hill. If you want more people to consider cycling this route as you indicate (“LGA and DPTIs no 1 priority for upgrade and funding within the City of Mitcham due to the large number of cyclists using the route and its potential to attract additional cyclists”) then there really needs to be a sensible (i.e. rideable by people of average fitness) gradient route from the the plains to Belair.

These proposed changes are simplistic add-ons and unlikely to be used much. I would expect a number of conflicts with pedestrians around Grange Road and Mitcham Station. The Grange Road crossing will always be dangerous and confusing without considerable infrastructure.

Pedestrian Maze will deter cyclists. Price Avenue is good, but how do cyclists navigate around Springbank Road safely? I cycle this route several times a week btw. Would it be better encouraging people to use George St / Carruth Rd, with improved crossing facilities at Blythewood?

"Much of the Belair to City Bikeway has already been established..." "...the southern end of the bikeway route utilises the Lynton Trail and is therefore in place." The Lynton Trail leaves much to be desired. It is just too steep. Belair Road will continue to be the preferred route for many cyclists until there is an alternative with an equal (or lesser) gradient. The Lynton Trail does not encourage people to leave their cars at home and ride a bike to work. The cheapest solution: 1. Install 1 metre passing reminder signs and sharrows on Belair Road uptrack to remind motorists that they should expect to see cyclists and that cyclists belong there. 2. Reduce the speed limit on Belair Road to 50km/h (or 40) to increase the ability for vehicles to pass bicycles safely.

The crossing at that Grange Road spot must be upgraded to accommodate this change. I have 3 x work utes and specifically direct my workers NOT to use that intersection. Cycles crossing within 200m will be out of the site line of most drivers in the stopped position and that puts both cyclists and drivers at risk of error and accident. Maybe Jeffrey Street and Wattle or Vercoe might be better - longer distance but safer. If any cycle crossing is as mad as the pedestrian crossing near the Mitcham Shops - doing nothing is better than that confused mess.

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<td><strong>TOTAL</strong></td>
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<td><strong>13</strong></td>
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12.3 BLACKWOOD COMMUNITY HUB AND WAITE STREET RESERVE - STAGE 2 COMMUNITY CONSULTATION

Report Author/Manager: Ursula Hickey
General Manager: Kate O'Neill
(Meeting Date: 2 June 2020)
(Location: Council Wide)

Due to the complexity of this issue and community interest, a draft report has been attached for discussion prior to a final report being presented to a future meeting.

PROPOSAL

To seek endorsement of the preliminary designs for the proposed Blackwood Community Hub for the purposes of community consultation.

REASON THIS IS BEING PRESENTED TO COUNCIL

Council Resolution

Attachments:

1. Draft Report - Blackwood Community Hub and Waite Street Reserve - Stage 2 Community Consultation
   A. Attachment to Draft Report - Blackwood Community Hub Floor Plans
   B. Attachment to Draft Report - Waite Street Reserve Plan
   C. Attachment to Draft Report - Blackwood Community Hub Building Overlay
   D. Attachment to Draft Report - Community Consultation Questions
   E. Attachment to Draft Report - Communication and Engagement Plan

RECOMMENDATION – ITEM 12.3

That the report be received for information only.
BLACKWOOD COMMUNITY HUB AND WAITE STREET RESERVE - STAGE 2 COMMUNITY CONSULTATION

Report Author/Manager: Ursula Hickey
General Manager: Kate O'Neill
(Meeting Date: 9 June 2020)
(Location: Council Wide)
(Consultant Used: $48,000)

PROPOSAL

To seek endorsement of the preliminary designs for the proposed Blackwood Community Hub for the purposes of community consultation.

REASON THIS IS BEING PRESENTED TO COUNCIL

Council Resolution

RECOMMENDATION – ITEM

Option 1 (Staff Recommendation)

1. That Council endorse for community consultation the designs for the proposed Blackwood Community Hub as provided at Attachment A and B of this report, with minor amendments delegated to the Chief Executive Officer.

2. That Council notes that inorder to fast track the project, a $5million contribution is required from the State Government

3. That Council notes that a report will be brought back to Council in relation to the funding of this project.

Option 2

1. That Council endorse for community consultation the designs for the proposed Waite Street Reserve plans as provided at Attachment A and B of this report, with minor amendments delegated to the Chief Executive Officer, incorporating the following additional amendments:
   • Amendments
   • Amendments
   • Amendments

2. That Council notes that inorder to fast track the project, a $5million contribution is required from the State Government

3. That Council notes that a report will be brought back to Council in relation to the funding of this project.
BACKGROUND

A new community facility for the Mitcham Hills has been subject to much planning and community consultation over the years.

The current Blackwood Community Hub project commenced in September 2016 with Council providing direction to progress investigations into the future of Council owned land in Blackwood.

Following this, Council endorsed the development of Concept Plans in December 2016 and consequently endorsed the funding of these plans in October 2017.

The Concept Plans were available for community consultation commencing 1 August 2018, with the results of this consultation being reported to Council at its meeting on 9 October 2018.

Following the Local Government Elections in November 2018, the new incoming Council was briefed on this project and Council at its meeting on 26 March 2019, provided direction in relation to the Blackwood Community Hub and Waite Street Reserve Project and endorsed the progression to Stage 2 preliminary design:

1. That Council authorises the progression to the preliminary design Phase 2 for the Blackwood Community Hub and Waite Street Reserve project.

2. That a future report be brought back for the development of a consultation and engagement approach in relation to Blackwood Community Hub preliminary designs, including a Designated Informal Gathering be held with Elected Members to inform the development of the consultation in relation to preliminary design.

3. That Council requests that the preliminary design stage includes the development of:
   - two floor plans and two build designs for the Blackwood Community Hub (at least one of which has the library on one floor); and
   - two landscape plans for Waite Street Reserve.

4. That Council endorses the expenditure of professional fees outlined in confidential Attachment E (separate confidential attachment) to progress the preliminary design plans for the Blackwood Community Hub and Waite Street Reserve.

5. That this expenditure be reflected in Budget Review Three.

A procurement process was undertaken, and Design Inc were appointed in partnership with Aspect Studios.
A Designated Informal Gathering (Bus Tour) was held with Elected Members on Saturday 14 March 2020 to seek their input into the proposed Communications and Engagement Plan, as well as to visit new Community Facilities to hear about the recent projects and to be inspired with design and functionality ideas for the Blackwood Community Hub.

A survey of Elected Members and staff was also conducted in April 2020 to inform the design process.

At its 14 April 2020 meeting Council received the Communication and Engagement Plan for the Blackwood Community Hub and Waite Street Reserve project – Stage 2 (Attachment E).

Following which a Designated Informal Gathering was held to provide Elected Members to provide feedback on the 2 floor plan design options and 2 reserve plan options.

Feedback from this session has resulted in a new resolved floor and reserve plan, which are provided in draft at Attachment A and B of this report providing Elected Members with the opportunity to request further information to be included when these plans are brought back to Council for endorsement to proceed to community consultation at its meeting on Tuesday, 9 June 2020.

Attachments:

A. Blackwood Community Hub Floor Plans
B. Waite Street Reserve Plan
C. Blackwood Community Hub Building Overlay
D. Community Consultation Questions
E. Communication and Engagement Plan

STRATEGIC OBJECTIVES

Goal 1 - Accessible, Healthy & Connected Community

Theme 1.3 Services & Facilities: We provide convenient access to a diverse range of information, services, activities and facilities for our community.

Goal 3 - Dynamic & Prosperous Places

Theme 3.1 Placemaking: We have a spatial vision that guides the development of integrated, attractive and vibrant precincts that support diverse land uses and housing choice.

DISCUSSION

The Blackwood Community Hub project aims to provide a community facility and reserve that creates a precinct offering recreational, social, educational, and lifelong learning opportunities, as well as the activation of the economic spirit of Blackwood.
Public Libraries and Community Centres in South Australia are well loved and trusted establishments and provide vital services for the local community.

In May 2019, Public Libraries of South Australia (PLSA) engaged SGS Economics and Planning to determine the financial benefits to the community. This study found that Public libraries in South Australia generated $252 million of benefits in 2018-19. After accounting for operational costs, the net community welfare contribution is estimated at $162 million. This equates to $95 per capita per year in net community benefits. It also means that for every dollar invested in public libraries, $2.80 of benefits are generated for the South Australian community.

It is clear that the public library brand is strong and universally loved, and the services that they provide are well known and genuinely improve the lives of those individuals in the community who access them. Combine these assets with the additional services and resources that Community Centres and Council support/information services can provide, and the Blackwood Community Hub stands to be a powerful addition to the local community.

Based on the consultation undertaken to date, the draft floorplan (Attachment A) and reserve plan (Attachment B) are provided with this report.

All designs provide much more detail than those provided in Stage 1, therefore providing a greater level of understanding of the building scope.

These plans are drawn to less than 30% completion. Therefore, the results of the community consultation will highly assist with the ultimate plans - it is anticipated that following the community consultation process the plans will receive much more detail in preparation for a proposed elected member workshop on the 21st July, and a final report for decision (to proceed to construction) in September 2020.

Although comparisons are made between the Blackwood Community Hub and the Mitcham Memorial Library it is critical to the project to understand that the two buildings are offering different services and resources. The Mitcham Memorial Library is a public library with five meeting rooms attached, whilst the Hub will offer a combination of public library services, community centre facilities and services, and Council customer service. Therefore, the proposed building is larger than the Mitcham Memorial Library.

The current key cost estimates for the total project is $20.2 million, included in this is
- Second floor (as a separate component of total) $2.9 million
- Waite Street Reserve (as a separate component of total) $3.08 million

As with any infrastructure design process, there will be further opportunities to reduce the budget to fall below the $20M mark (for the total project) which we will look to incorporate in the next round of drawing updates post community consultation.
The encroachment of the building into the reserve is 325m². The length of the building on the Young Street side, beyond the existing car park, is 19.5m. Attachment C is an indication of the proposed encroachment, with an overlay image on the current reserve.

The requirement, as per the City of Mitcham Development Plan, for car parking spaces for a facility that is 2,600m² (as proposed) is 78 car park spaces. Currently, the below is identified:

Carpark adjacent Hub – 18 Spaces  
Waite St 90-degree parking – 20 spaces  
Northern Carpark – 41 spaces.  
**Total 79 Carparks.**

This does not include the car parking spaces on Young Street as the design of this area is still under consideration.

The following provides a brief overview of each plan.

**Community Hub Building (Attachment A)**

Building Form & Siting
- The building form will address immediate surrounds through careful articulation of solid and glazed elements addressing environmental factors such as; sun paths, prevailing winds and weather protection
- Upper level glazing and roof terraces will capture views to the hills and ocean with immediate views to the reserve and urban streetscape of Young Street and the broader blackwood precinct
- Opportunities to celebrate the building’s identity will be incorporated into the façade design creating a landmark for the community
- The arrangement of the ground floor plan will activate the public realm providing opportunities to interact with the building edges through landscape, gathering and meeting spaces and broader precinct events ie. market stalls and festivals
- A central foyer and gallery space will provide entry points to the buildings from both the North and South, creating a strong linkage to other activities within the precinct
- Landscaping will soften the edges of the building footprint, blurring the line between external and internal functions

Ground Floor Plan
- Community functions with key face to face interactions are clustered together on the Ground Floor within close proximity to the building entries. Key functions include; Service Counter, various sized Meeting Rooms, Maker Space and Community Kitchen with external access to a Kitchen Garden
- Supporting these functions are Community staff work areas which closely support the service counter, public inquiries and general operations of the Hub
- Large Meeting Rooms are fitted with operable walls to provide flexibility of space and have the ability to spill into a shared foyer/gallery and extend into the landscaping beyond
Key services functions are clustered together with close proximity to the carpark/loading for receipt of deliveries and after-hours book returns.

Provisions for a Toy Library Collection and Processing Area are collocated with a Library Staff Workroom to the Eastern side of the building.

A feature central staircase with opportunities to pause and relax mid-flight is at the heart of the plan, connecting the activities of the ground plane with the Library on the First Floor.

Amenities have provisions for a Family Room, Changing Places (Adult Assisted Change Room), Unisex Cubicles, Access WC and Cleaner.

A small amenities area has been located adjacent the Community Kitchen with external access from the reserve and play space.

First Floor Plan

- Main library collection and support spaces will be located on the First Floor to support a majority single floor operational workflow.
- To the top of the feature staircase, a breakout space will provide opportunity for library and community users to share a communal lounge room arrangement.
- Key support spaces of the library include: Customer Service Counter/Pods, RFID Kiosks and Holds, Digital Hub, Study Area, Print Hub and Tea Point.
- The Main Collection, Youth Collection and Children’s Library will extend across the floor, with separation considered between noisy and quiet areas.
- Opportunities to enjoy the views to the surrounding landscape will be provided to the perimeter of the floor with lounge chairs and flexible furniture arrangements adjacent full height glazing.
- Supporting these functions is a dedicated Staff workroom with storage for processing and management of stock.
- A dedicated staff kitchen / breakout with provision for amenities is collocated with these back of house functions.
- Amenities have provisions for a Family Room, Unisex Cubicles, Access WC and Cleaner.
- Access to roof terraces and gardens will be provided for users to enjoy without concerns of library security.

Second Floor Plan

- Large format multipurpose function and event spaces are located on the Second floor providing opportunities for community and commercial events.
- Multipurpose spaces are fitted with operable walls to provide flexibility of space with the ability to spill into the shared foyer and roof terrace for pre-event activities.
- Supporting these functions are: Kitchen, Bar, and Storage for furniture, audio visual equipment and community groups.
- Amenities have provisions for a Family Room, Unisex Cubicles, Access WC and Cleaner.
- Provisions of a rooftop terrace will provide opportunities for integrated landscaping, stage area with access to bar and BBQ facilities.
- The second floor has been designed to operate as a standalone facility with lift and stair access to this floor for after hours.
Waite Street Reserve (Attachment B)

- Historic stone wall at northern end of reserve will be preserved and incorporated into the reserve design
- Waite Street frontage will be enhanced by low hedge and tree planting to develop a sense of enclosure and screen parked cars
- Existing play space will be retained and expanded in the new masterplan
- Play space to include ‘nature play’ elements
- Seating, shelter and BBQ facilities will be provided in key locations
- The play space will have clearly defined areas for children of different ages
- Youth area will be moved west, away from Coles boundary enabling planting of fence lines and improved visual surveillance
- Youth area to include half-court basketball court and rock-climbing equipment
- Car parking bays along Waite Street to include street trees to enhance streetscape
- Council maintenance vehicle entry will be maintained in current location
- Removal of declared weed, Desert Ash tree species from reserve
- Coles car park to be screened with low hedge and tree planting
- Plant species to be predominantly native, with some deciduous feature trees for summer shade and access to winter sun.
- Provision of a kitchen garden zone adjacent the Community Hub for community gardening.
- Path network linkages allow access to key destinations
- Explore potential for wall art on Coles boundary wall

A complete independent arborist review of the current reserve trees will be undertaken in support of the Waite Street Reserve plan.

External Building Concept Designs (to be provided at a future meeting)

Two external building concept designs have been provided, both of which are anticipated will go to community consultation. As the external appearance of the building is critical to community acceptance, two designs are being presented for comment. These images, although essentially the same building (based on the internal floor plan), demonstrate different finishes and aesthetics.

Young Street adjacent precinct map (to be provided at a future meeting)

A map indicating the Young Street plans for connectivity to the Blackwood Community Hub building have been provided for information. This displays the proposed connections to a future walkway directly opposite the main entrance to the Hub building.

3D Artist Impressions (to be provided at a future meeting)

A set of three-dimensional artist impressions of key points of focus, showing the external views of the building within the reserve setting are provided for
additional information, to provide some contextual understanding and to assist with interpreting the drawings and the visitor experience.

**Vistas via Drone (to be provided at a future meeting)**

Additional images are included that were supplied from drone footage taken at the anticipated height of the roof top level. This allows us to appreciate the views from that height, looking both towards the hills zone and to the ocean.

**Community Consultation**

Stage 2 of the Blackwood Community Hub (Hub) and the Waite Street Reserve (Reserve) Project focusses on the production of drawings for ultimate Council endorsement to either proceed to construction or not.

In order to make this decision, a process needs to be undertaken involving consultation with the community in order to ensure the project meets community expectations.

It is anticipated that a community consultation process will be undertaken during June/July 2020.

This process is outlined within the Community Consultation and Engagement Plan as presented to Council on 14 April 2020 and is provided as **Attachment E** for reference. The consultation will also provide additional information in the form of still images from drone footage indicating the anticipated views from the proposed rooftop level, and a precinct map to indicated connections to Young Street. This information will be made available on Council’s website.

Activities to occur as part of the community consultation include a flyer drop to businesses located within the Blackwood Main Street precinct, on-hold messages to be added to Council’s phone service, with additional information and a survey link to be included on the project web page.

Invitations / conversations will also be had with key stakeholders to the project, including community groups, Community Centre Users, Library Users, potential sponsors and the local State and Federal Members.

Due to Covid-19 restrictions a planned Open Day will be replaced with an online Question and Answer session during the first week of the consultation. Additional promotions of the consultation will occur via social media and council website, as outlined in the Communications and Engagement Plan.

Proposed survey questions are provided in (**Attachment D**). In order to be able to numerically quantify the results the questions have been asked in a Yes/No manner with additional space for comments.

**Next steps.**

- 9 June 2020: Community Consultation decision report, incorporating additional imagery.
- 11 June 2020: Community consultation commences
23 June 2020: A report to Council presenting approaches to funding for the project.
8 July 2020: Community consultation closes
13 July - 20 July 2020: The results of community consultation will be collated and analyzed in order to progress plans and drawings.
21 July 2020: Designated Informal Gathering will be held with Elected Members to discuss the Community Consultation feedback and suggested Plan amendments.
August / September: Carry out Prudential Review and report to Council
September/October 2020: Discussion / Decision report to Council seeking endorsement to of the plans and approval to proceed to construction.

Funding

The construction stage of the project is not currently funded however there has been a commitment of $5 million from the Federal Government with this contract being finalized.

An application for a further $5 million commitment from the State Government, in the form of an Open Spaces and Public Places Grant was submitted, however this was recently announced as being unsuccessful.

Other considerations for funding support of this project include the potential sale of council assets including the current Blackwood Library and adjacent Nursery site, philanthropy opportunities, and approaches to State Government. This information will form the basis for a future report to Council.

As the designs progress it is important to note that items such as Design Contingency (scope for the design to develop through the next phase), Construction Contingency (scope adjustments on site) and Professional Fees (consultant team, project manager etc) are all based on a percentage of the total costs ie. if floor area is removed from the brief such as 200sqm, then all of the contingencies are adjusted proportionally.

An analysis of anticipated income to be achieved from the building has not been carried out at this stage however, as an indicator, the Campbeltown Function Centre which offers two main community areas, a commercial kitchen, bar, and external deck, foyer and amenities, budgets for an annual income of $42,500. The Campbeltown Function Centre (enclosed usable space and external deck) is 910m2 while the proposed rooftop level (including external deck) of the Blackwood Community Hub is 880m2.

The Blackwood Community Centre currently attracts approximately $32,000 in annual revenue.

The provision of plans for the proposed Community Hub and the Waite Street Reserve allows the community to provide input and feedback to expand and evolve the design process. Inevitably this will assist to ensure the final plans are the most appropriate for community needs.
Environmental / Heritage Implications

Key considerations of the designs include the use of environmentally sustainable design principles, with significant discussions focused on environmental and heritage implications.

Cost Shifting Implications / Legislative Cost Imposts

There are no cost shifting or legislative implications with this report.

Impact on Budget including Lifecycle Costing

This project is an Operational project with budget allocated.

Cost estimate for the proposed design (as a total) is currently $20.2 million.

Risk Management / WHS Assessment

A risk management assessment has taken place within the Communication and Engagement Plan for this project.

Legal / Policy Implications

Nil

Engagement

This report supports the Communication and Engagement Plan for the Blackwood Community Hub and Waite Street Reserve project, as presented to Council on the 14 April 2020.

CONCLUSION

Following an extensive community consultation process during Stage 1 of the Blackwood Community Hub and Waite Street Reserve Project, and further consultation undertaken with elected members and key staff, plans are now presented to Council. From these plans it is anticipated that Council will be able to proceed to a Stage 2 community consultation process during June/July 2020.
First Floor
Proposed Floor Plan
Second Floor
Proposed Floor Plan
Blackwood Community Hub
Landscape Concept Design

May 2020
Project No.: A20002-SK001
Revision: -
Precedents
# Blackwood Community Hub and Waite Street Reserve

## Community Consultation Questions June /July 2020

<table>
<thead>
<tr>
<th>Address:</th>
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Please select your age category:
- Under 20
- 21-40
- 41-60
- 61 above

<table>
<thead>
<tr>
<th>Have you seen the Blackwood Community Hub and Waite Street Reserve landscape plan? Y/N</th>
</tr>
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</table>

Referencing the Waite Street Reserve landscape plan do you think the encroachment of the proposed building footprint onto the reserve is reasonable? Y/N

<table>
<thead>
<tr>
<th>Do you think the proposed layout and functions of the Waite Street Reserve landscape reserve plan meet your expectations? Y/N</th>
</tr>
</thead>
</table>

If not, what is missing?

<table>
<thead>
<tr>
<th>Do you think the proposed layout and functions of the Community Hub building meet your expectations? Y/N</th>
</tr>
</thead>
</table>

If not, what is missing?

<table>
<thead>
<tr>
<th>What do you think are the key deliverables from the building?</th>
</tr>
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</table>

- Library
- Meeting rooms
- Council customer services
- Toy Library
- Gallery
- Event space
- Retail space
- Rooftop function space
- Other – please comment

<table>
<thead>
<tr>
<th>If something was to be removed from the building what would it be?</th>
</tr>
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</table>

- Maker space
- Community Kitchen
- Rooftop bar
- Gallery
- Toy Library
- Other - list

<table>
<thead>
<tr>
<th>Referencing the proposed building designs (external appearance) which do you prefer - A or B? A/B</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Does your preferred building design suit the Blackwood precinct? Y/N</th>
</tr>
</thead>
</table>
Any additional comments?
## COMMUNICATION AND ENGAGEMENT PLAN

**FOR**

Blackwood Community Hub and Waite Street Reserve Stage 2 2020

<table>
<thead>
<tr>
<th>Role</th>
<th>Status</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Officer:</strong></td>
<td>Yes</td>
<td>Signature</td>
</tr>
<tr>
<td>Approved:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
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<tr>
<td><strong>Project Manager:</strong></td>
<td>Yes</td>
<td>Ursula Hickey</td>
</tr>
<tr>
<td>Approved:</td>
<td></td>
<td>Signature</td>
</tr>
<tr>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>General Manager</strong></td>
<td>Yes</td>
<td>Kate O’Neill</td>
</tr>
<tr>
<td>Approved:</td>
<td></td>
<td>Signature</td>
</tr>
<tr>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Executive Leadership Group</strong> (Subject to General Manager Approval):</td>
<td>Yes</td>
<td>Signature</td>
</tr>
<tr>
<td>Approved:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
<td></td>
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<tr>
<td><strong>Consultation to begin:</strong></td>
<td>Date: March 2020</td>
<td></td>
</tr>
<tr>
<td><strong>Consultation to conclude on:</strong></td>
<td>Date: August 2020</td>
<td></td>
</tr>
<tr>
<td><strong>Total Days:</strong></td>
<td>6 months</td>
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File FF/
Background

This plan relates to the roll out of Stage 2 communications and engagement for the Blackwood Community Hub project (which includes the Waite Street Reserve), including internal approaches, as well as the provision of a community Open Day and consultation process. This Communication and Engagement Plan sets out the framework for communicating with and consulting with all interested parties.

Council at its meeting on 26 March 2019, provided direction in relation to the Blackwood Community Hub and Waite Street Reserve projects and endorsed the progression to preliminary design:

1. That Council authorises the progression to the preliminary design Phase 2 for the Blackwood Community Hub and Waite Street Reserve project.

2. That a future report be brought back for the development of a consultation and engagement approach in relation to Blackwood Community Hub preliminary designs, including a Designated Informal Gathering be held with Elected Members to inform the development of the consultation in relation to preliminary design.

3. That Council requests that the preliminary design stage includes the development of:
   - two floor plans and two build designs for the Blackwood Community Hub (at least one of which has the library on one floor); and
   - two landscape plans for Waite Street Reserve.

4. That Council endorses the expenditure of professional fees outlined in confidential Attachment E (separate confidential attachment) to progress the preliminary design plans for the Blackwood Community Hub and Waite Street Reserve.

5. That this expenditure be reflected in Budget Review Three.

Decision Makers

Decisions will be initially considered by the Project Control Group with further discussion to take place with the Executive Leadership Group. Depending on the decision to be made, final decisions will be brought to Council.

1. Council – endorsement of concept plans for community engagement, and final plans.
2. All other decisions are to be made at a line management level within delegated authority.

Project Objectives

To develop preliminary design plans for the Blackwood Community Hub and the Waite Street Reserve with a decision being made by Council to proceed (or not) to Stage 2 in September 2020. This plan will outline a clear process/framework for Stage 2 with regards to consultation and engagement with relevant stakeholders, both internal and external. This will ensure clarity for decision making purposes and provide opportunities for feedback and participation.
### Project Concerns

Key concerns or risks include:

<table>
<thead>
<tr>
<th>Risk</th>
<th>Mitigation Strategy</th>
<th>Initial Risk Assessment</th>
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<tbody>
<tr>
<td>Project scope subject to change</td>
<td>• Detailed planning at brief development phase and ongoing consultation through Schematic Design Phase to test the project scope</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td>• Planning and other relevant advice sought during detailed design</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Stakeholder acceptance of project brief and concept as meeting requirements</td>
<td></td>
</tr>
<tr>
<td>Project costs do not align with budget allocation</td>
<td>• Project concept designed and tested to align with allocated budget</td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td>• Regular review and monitoring of project costs throughout project lifecycle to ensure that project costs align with budget</td>
<td></td>
</tr>
<tr>
<td>A negative tender price outcome for when market tested</td>
<td>• Monitoring of market to determine most optimum time for tender period</td>
<td>Low</td>
</tr>
<tr>
<td>Cost Estimate to detailed design does not align with budget allocation</td>
<td>• To be delivered to budget.</td>
<td>Low</td>
</tr>
<tr>
<td>Program slippage</td>
<td>• Planning of Project program based on similar scale projects</td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td>• Program Management is an integral part of the consultant team regular review progress against the program at all stages of the project</td>
<td></td>
</tr>
<tr>
<td>Negative feedback received re: Stage 1 playground to date.</td>
<td>• Ensure that feedback has been considered.</td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td>• Clarity of information related to playground design to be provided.</td>
<td></td>
</tr>
</tbody>
</table>
NOTE: Due to Covid-19 restrictions and the unknown outcomes, consequences, and future decisions made in relation to the pandemic by both State and Federal Governments of Australia, this Communication and Engagement Plan is open to change. Therefore, online varietals of communications will be assumed as part of the delivery, and it is anticipated that the community, stakeholders, and council will continue to receive opportunities for feedback.

Strategic Objectives

Goal 1 Accessible & Connected Community

Objective 1.6 Our community is actively encouraged and supported to have a voice and to participate in a meaningful way in shaping our City.

Goal 4 Vibrant & Rich Culture

Objective 4.4 We have neighbourhoods that are well designed, sustainable, liveable and complement their local character.

Spokesperson/s

The Communication Plan presupposes that in accordance with Council’s Communication Policy the Mayor Heather Holmes Ross and Mr Matt Pears, Chief Executive Officer, are the only authorised spokespersons for external communications.

The Project Manager is the spokesperson for internal communication.

Legislative Requirements

Public Consultation Policy Requirements

The Public Consultation Policy ensures the City of Mitcham effectively consults with its community in an open and accountable way while fulfilling the legislative requirements as set out in the Local Government Act 1999.

The policy requirements for the Communication and Engagement Plan, for the community consultation aspects, for the Blackwood Community Hub include a minimum of:

- 28 days of consultation commencing the day following the appearance of the advert;
- Notification of the community consultation displayed at the Civic Centre, Mitcham and Blackwood Libraries and on the website (dependent on Covid-19 restrictions);
- All relevant information to be made available for inspection at the Civic Centre, Mitcham and Blackwood Library and on the website;
- Direct engagement which include the following communication tasks: Open Day, online survey.

Timelines

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Completion Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Kickoff</td>
<td>12 November 2019</td>
</tr>
<tr>
<td>- Tender documents complete</td>
<td>16 November 2019</td>
</tr>
<tr>
<td>Event Description</td>
<td>Date</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Approach to market begins</td>
<td>19 November 2019</td>
</tr>
<tr>
<td>Tender evaluation complete – contractor engaged</td>
<td>28 January 2020</td>
</tr>
<tr>
<td>Contractor engagement</td>
<td>4 February 2020</td>
</tr>
<tr>
<td>Elected Member bus tour</td>
<td>14 March 2020</td>
</tr>
<tr>
<td>Community engagement plan and timelines developed</td>
<td>March 2020</td>
</tr>
<tr>
<td>Elected Member Consultation #1 – Concept Plan (Stage 1) refresh and updated input (online due to Covid-19 restrictions)</td>
<td>7 April 2020</td>
</tr>
<tr>
<td>Council Report (Decision) – Community consultation approach.</td>
<td>14 April 2020</td>
</tr>
<tr>
<td>Staff consultation (online with architects due to Covid-19 restrictions)</td>
<td>15 April 2020</td>
</tr>
<tr>
<td>First design drafts developed</td>
<td>Late April 2020</td>
</tr>
<tr>
<td>Elected Member Consultation/Workshop #2 – first drafts approved for consultation (2 x plans for each)</td>
<td>5 May 2020</td>
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<tr>
<td>Council report – (Discussion) – plans for consultation.</td>
<td>12 May 2020</td>
</tr>
<tr>
<td>Council report – (Decision) – plans for consultation</td>
<td>26 May 2020</td>
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<tr>
<td>Community consultation begins</td>
<td>4 June 2020</td>
</tr>
<tr>
<td>- Community consultation complete</td>
<td>1 July 2020</td>
</tr>
<tr>
<td>Elected Member Workshop #3 (proposed) – consultation outcomes and final designs</td>
<td>21 July 2020</td>
</tr>
<tr>
<td>Council report (Discussion) – final concept and decision to proceed to Stage 3.</td>
<td>25 August 2020</td>
</tr>
<tr>
<td>Council report (Decision) – final concept and decision to proceed to Stage 3.</td>
<td>8 September 2020</td>
</tr>
<tr>
<td>- Begin Stage 3 - Communications and promotion</td>
<td>23 September 2020</td>
</tr>
</tbody>
</table>

**Geographic Boundaries**

Public notification – all of Council.

**Audiences/Stakeholders**

All stakeholder contact relating to the project will be collected, documented and stored in the project database managed and controlled by City of Mitcham.

*Blackwood Community Hub – General*

*COUNCIL LAND, BUILDINGS & SPORTS FACILITIES – PROJECT MANAGEMENT*

This includes incoming and outgoing correspondence, responses and any corresponding actions taken.

**Primary Audience**

- City of Mitcham residents, ratepayers and businesses
- Blackwood Business District – refer map
- Elected Members
- Library and Community Centre users
- Reserve Users
- Resident and Community Associations

**Secondary Audience**
Local schools
Specific resident groups ie living with a disability, young people, carers, seniors
Volunteers
Media
Local MPs
Emergency Service Agencies/SA Metropolitan Fire Service/Country Fire Service
Government Departments (DPTI, Libraries Board of SA)
Potential sponsors
Local artists
Sustainable Communities Group

Internal Audience
Executive Leadership Group
Project Control Group
Key departmental contacts
Library staff
Community Development staff
Administration
Collaboration Group

Disability Engagement

As part of a broader consultation around inclusion it would be appropriate to include the:

Tri-Council Inclusion Reference Group
(Commencing March 2020 - Cities of Marion, Holdfast Bay, Mitcham)

At present, while TOR and EOI are being finalised this is coordinated by Andrea Gray, Community Engagement Facilitator, National Disability Insurance Scheme LAC Partner (M) 0436 687 596 (E) andrea.gray@ndis.gov.au. Katrina Head (Jordana Wilks proxy) is Council’s representative.

Overarching Objectives

To achieve the best possible outcomes for residents of the City of Mitcham the communication and engagement plan will seek to ensure:

- All stakeholders are informed and feel valued and respected;
- Ensure all stakeholders can participate in engagement activities;
- Provide consistent information to stakeholders on how they can participate in the project and how their input will be used in decision-making.
- Provide stakeholders with an opportunity to ask questions and to identify areas of concern with respect to the project;
- Presentation of the Council as open, accountable, transparent and proactive;
- Stakeholder feedback is managed in a timely and respectful way;
- As far as possible provide a preemptive approach to queries and complaints;
- All legal and policy requirements regarding communications and consultation are appropriately addressed.

Communication Tasks

This section is in reference to the Community Consultation process only.
Community Consultation to commence on: 3 June 2020
To achieve the overarching objectives as per above, the following (non-exhaustive) list of communication tasks will be addressed to:

- Educate and communicate with a consistent message;
- Provide comprehensive and up to date information;
- Ensure all stakeholders are informed;
- Provide opportunities for all stakeholders to be given an opportunity to submit questions and to receive prompt advice;
- Ensure all stakeholders are aware of the process;
- Address any misconceptions as and when they arise;
- Provide council staff to receive and answer questions throughout the consultation process

To ensure the smooth process of this project the following communication tools will be used to deliver key messages to stakeholders. All project team members should be aware of the key messages for the project to ensure consistency of information.

**External Communication**

- Flyer drops/distribution
  
  A flyer will be delivered to business premises within the Blackwood Business area inviting them to provide written feedback on the Blackwood Community Hub project. (Refer map) Flyer distribution will occur to residents generally (if required).

- Mitcham Community News
  
  Council’s bi-monthly newspaper can include information inviting the community to provide written feedback on the Blackwood Community Hub – full articles will be dependent on deadlines.

- Street Banner
  
  2 x street banners will be placed near the Blackwood Roundabout and in front of the current Blackwood Library, promoting Community Consultation.

- Mitcham Community News Column
  
  Investigations to occur on options available as a result of publication no longer occurring

- Display
  
  Notification of the community consultation on the Blackwood Community Hub as well as all relevant information will be displayed at the City of Mitcham Civic Centre, Blackwood Library and Mitcham Library (subject to Covid-19 restrictions).
Website

Information relating to the Blackwood Community Hub and how to provide written comments will be provided on the website together with all relevant information.

Information to be included on the website will include:

- How to provide written comments (note all comments must include names and addresses as per the Policy to be a valid submission)
- Preliminary plans for comment
- Regular project updates as deemed relevant

On Hold Message

Council’s on hold message (a message played while on hold during a telephone call to the City of Mitcham) will invite the community to provide written feedback on the Blackwood Community Hub.

Information to the Media

Information will be provided to the media inviting the community to provide written feedback on the Blackwood Community Hub.

Email Notification

Residents who have registered for e-news will receive an email notification inviting them to provide written feedback on the Blackwood Community Hub.

Also, a separate email address for the project will be created with a subscribe service for updates.

Twitter

A brief message inviting the community to provide written feedback on the Blackwood Community Hub will be posted on Council’s Twitter site directing users to the website for further information.

Facebook

A message inviting the community to provide written feedback on the Blackwood Community Hub will be posted on Council’s Facebook site directing users to the website for further information.

My Local Services App – Spotlight

A message inviting the community to provide written feedback on the Blackwood Community Hub will be posted on Council’s My Local Services App.

Disability Engagement Register
Provide information to the disability engagement register asking for it to be distributed within the City of Mitcham boundary.

**Internal Communication**

- **Briefing**
  
  When providing the external engagement phase Customer Services will be advised and provided with information about the community consultation on the Blackwood Community Hub.

- **Elected Member updates**
  
  Information about the progress of Stage 2 consultation and engagement on the Blackwood Community Hub will be provided to the Elected Members via email updates.

- **Staff updates**
  
  Regular update emails to be provided to all staff, detailing progress.

**Community Consultation – Public Consultation Requirements**

- **Report**
  
  A report will be prepared for the consideration of Council on the outcomes of the Community Consultation aspect of Stage 2 of the Blackwood Community Hub including all submissions received from the community. Please note all submissions received should be accompanied by the name and residential address of the person making the submission. An accompanying workshop will be provided to elected members to present the consultation outcomes.

- **Website**
  
  Information relating to the decision of Council about the Blackwood Community Hub will be included on the website.

- **Mitcham Community News**
  
  Information relating to the decision of Council about the Blackwood Community Hub must be provided in the Mitcham Community News.
### Tasks and Responsibilities

<table>
<thead>
<tr>
<th>Tasks</th>
<th>Stakeholder Group</th>
<th>Responsibility</th>
<th>Date Start</th>
<th>Date End</th>
<th>Information Required By</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement</td>
<td>All Stakeholders and wider Mitcham Residents</td>
<td>Project Manager/ Business Partner Marketing and Communications</td>
<td>Messenger: published 27 May</td>
<td>Mid-June 2020</td>
<td>Friday 22 May</td>
</tr>
</tbody>
</table>
| Flyer                        | • Business premises within the Blackwood Business District area  
• Local MPs  
• Available at Mitcham and Blackwood Public Libraries, and Blackwood Community Centre, and Mitcham Civic Centre. | Project Manager                                                                | Late 2020                                                              | 3 July 2020       | Early May 2020                   |
| Mitcham Community News       | Media, Residents, Ratepayers, Businesses and Stakeholders.                          | Project Manager/ Business Partner Marketing and Communications                | June issue MCN                                                           | Distributed 9/10 June | 1 May (deadline 8 May)           |
| Mitcham Community News Column| Media, Residents, Ratepayers, Businesses and Stakeholders.                          | Project Manager/ Business Partner Marketing and Communications                | Weds 6 May (deadline Tues 28 April)                                      | Weds 10 June (deadline Tues 2 June) | Thurs 28 May                    |
| Displays                     | Residents, Ratepayers, Local Businesses, Staff and Elected Members                  | Project Manager                                                                | 3 June 2020                                                              | 3 July 2020       | Mid May 2020                     |
| Website                              | All Stakeholders, Residents, Ratepayers and Businesses | Project Manager/ Business Partner  
Marketing and Communications | April 2020 | Duration of project | Mid-April 2020 |
|-------------------------------------|--------------------------------------------------------|-----------------------------------|--------------|------------------|-----------------|
| On Hold Messages                    | Residents, Ratepayers and Businesses                   | Project Manager/ Business Partner  
Marketing and Communications | 3 June 2020 | 3 July 2020 | Mid-May 2020 |
| Information to the Media            | Media, Residents, Ratepayers, Businesses and Stakeholders. | Project Manager/ Business Partner  
Marketing and Communications | As required | As required | As required |
| Email Notifications                 | Registered Enews subscribers                           | Project Manager/ Business Partner  
Marketing and Communications | Monday 1 June    | Weds 1 July | Mid-late May |
| Twitter                             | Twitter Followers                                     | Project Manager/ Business Partner  
Marketing and Communications | Key milestones | Key milestones | Key milestones |
| Facebook                            | Registered Facebook subscribers                        | Project Manager/ Business Partner  
Marketing and Communications | Key milestones | Key milestones | Key milestones |
<table>
<thead>
<tr>
<th>My Local Services App - Spotlight</th>
<th>Registered My Local Services users</th>
<th>Project Manager/ Business Partner/ Marketing and Communications</th>
<th>Monday 1 June</th>
<th>Monday 1 July</th>
<th>Thurs 28 May</th>
</tr>
</thead>
<tbody>
<tr>
<td>Briefing</td>
<td>Customer Service Centre</td>
<td>Project Manager</td>
<td>Mid May 2020</td>
<td>3 July 2020</td>
<td>Mid May 2020</td>
</tr>
<tr>
<td>Intranet</td>
<td>Staff</td>
<td>Project Manager/ Business Partner/ Marketing and Communications</td>
<td>Regular updates – as needed</td>
<td>Regular updates – as needed</td>
<td>As needed</td>
</tr>
<tr>
<td>Elected Member Memo</td>
<td>Elected Members</td>
<td>Project Manager</td>
<td>Bi-monthly</td>
<td>Bi-monthly</td>
<td>Bi-monthly</td>
</tr>
<tr>
<td>Disability Register</td>
<td>Residents with lived experience of disability, their carers and relevant service providers/organisations</td>
<td>Project Manager</td>
<td>1 June 2020</td>
<td>3 July 2020</td>
<td>Mid May 2020</td>
</tr>
<tr>
<td>Completion of Community Consultation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Report</td>
<td>Elected Members - Designated Informal gathering</td>
<td>Project Manager</td>
<td>21 July 2020</td>
<td>21 July 2020</td>
<td>July 2020</td>
</tr>
<tr>
<td>Website</td>
<td>All Stakeholders and wider Mitcham Residents</td>
<td>Project Manager/ Business Partner/ Marketing and Communications</td>
<td>Late July 2020</td>
<td>Late July 2020</td>
<td>Late July 2020</td>
</tr>
<tr>
<td>Mitcham Community News</td>
<td>All Stakeholders and wider Mitcham Residents</td>
<td>Project Manager/ Business Partner/ Marketing and Communications</td>
<td>August 2020</td>
<td>August 2020 – distributed 11 August</td>
<td>Deadline 10 July (will need info 1 July)</td>
</tr>
</tbody>
</table>
### Communication and Engagement Schedule

| 28 Days | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 |
|----------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Date     |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Advertisement | 3/6 |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Flyer    |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Mitcham Community News |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Mitcham Community News Column Display |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Website  |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| On Hold Message |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Information to the Media |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Email Notification |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Twitter  |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Facebook |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| My Local Briefing |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Intranet |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Elected Members |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Disability Engagement Register |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |

### Following Community Consultation

<table>
<thead>
<tr>
<th>Report/workshop</th>
<th>21/7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Website</td>
<td>August 2020</td>
</tr>
<tr>
<td>Mitcham Community News</td>
<td>Closest edition after:</td>
</tr>
</tbody>
</table>
13. INFORMATION ONLY REPORTS

13.1 MONTHLY FINANCIAL REPORT APRIL 2020
Report Author/Manager: Leta Northcott & Luke Harris
General Manager: Wade Reynolds
(Meeting Date: 2 June 2020)
(Location: Council Wide)
(Consultant Used: $Nil)

PROPOSAL
To inform Council on the organisation’s financial performance to the end of April 2020.

REASON THIS IS BEING PRESENTED TO COUNCIL
Staff have delegation but have elected not to use it for the following reason:
To be transparent to Council and the wider community.

BACKGROUND
Council has responsibility under the Local Government Financial Management regulations 2011 and S123 (13) of the Local Government Act 1999 to consider financial reports on the Council's financial performance and budget position.

Council receives a range of financial performance reports throughout the year in the form of budget reviews (at least three per year) and this monthly report, which provides Council with a more regular update on the budgeted year-end forecast position.

Attachments:
A. Monthly Financial Report - April 2020

STRATEGIC OBJECTIVES

Goal 4 - Excellence in Leadership

Theme 4.1 Good Governance: We are transparent and accountable, make informed decisions, demonstrate integrity and empower our community to have a voice and participate in a meaningful way.

Goal 4 - Excellence in Leadership

Theme 4.2 Organisational Improvement: We are efficient and effective with a culture of positive change and innovation to deliver sustainable outcomes and value-for-money services that meet community needs.
DISCUSSION

On 9 July 2019 Council adopted the 2019/20 Annual Business Plan and Budget, which included an underlying operating surplus of $1.017 million ($1.19 million headline) and a capital expenditure budget of $26.7 million.

A revised budget was adopted by Council on 8 October 2019 following the first review of budget priorities. This resulted in a decrease in the underlying operating surplus of $38,000. This was due to additional ongoing operating expenditure to maintain and operate three new public toilets (Mortlock Park, Avenue Road and CC Hood), taking the underlying operating surplus to $979,000.

The headline surplus decreased by $607,000 to $583,000. This was primarily as a result of the change in accounting standards for reporting of Centennial Park Cemetery Authority’s interment revenue.

The capital expenditure budget increased by $5.9 million to $32.6 million primarily as a result of re-budgets for works not completed last financial year.

Budget Review Two was adopted by Council on 25 February 2020. This resulted in a revised underlying surplus position of $795,000 (excluding subsidiaries), a decrease of $184,000. The majority of this increase was as a result of the kerbside recycling cost increase as per advice from East Waste, the E-Planning Council yearly contribution, Bellevue Heights Tennis Court renewal operating expenditure increase (Council decision), bushfire hazards on private properties (Council decision) and Arbor Day expenditure (Council decision).

The headline operating surplus was also updated to be $986,000, an increase of $403,000. The main contributing item to this change (including the items mentioned above), was the one-off reimbursement received from SA Power Networks.

The capital expenditure budget decreased by $350,000 as a result of $157,000 of carry forwards from 2018/19 to 2019/20, $362,000 of projects identified to be moved to the 2020/21 year and $146,000 of additional expenditure required during 2019/20 as a result of scope updates and other adjustments, including grant funding requirements.

On 28 April 2020 Budget Review Three was adopted by Council. The underlying surplus was increased to $927,000 (excluding subsidiaries) as a result of a reduction in expected depreciation and fringe benefits tax expense.

The headline operating surplus also was increased to $1,886,000. This was due to one-off items including Centennial Park Cemetery Authority budget update, grant funding, investment interest increase and a reduction in reduced tonnage from domestic waste.

Capital expenditure was also increased which was as a result of bringing projects forward to be completed in 2019/20 instead of 2020/21 to be $36.4 million.
There will be an additional budget review presented to Council on 23 June 2020 with the primary focus on the effect of COVID-19 and identifying further capital projects that will need to be re-budgeted into 2020/21.

Administration is yet to finalise the year end forecast as a result of the COVID-19 Pandemic and as such have provided year to date variance results in this month’s report instead of the usual forecast estimates.

**Operating Budget**

Year to date operating income to 30 April is $63 million (including rates raised but not yet collected), with a year to date favorable variance of $196,000.

Year to date operating expenditure to 30 April is $49.8 million, with a year to date favorable variance of $325,000.

The combined effect is a year to date favorable operating surplus variance of $521,000.

**Operating Projects**

Year to date operating project expenditure to 30 April is $74,000, with the annual budget being $395,000.

Current forecast for the operating projects is that a total of $188,000 will be spent by the end of June.

Update on the projects are as follows:

*Community BBQ Event Competition ($10,000)*

The draw for the Community BBQ Event Competition was held on 3 March with 13 winners drawn randomly by Elected Members, each to receive a $500 prize consisting of a $250 voucher to a local hardware store and a $250 voucher to a local supermarket, butcher, greengrocer. A total of $6,500 was spent on purchasing the prize vouchers. The vouchers will be purchased in May once the recipients confirm where they would like their vouchers from.

In addition, a total of $2,701 was spent on marketing and promotions, which includes $1,638 for graphic design, social media collateral, $990 on street banners and $73.29 on printing.

A total of $798.71 remains unspent from the original $10,000 budget for this project.

As a result of COVID-19, the actual Neighbourhood BBQ events that were planned to be held in March have been postponed until at least September (pending the latest advice regarding COVID-19).

*Rating Review ($10,000)*

Draft rating review discussion paper expected to be finalised by the end of June.
Draft Building AMP ($10,000)
Draft Building AMP is nearing completion, $7,000 spent to date. Report to be finalised and brought to Council for consideration by end of June.

Property Acquisition ($40,000)
Property acquisition process successfully completed. The project now continues working to secure tenancies.

Health Plan ($5,000)
The Living Well Plan was endorsed by Council on 17 December 2019 and was submitted to SA Health on 18 December 2019 and is now completed.

Resilient South Planning Review ($15,000)
$6,000 of the $15,000 has been committed in 2019/20 on the Resilient South Planning Review. The funding will support a project this financial year in collaboration with Resilient South Councils and Flinders University.

Environmental Strategy ($30,000)
With the recent adoption of the Mitcham 2030 Strategic Management Plan (SMP) the corporate strategic framework for the Environmental Strategy has now been set. Attention will now be turned toward the development of an Environmental Strategy and/or Action Plan with clear deliverables aligned to the SMP over the next period.

Domestic Waste Collection Review ($30,000)
The $30,000 budget funds for this project are no longer required given the in-house review undertaken and decisions outlined below.

Over the early months of 2020 Council staff undertook an internal intermediate review of the Domestic Waste Collection service as due diligence in the lead up to replacement of Council's Waste Collection fleet in 2020/21. Following this, summary information was presented to Council 14 April 2020 as part of Agenda Item 9.3 (City of Mitcham Economy Stimulus Works Package). On considering this information, Council supported immediately commencing the replacements of Council’s waste trucks in 2019/20, effectively bringing this forward from 2020/21 to contribute to economic stimulus.

History Service Database Activation ($0)
This project has been removed as an operating project and replaced with capital spend on a History Database.

Asset Management Plans – Infrastructure (Technical) ($80,000)
Anticipated to spend $45,000 on this project in 2019/20.

Asset Management Plan work is ongoing, to date this project has been progressed in-house through work undertaken by Council staff as indicated during the ‘Asset Management and Planning’ presentation at the Designated Informal Gathering on 18 February 2020. It is anticipated that the operating project report will be required late in the financial year to support the development and production asset management documentation associated with plans and consultation stage. Work is continuing to be progressed and it is estimated that $45,000 of the project funds will be required in 2019/20,
predominately due to an increase in works undertaken inhouse to date compared to originally planned.

**Representation Review 2021 ($0)**

Funds were removed as part of Budget Review Two and are to be spent as a whole project in 2020/21.

**Blackwood Community Hub / Waite Street Reserve ($115,000)**

Stage 2 of the project is now well underway with DesignInc appointed as the architectural leads. A timeline and Communication and Engagement Plan have been endorsed, and first draft plans have been consulted on with Elected Members in preparation for community consultation. It is anticipated that $78,000 will be spent in 2019/20 and the remaining $37,000 in the first quarter of 2020/21 budget year.

**Strategic Review and Consolidation of Community Land Management ($50,000)**

Karinya Reserve and Mortlock Park are being prioritised for reviewing their Community Land Management Plans (CLMPs), and establishing the model/framework which will then be used to review all CLMPs. Expenditure for Karinya and Mortlock Park is expected to be $12,000.

**Capital Budget**

$15.4 million (42%) of the $36.4 million capital expenditure budget has been incurred up to 30 April 2020.

The percentage of capital budget spend at this stage of the year is lower to what normally would be expected as a result the additional capital stimulus brought forward from future years outlined in Budget Review Three. If the additional capital was excluded from the budget, it would mean that 49% of the capital budget has been incurred.

Within a twelve-month delivery window, the first half of the year is typically spend undertaking activities such as planning, design, consultation, procurement of construction works and getting on-site works underway. Consequently, a significant portion of construction, and therefore spend occurs in the second half of the financial year.

As with any construction program, particularly of the scale and diversity of councils, there are several delivery risks associated with the implementation of each project on the capital works program, these delivery risks typically relate to consultation, contractor and resource availability and weather conditions.

A status review of each project across the capital works program has recently been undertaken and it is estimated that in the order of 15% of the 2019/20 capital program may be impacted by delivery risk (consultation, contractor and resource availability and weather conditions) towards the end of the current financial year.

The approach taken with the various projects identified as having a degree of risk to their delivery is to continue to progress to ensure Council is able to
deliver the projects at the earliest opportunity, preferable within the current financial year. The alternative could be to re-budget these projects with identified delivery risk however this would prevent any chance of achieving delivery in the current financial year and delay the project well into 2020/21. For these reasons, Administration’s approach is to continue to drive project delivery with every intent to achieve successful delivery within the current financial year noting, however, that a number of projects being progressed are likely to be delayed due to the various delivery risks. Any impacted projects would then still be in a position to be delivered as early as achievable.

Given this, it is difficult to accurately predict an outcome figure for 30 June 2020 at this stage of the program.

Further detail in relation to this Monthly Financial Report can be found in Attachment A.

Community Implications
Nil.

Environmental / Heritage Implications
Nil.

Cost Shifting Implications / Legislative Cost Imposts
Nil.

Impact on Budget including Lifecycle Costing
Nil.

Risk Management / WHS Assessment
Nil.

Legal / Policy Implications
Nil.

Engagement
Nil.

CONCLUSION
Council currently has a year to date favorable operating surplus variance of $521,000 and $15.4 million (42%) of the $36 million capital expenditure budget has been incurred up to 30 April 2020.

RECOMMENDATION – ITEM 13.1
That the report be received for information only.
CITY OF MITCHAM

MONTHLY FINANCIAL REPORT - OPERATING SURPLUS / (DEFICIT) 30 APRIL 2020

<table>
<thead>
<tr>
<th></th>
<th>Year to date Actuals Apr-20 $'000</th>
<th>Year to date Budget Apr-20 $'000</th>
<th>Year to date Variance Apr-20 $'000</th>
<th>Approved Annual Budget $'000</th>
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<tr>
<td><strong>Income</strong></td>
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</tr>
<tr>
<td>Rates</td>
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<td>56,483</td>
<td>(56)</td>
<td>56,547</td>
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<tr>
<td>Statutory charges</td>
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<td>(20)</td>
<td>1,933</td>
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<tr>
<td>User charges</td>
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<td>465</td>
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<td>Grants, subsidies and contributions</td>
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<td>3,025</td>
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<td>4,698</td>
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<td>Investment income</td>
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<td>128</td>
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<td>Reimbursements</td>
<td>89</td>
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<td>Other income</td>
<td>1,038</td>
<td>943</td>
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<td>1,141</td>
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<tr>
<td>Net gain - joint ventures &amp; associates</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td><strong>Total Income</strong></td>
<td>62,994</td>
<td>62,798</td>
<td>(196)</td>
<td>65,098</td>
</tr>
</tbody>
</table>

| **Expenses**             |                                  |                                  |                                    |                               |
| Employee Costs           | 19,749                           | 19,780                           | 31                                 | 24,547                        |
| Materials, contracts & other expenses | 17,291                         | 17,574                           | 284                                | 23,119                        |
| Depreciation, amortisation & impairment | 12,318                       | 12,317                           | (1)                                | 14,781                        |
| Finance costs            | 463                              | 474                              | 11                                 | 627                           |
| Net loss - joint ventures & associates | -                              | -                                | -                                  | 138                           |
| **Total Expenses**       | 49,821                           | 50,146                           | 325                                | 63,212                        |

**Operating Surplus / (Deficit)**

|                                  | 13,173                           | 12,652                           | (521)                              | 1,885                         |
# Monthly Financial Report - Operating Surplus / (Deficit) 30 April 2020

## Operating Projects (Net)

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Year to date Actuals</th>
<th>Full Year Budget</th>
<th>Project Status Status Apr-20</th>
<th>Forecast</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community BBQ Event Competition</td>
<td>3</td>
<td>10</td>
<td>29%</td>
<td>9</td>
</tr>
<tr>
<td>Rating Review</td>
<td>10</td>
<td>10</td>
<td>100%</td>
<td>10</td>
</tr>
<tr>
<td>Draft Building AMP finalise for adoption</td>
<td>11</td>
<td>10</td>
<td>107%</td>
<td>10</td>
</tr>
<tr>
<td>Property Acquisition</td>
<td>45</td>
<td>40</td>
<td>113%</td>
<td>40</td>
</tr>
<tr>
<td>Health Plan</td>
<td>5</td>
<td>5</td>
<td>101%</td>
<td>5</td>
</tr>
<tr>
<td>Resilient South Planning Review</td>
<td>-</td>
<td>15</td>
<td>-</td>
<td>9</td>
</tr>
<tr>
<td>Environmental Strategy</td>
<td>-</td>
<td>30</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Domestic Waste Collection Review</td>
<td>-</td>
<td>30</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Asset Management Plans - Infrastructure</td>
<td>-</td>
<td>80</td>
<td>-</td>
<td>45</td>
</tr>
<tr>
<td>Blackwood Community Hub/Walfe St Res</td>
<td>0</td>
<td>115</td>
<td>0%</td>
<td>48</td>
</tr>
<tr>
<td>Strategic Review &amp; Consolidation of Comm</td>
<td>-</td>
<td>50</td>
<td>-</td>
<td>12</td>
</tr>
<tr>
<td>Total Operating Projects (Net)</td>
<td></td>
<td></td>
<td></td>
<td>74</td>
</tr>
</tbody>
</table>

## Capital Program (Expenditure)

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Year to date Actuals</th>
<th>Full Year Budget</th>
<th>Project Status Apr-20</th>
<th>Forecast</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW / UPGRADE</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>[P] Land Acquisition - New Capital</td>
<td>2,179</td>
<td>2,596</td>
<td>84%</td>
<td></td>
</tr>
<tr>
<td>[P] Parks &amp; Gardens (Open Space) New Construction</td>
<td>371</td>
<td>362</td>
<td>97%</td>
<td></td>
</tr>
<tr>
<td>[P] Community Buildings New Construction</td>
<td>404</td>
<td>670</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>[P] Playground - New &amp; Upgrade</td>
<td>857</td>
<td>650</td>
<td>86%</td>
<td></td>
</tr>
<tr>
<td>[P] Sport &amp; Rec Buildings - New Construction</td>
<td>1,549</td>
<td>1,805</td>
<td>91%</td>
<td></td>
</tr>
<tr>
<td>[P] Sporting Facility New</td>
<td>19</td>
<td>400</td>
<td>5%</td>
<td></td>
</tr>
<tr>
<td>[P] Trail Network - New Capital</td>
<td>4</td>
<td>53</td>
<td>8%</td>
<td></td>
</tr>
<tr>
<td>[P] IT - New Capital</td>
<td>302</td>
<td>540</td>
<td>56%</td>
<td></td>
</tr>
<tr>
<td>[P] Footpath New Construction</td>
<td>209</td>
<td>770</td>
<td>27%</td>
<td></td>
</tr>
<tr>
<td>[P] New - Roads</td>
<td>16</td>
<td>41</td>
<td>38%</td>
<td></td>
</tr>
<tr>
<td>[P] Car Park Rehabilitation</td>
<td>141</td>
<td>139</td>
<td>102%</td>
<td></td>
</tr>
<tr>
<td>[P] Bridges New Construction</td>
<td>-</td>
<td>664</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>[P] Brownhill &amp; Keswick Creeks New Construction</td>
<td>386</td>
<td>755</td>
<td>51%</td>
<td></td>
</tr>
<tr>
<td>[P] Traffic Control Device New Construction</td>
<td>107</td>
<td>291</td>
<td>37%</td>
<td></td>
</tr>
<tr>
<td>[P] Drainage New</td>
<td>299</td>
<td>555</td>
<td>54%</td>
<td></td>
</tr>
<tr>
<td>[P] Civic Buildings New</td>
<td>-</td>
<td>24</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>[P] Library Buildings New</td>
<td>-</td>
<td>14</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td><strong>Total New / Upgrade</strong></td>
<td><strong>6,644</strong></td>
<td><strong>10,350</strong></td>
<td><strong>64%</strong></td>
<td></td>
</tr>
</tbody>
</table>
# Monthly Financial Report - Operating Surplus / (Deficit) 30 April 2020

<table>
<thead>
<tr>
<th>Renewal</th>
<th>Year to date</th>
<th>Full Year</th>
<th>Project Expenditure</th>
<th>Forecast</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Actuals</td>
<td>Budget</td>
<td>Status</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Apr-20</td>
<td>Apr-20</td>
<td>Apr-20</td>
<td>$'000</td>
</tr>
<tr>
<td>Library Capital Projects</td>
<td>70</td>
<td>88</td>
<td>79%</td>
<td></td>
</tr>
<tr>
<td>Parks &amp; Gardens (Open Space) Renewals</td>
<td>64</td>
<td>189</td>
<td>34%</td>
<td></td>
</tr>
<tr>
<td>Community Buildings Renewal</td>
<td>93</td>
<td>754</td>
<td>12%</td>
<td></td>
</tr>
<tr>
<td>Playground Renewals</td>
<td>79</td>
<td>195</td>
<td>40%</td>
<td></td>
</tr>
<tr>
<td>Sporting Facility Renewals</td>
<td>279</td>
<td>1,135</td>
<td>25%</td>
<td></td>
</tr>
<tr>
<td>Sporting Buildings Renewal</td>
<td>264</td>
<td>826</td>
<td>32%</td>
<td></td>
</tr>
<tr>
<td>Information Systems Renewal</td>
<td>371</td>
<td>821</td>
<td>45%</td>
<td></td>
</tr>
<tr>
<td>Minor Fleet Renewal</td>
<td>607</td>
<td>1,076</td>
<td>50%</td>
<td></td>
</tr>
<tr>
<td>Footpath Renewal</td>
<td>2,203</td>
<td>4,217</td>
<td>52%</td>
<td></td>
</tr>
<tr>
<td>Bus Shelter Renewal</td>
<td>45</td>
<td>59</td>
<td>77%</td>
<td></td>
</tr>
<tr>
<td>Kerb &amp; Watertable Renewal</td>
<td>21</td>
<td>1,360</td>
<td>2%</td>
<td></td>
</tr>
<tr>
<td>Retaining Wall Renewal</td>
<td>2</td>
<td>203</td>
<td>1%</td>
<td></td>
</tr>
<tr>
<td>Roads to Recovery</td>
<td>759</td>
<td>825</td>
<td>92%</td>
<td></td>
</tr>
<tr>
<td>Sealed Roads AMP Renewal</td>
<td>13</td>
<td>8</td>
<td>148%</td>
<td></td>
</tr>
<tr>
<td>Road Seal/Kerb Program</td>
<td>2,370</td>
<td>7,724</td>
<td>31%</td>
<td></td>
</tr>
<tr>
<td>Road Seal Preservation Program</td>
<td>97</td>
<td>135</td>
<td>72%</td>
<td></td>
</tr>
<tr>
<td>Car Park Rehabilitation</td>
<td>141</td>
<td>169</td>
<td>83%</td>
<td></td>
</tr>
<tr>
<td>Bridge Renewal</td>
<td>62</td>
<td>1,077</td>
<td>6%</td>
<td></td>
</tr>
<tr>
<td>Traffic Control Device Renewal</td>
<td>354</td>
<td>478</td>
<td>74%</td>
<td></td>
</tr>
<tr>
<td>Drainage Renewal</td>
<td>190</td>
<td>461</td>
<td>41%</td>
<td></td>
</tr>
<tr>
<td>Civic Buildings Renewal</td>
<td>136</td>
<td>902</td>
<td>15%</td>
<td></td>
</tr>
<tr>
<td>Office Furniture &amp; Equipment</td>
<td>10</td>
<td>83</td>
<td>12%</td>
<td></td>
</tr>
<tr>
<td>Major Fleet Renewal</td>
<td>531</td>
<td>3,283</td>
<td>16%</td>
<td></td>
</tr>
<tr>
<td>Renewal Total</td>
<td>8,760</td>
<td>26,068</td>
<td>34%</td>
<td></td>
</tr>
</tbody>
</table>

**Total Capital Program Expenditure**  
15,404  
36,418  
42%
13.2 QUARTERLY REPORT ON INNOVATION FROM CEO (JANUARY - MARCH 2020)

Report Author/Manager: Matthew Pears
General Manager: Matthew Pears
(Meeting Date: 2 June 2020)
(Location: Council Wide)
(Consultant Used: $Nil)

PROPOSAL

Report to Council on organisational innovations.

REASON THIS IS BEING PRESENTED TO COUNCIL

Council Resolution

BACKGROUND

Council passed the following resolution on 25 June 2019:

"**Innovation**

- CEO to report quarterly to Council (public agenda) about innovations underway at the City of Mitcham, under the following headings:

  To be grouped under the five goals of the Strategic Management Plan once finalised.
  
  (For information the draft goals are currently:
  
  - Accessible & Connected Community
  - Sustainable City
  - Dynamic & Prosperous Economy
  - Vibrant & Rich Culture
  - Customer Experience & Innovation) "

The purpose of the report is to communicate innovations underway within Council to both Elected Members and the community.

It is also being used to ensure there is greater organisation wide understanding of the innovations occurring in different sections of the organisation and thus help drive further innovation.

Attachments:

Nil

STRATEGIC OBJECTIVES

Goal 4 - Excellence in Leadership

Theme 4.2 Organisational Improvement: We are efficient and effective with a culture of positive change and innovation to deliver sustainable outcomes and value-for-money services that meet community needs.
DISCUSSION

The Covid 19 pandemic has tested the ability of the organization to adapt and innovate more than was thought possible only six months ago.

This report has therefore focussed on the ways the organisation has innovated to continue delivering services to the community during the pandemic.

Many of these partnerships involved a partnership with the Elected Members.

The simple internal message to staff was that the priorities were (and are) Safety, Jobs and the Community.

A Health, Safety and Wellbeing Working Group was established immediately to monitor announcements from the Department of Health / Prime Minister and implement strategies and communication to protect the health and safety of workers. These included:

- Staff communications in relation to overseas travel and the requirements to self-isolate
- Communication and awareness of appropriate hygiene and social distancing measures

Following the announcement of restrictions in relation to mass gatherings and social distancing protocols, Administration undertook a risk assessment of services and work arrangements and implemented a number of strategies, including:

- Alternative service delivery models for non-essential services
- Increased provision of protective personal equipment including hand sanitizer, ISO wipes, gloves, etc
- Staff that had the technology and could complete meaningful work were provided with the opportunity to work from home immediately
- Data in relation to the technology capability and ability to work remotely, health and caring status of staff was compiled to inform the deployment of the indoor workforce to work from home or remotely.
- Strategies were put in place to isolate key positions and separate Teams to dedicated sites to decrease the risk and degree of an infection impacting on service delivery.
- Introduction of virtual meetings

Following the change to directives in relation to 4m² per person, additional controls were put in place, including:

- Assessing meeting room capacity and limiting the number of people per room

By Friday 27 March 2020, 197 of the indoor workforce, who were able to work remotely were set up to work from home and commenced on Monday 30 March 2020. As part of this work, new technology and training was put in place to mitigate the increased cyber risk in the remote working environment.
The speed with which this was implemented is a demonstration of the agility and ability of the organization to innovate to respond to changed circumstances.

Staff have responded very positively to the support they received from the organization – when it really mattered.

The Leadership Team also met remotely and progressed scenario service planning, the identification of projects that could be progressed by staff whose substantive roles and level of meaningful work was impacted by COVID-19 and changes to service delivery. This enabled us to ensure the workforce that if they couldn’t continue their previous role, there was productive work available.

Administration also produced a report to Council on 14 April 2020 identifying $4.8 million of future works which could be brought forward to stimulate the economy. At the time this was both an innovative and rapid response.

The speed and cohesion that this was decided and implemented is a great credit to the people of the organisation.

**Essential Services – Business as Usual**

Many essential services continued with strategies in place to mitigate risk (including cyber terrorism) and ensure ongoing service provision with minimal disruption, this included:

- Accounts Payable / Receivable
- Building Inspections
- Bushfire Mitigation
- Call Centre (see Civic Centre below)
- Communications
- Development Assessment
- Environmental Health (see Environmental Health – Approach to Social Gathering Monitoring below)
- Emergency Response
- Immunisation
- Network and Connectivity
- Payroll
- Personal Transport (see Community Wellbeing Services below)
- Public Toilets
- Street Sweeping
- Tree Management
- Waste
- Workshop

**City Operations (Field Operations) – Alternative Service Delivery**

City Operations reviewed operational processes and protocols and established a number of new operating protocols to maintain delivery of Council Outdoor Services safely in line with, and exceeding where feasible, current COVID-19 restrictions and guidelines. The new protocols enabled
service delivery to continue safely for both staff and the community, provided continuity plans and contingency for key service areas should these be directly impacted by COVID-19 in future. Some of the key measures implemented include the following:

- Core functions and operational service areas have been identified and detailed business continuity plans reviewed and updated
- Key role separation – contingency in place for Management and Leadership of the Waste and Response, Operations Support and tree assessment functions
- Staggered shifts commenced for Council’s Outdoor Workforce to reduce staffing numbers and intensity present at Council’s Melrose Park Depot
- Sanitisation stations implemented at all Melrose Park Depot entrances
- Sanitiser made available for Council vehicles and wipe down procedures implemented
- Revised workforce vehicle management – moved from centralised (Store) management to decentralised model (Team Leaders) to control and maintain consistent vehicle allocations
- Social Distancing and Personal Hygiene messaging communicated to staff and regularly reinforced
- Revised crew distributions limiting workgroup numbers where feasible
- Provision of COVID-19 specific site signage
- One operative per vehicle implemented (exception being Community Buses which have temporarily been repurposed to transport operatives to site)
- Government ‘indoor gathering’ space requirements have been identified and capacities placed on all depot meeting rooms
- Depot lunchroom and office reconfiguration to prevent staff gathering
- Equipment collection procedures modified to prevent staff gathering

As a result of the above, all City Operations (Outdoor Workforce) functions have been able to continue safely for staff and community. Specific functions continue to be reviewed in light of changing circumstances. Recognising that the COVID-19 situation changes daily, and restrictions imposed by the Government can alter day by day, we continue to monitor the situation and as things change respond and act accordingly to manage outdoor operations.
Sustainable Street - Earth Day 22 April 2020

Amidst the disruption of COVID-19, City of Mitcham laid a road made from more than 450,000 plastic bottles on Earth Day, Wednesday April 22.

Carlisle Road, Westbourne Park, is a demonstration site that has been rolled out by Council and its contractor Boral using recycled materials.

As well as the new road surface, Carlisle Road has a number of other sustainable achievements including:

- An all-concrete kerb constructed using recycled aggregate and stones, meaning less extraction of resources from quarries and lower CO2.
- Trees watered by Treenet Inlets that harvest over 200,000 litres of stormwater annually
- Stormwater pollutant removal by Raingardens at the school crossing
Civic Centre – Alternative Service Provision

The business and transitions of the Civic Centre including, Customer Service and the Call Centre are continuing to be provided. Initially Customers were encouraged to transact with us online, over the phone or via email. Where these options did not meet the needs of the customer, they were invited to make an appointment to carry out their transaction on a case by case basis.

The City of Mitcham was the only Council to implement this approach, an approach which:

- Maximised community safety
- Maximised Staff safety
- Continued service delivery

Given the recent relaxation of the Lockdown requirements the Civic Centre has now been re-opened with appropriate physical distancing measures in place.
Environmental Health – Approach to Social Gathering Monitoring

The Environmental Health team took on a new role of assisting businesses to meet social distancing requirements. The team have adapted and innovated to provide this crucial and new service. The service has been very well received which is a credit to the team.

Community Centres – Alternative Service Provision

To help support our regular hirers (small businesses, community groups and service providers), the Mitcham Community Centre’s Facebook page is now being used as a virtual community centre, enabling Administration to support these groups, by sharing and promoting services and programs that they have made available online for the community to access. For example, Turning Point Yoga had been hiring the Cumberland Park Community Centre offering classes on Thursday and Saturday for a number of years, but as a result of COVID-19 is now offering classes online from her home. Administration will continue to work with our regular hirers to see how we can best help them adapt their programs and services, for our community to access.

Administration is also working with our community centre volunteers and participants of Council programs that were once enjoyed from our centres. In an endeavour to continue to provide a platform for these groups to share areas of interest, Administration is developing alternative methods (projects delivered to the door, video sharing, virtual meetings, etc) enabling participants to remain socially connected with each other.

Community Shed

Administration has been checking in with volunteers and shed members and are currently developing alternative methods to keep members socially connected and continue to work on woodworking projects in own homes.

The Community Shed reopened on the 13th May
• Monday, Wednesday and Thursday sessions
• Maximum of 7 participants, attendance via roster
• Only open to shed participants, not available for walk-ins

School Holiday Program – Breaking the Boredom:
The Breaking the Boredom campaign was run from Thursday 9th - Sunday 26th April 2020, involving a fun and easily accessible activities for kids of all ages that could be completed at home.

Participants were encouraged to take on a different daily activity / challenge, including Easter themed craft activities, dance challenges, backyard challenges, nature activities, baking, photography etc. Participants were encouraged to send in a picture / video of their completed work (email or via Facebook) by 9am the next morning for their chance to win one of a number of art and craft vouchers for different age groups.

The Mitcham’s Community Centres Facebook page and City of Mitcham’s website to promote the Breaking the Boredom School Holiday Program.
Citizenship Ceremonies
COVID-19 has impacted upon the delivery of the ceremonies due to the mass gathering and social distancing requirements the March Citizenship Ceremony was cancelled. Following this, one in-person emergency Citizenship Ceremony has been held by the Mayor for five conferees, with hand hygiene and social distancing protocols observed.

Staff have been working with the Department of Home Affairs to investigate alternative delivery methods for conferees to receive their Australian Citizenship, with the acting Minister for Immigration, Citizenship, Migrant Services and Multicultural Affairs now issued a statement confirming that citizenship ceremonies will be held online during the COVID-19 pandemic.

During this time the department of home affairs have welcomed 78 new citizens to the City of Mitcham Virtually.

Community Wellbeing Services – Alternative Service Delivery
The latest changes to the services of the Community Wellbeing team are outlined in the attached presentation (Attachment A – from the Council Briefing 19 May 2020.

Council Meetings and Designated Informal Gatherings – Alternative Service Delivery
Since the State legislative changes, Council meetings have been successfully conducted remotely.

Library Service
The decision was made to temporarily suspend Library events, programs and room hire as at 9am Tuesday 17 March 2020 until the end of March 2020.

In the meantime, to continue to support the community, the following alternative service provision models were put in place:

Click, Call and Collect
Customers place holds on library items either online or by phone and collect them from the libraries during usual daytime opening hours.

The City of Mitcham continued this service when many Councils ceased the service.

Expanded Home Delivery
Service extended to include community bus customers and other community members who are self-isolating.

Online Storytime
Delivered by library staff via Facebook. Opportunities to further the Library service provision online continue to be investigated.
Browse and borrow

Since the easing of restrictions of Monday 11 May the library introduced a browse and borrow service allowing members of the community to enter the library and look at collections with a maximum of 10 people at any one time for 15 minutes at a time.

The statistics of the community using this service are:

<table>
<thead>
<tr>
<th>Service</th>
<th>MML</th>
<th>Blackwood</th>
</tr>
</thead>
<tbody>
<tr>
<td>Browse and Borrow</td>
<td>709</td>
<td>560</td>
</tr>
<tr>
<td>Click and collect</td>
<td>327</td>
<td>247</td>
</tr>
<tr>
<td>Total</td>
<td>1036</td>
<td>807</td>
</tr>
</tbody>
</table>

Waste Services

Administration has been working internally and with our subsidiary (East Waste) to develop continuity plans for all of Council’s waste services including waste to landfill, recycling and organics.

Contingencies have been put in place for all waste streams and will apply in the event that either Council or East Waste staff, plant or fleet become affected by the COVID-19 pandemic. Consideration has been given to:

- Spare trucks and drivers;
- Alternate dumping arrangements; and
- How deferred pickups will be managed (should they be required or eventuate).

These measures are contingencies only and have been well conceived in that they ensure that the current service level is maintained notwithstanding any COVID-19 impacts.

Community Safety & Environmental Health Services

Extremely busy during COVID Pandemic – very much in the front line - our face to the community.

Ensured the organisation and community have been well informed and connected.

Visited 250 + businesses to assist and support – in food safety/social distancing and also provide links and access to financial and mental health information and support. Experience has been that they are the first government representative to make contact & meet with businesses and provide support.

Implemented range of initiatives to support/inform the community, Partnered with LGA and SAPOL - key role in monitoring/informing/reporting
Produced a Special COVID-19 edition of Mitcham Food Safety Newsletter
Provided continual updates on Social media and our website
• Partnered with LGA and SAPOL for
  • Social distance monitoring and enforcement
  • Monitoring closure of non-essential businesses
  • Daily reporting and Weekly compliance reporting
• Developed and disseminated information to businesses – info packs, including:
  • Food safety/Social Distancing information
  • Hairdresser/Social Distancing information
  • Financial stimulus assistance information and guidance
  • Mental health support
• Provided continual and update Social media and website updates and information
• Ongoing monitoring of infection control and social distancing in businesses
  eg: hairdressing salons, early childhood learning centres
• Worked on the basis that we were installing community confidence in how Council is safeguarding our community against COVID-19
• Reinstating normal environmental health service provision but adapted to current circumstances
  • Special COVID-19 edition of Mitcham Food Safety Newsletter
• We have continued to deliver public and school-based immunisation services with social distancing and hygiene measures in place
  • Influenza vaccination for staff and the public (2500 vaccines over last 2 months)
• Current statistics for March and April 2020:
  • 458 flu shots so far – Mitcham staff, volunteers and the public
  • 165 vaccines via clinics – Public clinics
  • 1566 school students vaccinated
• Assisted in undertaking risk assessments from a public health risk point of view on facilities such as:
  • Playgrounds, Skate Parks and Outdoor Gyms
  • BBQ’s and Water Fountains
  • Re-Opening of Libraries
  • Re-Opening of Civic Centre
  • Community Centres – Local History Centre and Men’s Shed

Environmental sustainability & property team
• LED Building Upgrades and Solar PV Installation Projects
• Both projects lead to significant reduction in Emissions 1500 tonnes of greenhouse gas over 10 years and Costs
• Nearly 700,000 in electricity costs over 10 years
• Well on track LED lighting upgrades of Civic Centre and Depot now completed (Trade Services)
• Solar PV Installations – 82.5kw systems now designed for Depot, Mitcham Library & Community Centre and Cumberland Park Community Centre (Clipsal Solar).
• Clipsal Solar engaged aiming at completion by end of June 2020.

LED Building Upgrades Cut Emissions and Costs
LED building lighting upgrades of Council’s Civic Centre and the Melrose Park Depot were completed in May 2020 by Trade Services. Both projects will now save Council over $307,830 in electricity costs over the next ten years. The
The cost of the project was $50,780 (inc GST) and has successfully eliminated 860 tonnes of greenhouse gas emissions over 10 years, responding strongly to Councils recent climate emergency declaration and its pledge to the Cities Power Partnership. As part of the upgrade, 1,676 lights were replaced with LED lights that are generally 85% more efficient, where old lights were responsibly recycled. The upgrade has already received great feedback from building occupants and will result in reduced maintenance costs an improved lighting levels. The overall return on investment of the upgrade has been projected to be 1.6 years, thanks to a grant provided by the State Government Retail Energy Efficiency Scheme (REES).

**Solar PV Installations**
Procurement and design of 82.5KW of Solar PV for Council’s Melrose Park Depot, Mitcham Memorial Library, Mitcham Community Centre and Cumberland Park Community Centre have now been finalised by Clipsal Solar. The four projects will now save Council over $371,750 in electricity costs over the next ten years. The combined cost of the installations came in at $72,768 (inc GST) and will eliminate 560 tonnes of greenhouse gas emissions over 10 years, responding strongly to Councils recent climate emergency declaration and its pledge to the Cities Power Partnership. As part of the upgrade, Council will also link the solar PV systems to solar analytics along with its other past installed solar PV systems allow council to better monitor savings, greenhouse gas emission reductions and any faults that require maintenance. At this stage the solar PV systems should be installed by end of June 2020.

**“Green Living”, “Sustainability Skills and “Climate Ready” Online Workshops**
In partnership with Cities of Marion/Holdfast/Onkaparinga, AMLR NRM and “Folk of All Trades” Staff have delivered a series of environmental webinars online given the current COVID19 crisis. The workshops have been well received by the community and promoted well by a Communications teams.

**Trellis – Sustainability Reporting System**
Trellis, Councils online Sustainability reporting system continues to be enhanced where improvements are being made to better integrate and automate electricity, gas, waste, fuel and water data management and reporting. Updates are informing the development of the “Greenhouse Gas Emission Reduction Roadmap” mentioned above. Training has also been completed for the Civic Centre In February and another session is being planned for depot in late May early July.

**Development Services**
- Application lodgement steady, entire assessment process being undertaken electronically maintained service - slight increase in Planning Applications. February 68, March 98 and April 102. The total number of applications lodged for February until the end of April was 406 applications.
- Run entire CAP Meeting Via Zoom (hearing reps/public gallery/open public meeting)
Property and Facilities

- Staff with compromised immunity started working from home prior to the rest of the organisation
- Contractors performing works at Civic Centre and other Council facilities screened for exposure to Covid19
- Public toilet cleaning increased from one to two cleanings per day
- Brought forward works from 20/21 to maintain economic stimulus and to support employment
- Increased staff resources to assist with the brought forward works from 20/21
- Procured screens for customer contact points at Civic Centre, libraries and other customer contact points
- Rent waived at Council owned 23 sports clubs with licensed premises and 7 cafes with outdoor dining – annual rent waived $47k
- Rent waived at 3 clubs and 3 commercial/community facilities unable to operate – annual rent waived $29k
- Rent waived at 11 clubs which ceased playing during the period - annual rent waived $7k

Community Implications

The community rightly has an expectation that Council will continue to innovate not just how it delivers services but the nature of those services.

Environmental / Heritage Implications

None directly, but innovations in these areas will be included in this report on an ongoing basis.

Cost Shifting Implications / Legislative Cost Imposts

Innovation is necessary to reduce the impact of cost shifting on rate-payers.

Impact on Budget including Lifecycle Costing

Nil directly.

Risk Management / WHS Assessment

Nil.

Legal / Policy Implications

Nil.

Engagement

Not applicable.
CONCLUSION

The City of Mitcham has responded quickly to the Covid 19, global pandemic.

A survey of staff working from home included the following results:
- 96% comfortable with how City of Mitcham is managing and responding to the Covid 19 pandemic,
- 90% understand what is expected of them
- 93% feel well supported by their leader
- 94% feel they are productive

These are outstanding results and a credit to the leadership group at the City of Mitcham.

Mitcham was one of the first Councils to act to ensure community and staff safety. We have also innovated to keep services going.

As restrictions have been lifted we have acted quickly and effectively. Highlighted by our ability to open the Libraries on 11 May 2020 (restrictions were lifted on Friday 8 May 2020). Some metropolitan libraries remain closed as at 21 May 2020.

Our assistance to ratepayers has been recognized as innovative by both the Premier and Business SA.

The ability of the organization to re-organise and re-define ourselves so quickly and so effectively has been a career highlight. The challenge is to retain and build on the recent achievements.

RECOMMENDATION – ITEM 13.2

That the report be received for information only.
13.3 CORRESPONDENCE FOR INFORMATION ONLY

Report Author/Manager: Amee Yardley
General Manager: Matthew Pears
(Meeting Date: 2 June 2020)
(Location: Council Wide)
(Consultant Used: $Nil)

PROPOSAL

To provide correspondence sent/received for information.

REASON THIS IS BEING PRESENTED TO COUNCIL

Council Resolution

BACKGROUND

At its full council meeting on the 9 April 2019 Council unanimously resolved that; ‘Letters sent on behalf of the City of Mitcham as a result of an Elected Member motion shall be published in the next relevant Full Council Agenda under ‘Correspondence’ unless confidential, in the interests of transparency’.

The above is provided in addition to general correspondence sent/received for information.

Attachments:

A. Letter to Hon John Gardiner MP, Minister for Education - Preschools in the City of Mitcham
B. Letter to the CEO of the Department of Education and Child Development – Mitcham Preschool Centre
C. Letter from Mr Martin Haese, CEO, Business SA, Chamber of Commerce and Industry South Australia
D. Letter from Premier of South Australia, Hon Steven Marshall MP and Chief Public Health Officer, Professor Nicola Spurrier - easing of COVID-19 restrictions
E. Response from Office for Recreation, Sport and Racing – Women’s Memorial Playing Fields Update

DISCUSSION

Outgoing Correspondence

Attachment A Letter to Hon John Gardiner MP, Minister for Education - requesting a meeting to discuss Preschools in the City of Mitcham

Attachment B Letter to the CEO of the Department of Education and Child Development regarding Mitcham Preschool Centre.
Incoming Correspondence

Attachment C  Letter from Mr Martin Haese, CEO, Business SA, Chamber of Commerce and Industry South Australia, congratulating City of Mitcham on responding to the business community.

Attachment D  Letter from Premier of South Australia, Hon Steven Marshall MP and Chief Public Health Officer, Professor Nicola Spurrier – easing of COVID Restrictions

Attachment E  Response from Office for Recreation, Sport and Racing – Women’s Memorial Playing Fields Update

RECOMMENDATION – ITEM 13.3

That the report be received for information only.
21 May 2020

Hon John Gardner MP
Minister for Education
Government of South Australia
minister.gardner@sa.gov.au

Dear Minister

The purpose of this correspondence is to request a meeting to discuss pre-schools in the City of Mitcham.

There are currently eight properties of Council that are leased to the Department of Education and Child Development, at peppercorn rents, and have been since the mid 1980's. During this time council has assumed responsibility for maintenance and structural repairs of these facilities.

Council is currently considering the leasing and maintenance arrangements relating to these properties and has been led to understand that the Department is open to renegotiating these leases.

Elected members acknowledge the important work undertaken by DECD in developing and introducing the Early Childhood Education Framework. It is in support of DECD that before a decision is made on long term leases, Council seeks clarification on the position of the State Government in relation to pre-schools being transferred to existing primary school sites and wishes to have a stronger understanding of the benefits to children of pre-schools being either co-located or on standalone sites.

At the meeting, I also wish to raise with you the very considerable cost associated with urgent roof replacement to the Mitcham pre-school which is estimated to be in the order of $600,000. The roof has been assessed by engineers and needs to be replaced by the end of 2020 to ensure the on-going safe operation of the facility.

If the pre-school is to continue on this site Council would seek a major contribution from the State Government towards the cost. The works need to commence this calendar year, and in addition to ensuring the safe operation of the pre-school, the works would also generate local employment at a time when employment generation is a priority for all levels of government and the community.

I would welcome the opportunity to discuss this matter with you. Please contact Amee Yardley, Executive Officer to the Chief Executive Officer and Mayor on 8372 8851 or by email at ayardley@mitchamcouncil.sa.gov.au to arrange a meeting.

Yours sincerely,

Dr Heather Holmes-Ross
MAYOR

Street Address:
131 Belair Road
Torrens Park SA 5062

Postal Address:
PO Box 21
Mitcham Shopping Centre
Torrens Park SA 5062

Phone: (08) 8372 8867
Fax: (08) 8372 8101
Mobile: 0401 841 000
hholmes-ross@mitchamcouncil.sa.gov.au
www.mitchamcouncil.sa.gov.au
21 May 2020

Mr Rick Persse  
Chief Executive Officer  
Department of Education and Child Development  
Level 9, Education Centre  
31 Flinders Street  
ADELAIDE SA 5000  

education.CE@sa.gov.au

Dear Mr Persse

Mitcham Preschool Centre – roof replacement

I refer to the urgent matter of the need to replace the roof of the Mitcham Preschool Centre. This matter has been considered by Council with a letter sent to the Minister for Education (please refer attached). The Member for Elder (Ms Carolyn Power) has also raised this matter with the Minister.

The Mitcham Preschool Centre roof was assessed by Department of Education and Child Development (DECD) appointed engineers when air conditioning was being investigated for the facility. The engineers concluded that the roof was not capable of accommodating air conditioning and that the roof area should not be accessed. Council subsequently investigated the condition of the roof and concluded the roof needs to be replaced by the end of calendar year 2020.

The estimated cost of the roof replacement, and related structural works, is in the order of $600,000. DECD currently leases the Mitcham Preschool Centre from the City of Mitcham for $1 per annum. With the lease arrangement not being on commercial terms, and given the urgency of this matter, the City of Mitcham is seeking a major contribution, or the total cost, to be met by the State Government.

I would welcome the opportunity to discuss this matter with you. Please contact Amee Yardley, Executive Officer to the Chief Executive Officer and Mayor on 8372 8861 or by email at ayardley@mitchamcouncil.sa.gov.au to arrange a meeting.

Yours Sincerely

Matt Pears  
CHIEF EXECUTIVE OFFICER

cc Letter to Hon John Gardiner MP, Minister for Education
21 May 2020

Hon John Gardner MP
Minister for Education
Government of South Australia
minister.gardner@sa.gov.au

Dear Minister

The purpose of this correspondence is to request a meeting to discuss pre-schools in the City of Mitcham.

There are currently eight properties of Council that are leased to the Department of Education and Child Development, at peppercorn rents, and have been since the mid 1980’s. During this time council has assumed responsibility for maintenance and structural repairs of these facilities.

Council is currently considering the leasing and maintenance arrangements relating to these properties and has been led to understand that the Department is open to renegotiating these leases.

Elected members acknowledge the important work undertaken by DECD in developing and introducing the Early Childhood Education Framework. It is in support of DECD that before a decision is made on long term leases, Council seeks clarification on the position of the State Government in relation to pre-schools being transferred to existing primary school sites and wishes to have a stronger understanding of the benefits to children of pre-schools being either co-located or on standalone sites.

At the meeting, I also wish to raise with you the very considerable cost associated with urgent roof replacement to the Mitcham pre-school which is estimated to be in the order of $600,000. The roof has been assessed by engineers and needs to be replaced by the end of 2020 to ensure the on-going safe operation of the facility.

If the pre-school is to continue on this site Council would seek a major contribution from the State Government towards the cost. The works need to commence this calendar year, and in addition to ensuring the safe operation of the pre-school, the works would also generate local employment at a time when employment generation is a priority for all levels of government and the community.

I would welcome the opportunity to discuss this matter with you. Please contact Amee Yardley, Executive Officer to the Chief Executive Officer and Mayor on 8372 8851 or by email at ayardley@mitchamcouncil.sa.gov.au to arrange a meeting.

Yours sincerely,

Dr Heather Holmes-Ross
MAYOR

OFFICE OF THE MAYOR

COUNCIL AGENDA

PAGE 163

2 JUNE 2020

ITEM 13.3 - ATTACHMENT B
8 May 2020

Mayor Heather Holmes-Ross
City of Mitcham
131 Belair Road
TORRENS PARK SA 5062

Dear Mayor,

Thank you and well done for the substantive efforts of the City of Mitcham Council for swiftly responding to the call from the business community for further assistance to make it through the COVID-19 crisis. We recognise the Mitcham Council as being a proactive Council and acknowledge the benefits of your entire package, particularly:

- Remitting 100% of rates for businesses closed by COVID-19 directives for the current quarter
- Remitting 50% of rates for businesses remaining open but significantly impacted by COVID-19 related restrictions in the current quarter, with a 50% rate deferral until December 2020
- Ensuring that the tenant can benefit too by being able to apply for the rate waiver if the landlords agrees to pass on the benefit to them
- In principal 10% rates discount for next year’s rates for all commercial landlords/tenants and residential tenants otherwise experiencing financial hardship as a result of COVID-19; and
- Support for businesses and community clubs that occupy Council premises with combination of rental and licence fee waivers for period of mandated closure.

Business SA had called upon all Councils to do what they can to step up and join other levels of Government in providing meaningful and direct support to businesses hardest hit during the current crisis and Mitcham Council has most definitely achieved that objective.

We acknowledge that the road ahead is still uncertain and that in time, businesses may need even more support from others, and we are willing to work collaboratively with all levels of Government, including Local Government, to ensure that as many businesses as possible make it through to the other side.

A strong business community is good for Councils, and good for their residential community as we are all in this together. We continue to encourage Councils to focus on all aspects of their role in supporting the broader economy, including through timely approvals on property developments, license and permit applications, community grants and any other associated interactions.

We are also mindful that across Government and Industry we must be creative about how to best engender an economic recovery, including a focus on buying and making local, and main street and other activity centre beautification.
Thank you again and well done. Please extend our appreciation to your fellow Elected Members, CEO and administration.

For any inquiries related to this submission, please contact Andrew McKenna, Director Policy and Advocacy on (08) 8300 0009 or andrewm@business-sa.com

Yours sincerely,

Martin Haese  MBA  
Chief Executive Officer  
Business SA, Chamber of Commerce and Industry South Australia
Dear Mayor Holmes-Ross,

We write to thank you for your support over recent months, in what has no doubt been one of the most challenging periods for all South Australians.

We also acknowledge the enormous amount of cooperation and understanding we have received from our regions as we have worked together through the COVID-19 pandemic impacts. In particular, the restrictions we have had to impose on travel and community activities – to protect our entire population – were significant but absolutely required.

We understand the restrictions on travel and hospitality have substantially impacted your region, both economically and culturally, and that there will be long-term effects in many areas.

However, it pleases us enormously to say your fellow South Australians have had your back. They have been with us all the way through this journey and have responded exceptionally well to our advice on limiting social outings and cancelling weekends away.

This means we can start to ease these restrictions, and you can welcome visitors back to your regions.

With sustained low case numbers across the State, it is now safe to start a managed return to normal, and we have each and every South Australian to thank for that.

We have also listened to your local tourism officials and operators, and to your community leaders, and the clear advice is that you are ready to put up the “open for business” sign.

Tourism and regional communities are an incredibly important part of our lifestyle in South Australia, and it is great news that – due to our collective diligence – we can start to get back to normal again soon.

B562047

Mayor Heather Holmes-Ross
City of Mitcham
PO Box 21
TORRENS PARK SA 5062
Email: hholmes-ross@mitchamcouncil.sa.gov.au
Please continue to encourage your communities to do the right thing – practice good hygiene and social distancing and to seek testing if they have any cold or flu symptoms.

Over the coming days, there will be further details on what the easing of restrictions will look like. We recommend you monitor [https://www.covid-19.sa.gov.au/](https://www.covid-19.sa.gov.au/) for more information.

Once again, thank you for your continued cooperation and we look forward to getting out and about across our great State soon.

Yours sincerely,

Hon Steven Marshall MP  
PREMIER OF SOUTH AUSTRALIA  
8 May 2020

Professor Nicola Spurrier  
CHIEF PUBLIC HEALTH OFFICER  
8 May 2020
Amee Yardley

From: Shem, Anthea (ORSR) <Anthea.Shem@sa.gov.au>
Sent: Thursday, 14 May 2020 10:50 AM
To: Amee Yardley
Cc: Elder EO; Davenport EO; Waite EO; Wyman, Christine (ORSR); Tallarida, Nicholas (ORSR)
Subject: RE: City of Mitcham - Letter from Mayor Holmes-Ross Re; WMPF upgrade 14 May 2020
Attachments: WMPF - ORSR.PDF

For Official Use Only

Morning Amee,

Please find below a response to Dr Holmes – Ross correspondence dated 6 May 2020, attached.

Womens Memorial Playing Fields update

Further to our meeting on Thursday 12th March, where we provided a status update to yourself and Matt Pears CEO, and other City of Mitcham staff, I provide the following project update:

The Womens Memorial Playing Fields (WMPF), at St Mary’s is owned by the State Government, under the portfolio of the Minister for Recreation Sport and Racing.

- The draft concept report was finalised in February 2020 and circulated to the user groups for review.
- The Concept report details the significant site constraints of Womens Memorial Playing Fields for synthetic pitches on two of the three fields. Synthetic pitches were part of the original scope, however based on investigations the scope has had to be revised to deliver improved lighting, irrigation and drainage, grass pitches.
- The third field, proposed as a synthetic hockey pitch to accommodate Forestville Hockey Club and provide additional playing capacity for Sturt Lacrosse Club, is not compliant with Hockey facility specifications. The field orientation is fifty (50) degree orientation off North/South, the tolerance is fifteen (15) degrees.
- As a result of the exclusion of synthetic pitches from the upgrade, this precludes Forestville Hockey Club from being a stakeholder at WMPF.
- The Office for Recreation, Sport and Racing will continue to assist Forestville Hockey Club to find a home base.
- WMPF will continue to be home to the existing stakeholders, Cumberland United Womens Football Club, Sturt Lacrosse Club, and the Womens Memorial Trust.
- The next phase of the project, Design and Documentation, commenced April 2020.
- The operations of the facility is currently being investigated to inform options to enable Womens Memorial Playing Fields to become a self-sustaining facility.
• In May 2020, ORSR met with City of Mitcham Planning department regarding the Development Application and will present to Council once the development application is submitted.

• An early works package will deliver a transformer upgrade, lighting for one of the fields and establishment of services infrastructure.

• The site also hosts the Women’s Memorial Playing Fields Trust annual Bangka Day Memorial Service in February each year where approximately 300 people (including many dignitaries) attend. Bangka Day 2021 will be held at Government House and will return to the redeveloped Women’s Memorial Playing Fields in 2022.

• Construction is programmed to commence late 2020 following a successful tender call and contract awarding.

I look forward to hearing from you, if you have any further enquiries.

Kind Regards, Anthea

Anthea Shem | Senior Manager Venues and Capital Projects
Infrastructure and Sector Capability
Office for Recreation, Sport and Racing
Tel: 7424 7794 | Email: anthea.shem@sa.gov.au
27 Valette Road Kidman Park SA 5025 | PO BOX 219 Brooklyn Park 5032 | DX: 354

The General phone number for the Office for Recreation, Sport and Racing is 1300 714 990

We acknowledge and respect Aboriginal peoples as South Australia’s first peoples and nations, we recognise Aboriginal peoples as traditional owners and occupants of land and waters in South Australia and that their spiritual, social, cultural and economic practices come from their traditional lands and waters, and they maintain their cultural and heritage beliefs, languages and laws which are of ongoing importance. We pay our respects to their ancestors and to their Elders.

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From: Amee Yardley [mailto:ayardley@mitchamcouncil.sa.gov.au]
Sent: Wednesday, 6 May 2020 6:36 PM
To: Shem, Anthea (ORSR) <Anthea.Shem@sa.gov.au>
Cc: Elder EO <Elder@parliament.sa.gov.au>; Davenport EO <Davenport@parliament.sa.gov.au>; Waite EO <Waite@parliament.sa.gov.au>
Subject: City of Mitcham - Letter from Mayor Holmes-Ross

Dear Ms Shem

On behalf of Mayor Heather Holmes-Ross, please see attached correspondence.

Kind Regards

Amee Yardley | Executive Officer | Office of the Chief Executive Officer and Mayor | The City of Mitcham
131 Belair Road | TORRENS PARK SA 5062 | P: 08 8372 8851 F: 08 8372 8101 | W: www.mitchamcouncil.sa.gov.au
14. RECOMMENDATIONS FROM COMMITTEES

Nil

15. REPORTS FROM REGIONAL SUBSIDIARIES

Nil

16. MOTIONS WITHOUT NOTICE

*Motions Without Notice must be supplied to the Minute Secretary in writing.*
17. QUESTIONS ON NOTICE

17.1 CR KAREN HOCKLEY - SPRINGFIELD DRAINAGE RESERVE - 28 APRIL 2020

QUESTION

In September 2014, Council passed the following motion:

7.10 SPRINGFIELD DRAINAGE RESERVE - REVOCATION OF CLASSIFICATION AS COMMUNITY LAND
(Wade Reynolds / Kristin Maroon / Kathryn Tanner
(Meeting Date: 9 September 2014) (Ref. FF/2011/3134 / RN:14.9.022)

Pursuant to Section 74(1) of the Local Government Act 1999, Cr Moriarty declared a conflict of interest in this item - she is an employee of Mercedes College - and left the room at 9.47 pm.

MOVED Cr Weaver.

That conditional upon Council establishing that the Reserve contains significant stormwater infrastructure utilised by the residents of Woodland Road, the Council endorses the proposal to issue permits to property owners on Woodland Road, Springfield to authorise their current unauthorised use of Springfield Drainage Reserve pursuant to Section 202 of the Local Government Act 1999 (as amended).

SECONDED Cr Fisher CARRIED UNANIMOUSLY

Cr Moriarty returned to the meeting at 10.03 pm following discussion of this item.

What outcomes have resulted from this decision and when is it likely that the necessary action will be completed?

ANSWER

Administration researched the nature of the stormwater infrastructure in the easement. There are 10 houses along Springfield Ave (1) and Woodland Road (9) that back onto this reserve. In terms of stormwater infrastructure the reserve contains community stormwater pipes serving a number of these directly adjacent properties.

The reserve is approximately 2 metres wide making it difficult to maintain and given its location there is no logic in it being used as a pedestrian thoroughfare. A number of adjacent landowners on Woodland Road have incorporated the land into their yard areas including various improvements on the land. The reserve also has overhead electricity distribution lines.

Council's resolution sought to issue permits to residents based on establishing that significant stormwater infrastructure existed. Investigations revealed that the reserve does not provide significant stormwater infrastructure nor strategic infrastructure of value although it does contain community stormwater pipes serving a number of these directly adjacent properties.
Initial correspondence sent to property owners and subsequent discussions with property owners received limited response and feedback with no consensus about a suitable approach foreseeable and to further progress this matter will be a costly and resource intensive activity for City of Mitcham to pursue. Whilst the matter remains on Council’s list of property matters further pursuit of the matter has not progressed at this stage.

There are in excess of 100 similar property transactional projects with encroachments across Council, the Property and Facility Team has been progressing other Council decisions of greater priority.

The Manager Property and Facilities is presently working through the development of an updated list of all the property transactional matters to provide Elected Members with information on each matter and a greater awareness of the overall program and the prioritising the works.
17.2 CR YVONNE TODD - BABBAGE WARD LAND - 26 MAY 2020

QUESTION

1) How many council owned land holdings/assets in Babbage ward were sold in the last five years, and how much revenue was generated?

What was done with that revenue?

2) Knowing that DPTI had indicated an intention to compulsory acquire a portion of Ragless Reserve and expressed the intention to pay Council at the assessed commercial value for the land and to pay for all costs associated with the valuation and land transfers, how much revenue was provided by the State government (DPTI) to City of Mitcham?

What was done with that revenue?
18. PREVIOUS GALLERY QUESTIONS
   Nil

19. QUESTIONS WITHOUT NOTICE
   Questions Without Notice must be supplied to the Minute Secretary in writing.

20. MAYORAL BUSINESS
   Nil

21. WRITTEN REPORTS BY ELECTED MEMBERS
   Nil

CLOSE