



## ORDINARY COUNCIL MEETING

### NOTICE OF MEETING

To: Acting Mayor Nathan Daniell

Councillor Kirrilee Boyd
Councillor Adrian Cheater
Councillor Pauline Gill
Councillor Chris Grant
Councillor Malcolm Herrmann
Councillor Lucy Huxter
Councillor Keith Mudge
Councillor Mark Osterstock
Councillor Kirsty Parkin
Councillor Louise Pascale
Councillor Melanie Selwood
Mayor Jan-Claire Wisdom

Notice is given pursuant to the provisions under Section 83 of the *Local Government Act 1999* that the next meeting of the Council will be held on:

**Tuesday 26 March 2024**  
**6.30pm**  
**63 Mt Barker Road Stirling**

A copy of the Agenda for this meeting is supplied under Section 83 of the Act.

Meetings of the Council are open to the public and members of the community are welcome to attend. Public notice of the Agenda for this meeting is supplied under Section 84 of the Act.

A handwritten signature in black ink, appearing to read 'GG', is written over a horizontal line.

**Greg Georgopoulos**  
**Chief Executive Officer**



## **ORDINARY COUNCIL MEETING**

### **AGENDA FOR MEETING**

**Tuesday 26 March 2024  
6.30pm  
63 Mt Barker Road Stirling**

### **ORDER OF BUSINESS**

**1. COMMENCEMENT**

**2. OPENING STATEMENT**

Council acknowledges that we meet on the traditional lands and waters of the Peramangk and Kurna people. They are Custodians of this ancient and beautiful land and so we pay our respects to Elders past, present and emerging. We will care for this country together by ensuring the decisions we make will be guided by the principle that we should never decrease our children's ability to live on this land.

**3. APOLOGIES/LEAVE OF ABSENCE**

3.1. Apology  
Apologies were received from .....

3.2. Leave of Absence

That a leave of absence from all duties be granted to Cr Mark Osterstock for 26 March 2024 meeting.

Mayor Jan-Claire Wisdom, 13 February 2024 to 14 May 2024, approved by Council on 13 February 2024

3.3. Absent

**4. MINUTES OF PREVIOUS MEETINGS**

Council Meeting – 12 March 2024

That the minutes of the ordinary meeting held on Tuesday 12 March 2024 as supplied, be confirmed as an accurate record of the proceedings of that meeting.

**5. DECLARATION OF CONFLICT OF INTEREST BY MEMBERS OF COUNCIL**

**6. MAYOR'S OPENING REMARKS**

**7. QUESTIONS ADJOURNED/LYING ON THE TABLE**

- 7.1. Questions Adjourned  
Nil
- 7.2. Questions Lying on the Table  
Nil

**8. PETITIONS / DEPUTATIONS / PUBLIC FORUM**

- 8.1. Petitions
  - 8.1.1. Mr Bryan Pitman  
Concerns regarding Black Snake Road and Lucky Hit Road, Birdwood
- 8.2. Deputations
  - 8.2.1. Mr John Tate and Ms Edna Tate  
Separation of Australia Day from the presentation of Civic Awards and/or citizenship ceremonies.
  - 8.2.2. Lobethal Community Association  
A proposal for the beautification of the Onkaparinga Valley entrance to Lobethal and a review of the history of community advocacy for FABRIK.
- 8.3. Public Forum

**9. PRESENTATIONS (by exception)**

*Nil*

**10. QUESTIONS ON NOTICE**

- 10.1. State Bike Fund (Cr Melanie Selwood)
- 10.2. Media Interaction (Cr Pauline Gill)

**11. MOTIONS ON NOTICE**

- 11.1. Comprehensive survey on housing in the Adelaide Hills (Cr Kirsty Parkin)
  - 1. *An analysis of existing housing in the Adelaide Hills Council district that considers the lifecycle stage needs of our residents including but not limited to housing specifically for older residents (people over 50) and housing specifically for younger residents, as well as affordable, accessible and inclusive housing.*
  - 2. *An analysis of the issues and options associated with the delivery of future housing in the Adelaide Hills Council, and whether this is likely to significantly impact the demographic and economic profile of its residents.*

3. *An engagement process, utilising surveys and other supplementary methods focused on housing and the lifecycle stage needs of our residents, including but not limited to older residents (people over 50) and younger residents. Seeking to understand what they see their housing needs being in the next 10-15 years, where they see themselves living, and why. This engagement process will also seek to understand all Adelaide Hills resident's views on a range of issues relating to residential and commercial development in the Adelaide Hills Council area, including but not limited to neighbourhood character, local amenity, sustainability, and liveability.*
- 11.2. Investigating the merits of a Community Renewables Program based on the success at City of Mitcham (Cr Nathan Daniell)
1. *Requests the CEO provide a report to Council by 30 June 2024 that:*
    - a. *Investigates collaborating with the City of Mitcham to use their Community Renewables Framework, due diligence and tender results to implement a similar bulk buy and Virtual Power Plant (VPP) program, but tailored to meet the requirements of Adelaide Hills Council and our community.*
  2. *That the CEO request a briefing for Elected Members and relevant staff by the City of Mitcham to understand the community, environmental, and economic benefits achieved from the implementation of their program.*
  3. *Prior to entering into its next electricity agreement, investigates an innovative 100% Renewable Energy Power Purchase Agreement (PPA) or similar for Council's future energy needs, including the opportunity to integrate a VPP and community batteries.*
- 11.3. Fire, wastewater and animal management (Cr Adrian Cheater)
1. *Reviews the Council's Enforcement Policy and provides recommendations for updates.*
  2. *Reviews the current educational and enforcement practices, assesses their effectiveness with particular focus on fire prevention, wastewater systems and environmental impacts, animal management and building/planning compliance and provides recommendations for alternate practices (if appropriate).*
  3. *If recommendations are made to consider changes to the Enforcement Policy and/or alternate educational and compliance practices, include detailed information in relation to how that would be delivered, resourced and the financial implications of any recommendations.*
  4. *Investigates the financial and resourcing implications of adding specialised officers for compliance and educational opportunities in the areas of:*
    - i. *Fire prevention*
    - ii. *Wastewater and associated environmental impacts*

*iii. Animal management*

5. *Assumes no reduction in existing compliance officer resourcing and consider the specialised officer roles as additional.*

**12. ADMINISTRATION REPORTS – DECISION ITEMS**

12.1. Event Proposal – Multi Year Rally Proposal

1. *That the report be received and noted.*
2. *That, in relation to the Multi-Year Agreement Proposal submitted by Massive Events Corp Pty Ltd, Council supports the conduct of the Adelaide Rally within the district for the period of three years 2024 to 2026 and acknowledge that the Chief Executive Officer will use the delegation already provided to him to consider consent for road closures under Section 33(2) of the Road Traffic Act 1961.*
3. *That, recognising this decision is a departure from the usual requirements of the Festival & Events Policy, Council determines that the reasons applying for the usual requirement for road closures associated with motorsport proposals to be brought to the Council for a formal decision on each occasion are outweighed by the expected benefits to be achieved in providing multi-year support.*
4. *That each year, support for the Adelaide Rally road closures, will be contingent on Massive Events Corp Pty Ltd, to the satisfaction of the Chief Executive Officer:*
  - a. *Complying with Council’s Festivals and Events Policy – Guideline No. 1 for Competitive Motoring Events*
  - b. *Payment of an Application Fee as per the Council’s Fees and Charges Register for Temporary Road Closures*
  - c. *Providing confirmation that affected business owners are aware of the proposed road closures*
  - d. *Providing written confirmation that the organiser has used reasonable endeavours to address concerns raised by affected residents and that arrangements for egress and regress for those properties can be managed within the event where practicable*
  - e. *Providing evidence of satisfactory procedures for enabling emergency services access to properties on the event route at all times*
  - f. *Providing evidence of satisfactory insurance to cover any damage to third party property caused by the event*
  - g. *Entering into a road repair agreement with Council to cover any rectification works required as a result of damage caused by the event*
  - h. *Providing written confirmation that advance notice of road closures on the affected roads will be erected at least three weeks prior to the event*



*1991 to close and merge the pieces of land identified as “B” in the Preliminary Plan No. 22/0032 attached to this report with Allotment 24 Deposited Plan 62438 comprised in Certificate of Title Volume 5911 Folio 128.*

5. *That upon the deposit of the Road Closure, the land will be excluded from the classification of Community Land and not be included in Council's Community Land Register.*
6. *That the Chief Executive Officer, and Mayor, be authorised to finalise and sign, and seal if necessary, all documentation to close and sell the above portion of closed road pursuant to this resolution.*

**13. ADMINISTRATION REPORTS – INFORMATION ITEMS**

Nil

**14. CORRESPONDENCE FOR NOTING**

- 14.1. Correspondence from Paul De Ionno, Director, Minerals Regulation, Department for Energy and Mining regarding Hanson Construction Materials Pty Ltd White Rock Quarry
- 14.2. Board of Stirling Hospital update

**15. QUESTIONS WITHOUT NOTICE**

**16. MOTIONS WITHOUT NOTICE**

**17. REPORTS**

- 17.1. Council Member Function or Activity on the Business of Council
- 17.2. Reports of Members/Officers as Council Representatives on External Organisations
- 17.3. CEO Report

**18. REPORTS OF COMMITTEES**

- 18.1. Council Assessment Panel – 13 March 2024  
*That the minutes of the CAP meeting held on Wednesday 13 March 2024 as supplied, be received and noted.*
- 18.2. Audit Committee  
Nil

18.3. CEO Performance Review Panel – 21 March 2024  
*Refer to confidential items.*

18.4. Boundary Change Committee  
Nil

**19. CONFIDENTIAL ITEMS**

19.1. Former Ashton Landfill

19.2. Trans Tasman Energy Group

19.3. CEO Performance Review Panel – 21 March 2024

**20. NEXT MEETING**

Tuesday 9 April 2024, 6.30pm, 63 Mt Barker Road, Stirling

**21. CLOSE MEETING**

## Council Meetings, Information and Briefing Sessions, CAP and Committee Meetings for 2024

DATE	TYPE	LOCATION	MINUTE TAKER
<b>MARCH 2024</b>			
Saturday 23 March	Long Term Financial Plan & Annual Business Plan Workshop	Gumeracha	N/A
Tues 26 March	Ordinary Council	Stirling	Rebekah Lyons
<b>APRIL 2024</b>			
Tues 2 April (Easter Monday)	Workshop	Woodside	N/A
Tues 9 April	Ordinary Council	Stirling	Rebekah Lyons
Wed 10 April	CAP	Stirling	Karen Savage
Mon 15 April	Audit Committee	Stirling	Jody Atkins
Tues 16 April	Professional Development	Stirling	N/A
Tues 23 April	Ordinary Council	Stirling	Rebekah Lyons
<b>MAY 2024</b>			
Mon 6 May	Workshop	Woodside	N/A
Wed 8 May	CAP	Stirling	Karen Savage
Tues 14 May	Ordinary Council	Stirling	Rebekah Lyons
Mon 20 May	Audit Committee	Stirling	Jody Atkins
Tues 21 May	Professional Development	Stirling	N/A
Thurs 23 May	CEO PRP	Stirling	Kelley Jones Lawyers
Tues 28 May	Ordinary Council	Stirling	Rebekah Lyons
<b>JUNE 2024</b>			
Mon 3 June	Workshop	Woodside	N/A
Tues 11 June	Ordinary Council	Stirling	Rebekah Lyons
Wed 12 June	CAP	Stirling	Karen Savage
Tues 18 June	Professional Development	Stirling	N/A
Tues 25 June	Ordinary Council	Stirling	Rebekah Lyons
<b>JULY 2024</b>			
Mon 1 July	Workshop	Woodside	N/A
Tues 9 July	Ordinary Council	Stirling	Rebekah Lyons
Wed 10 July	CAP	Stirling	Karen Savage
Tues 16 July	Professional Development	Stirling	N/A
Tues 23 July	Ordinary Council	Stirling	Rebekah Lyons
<b>AUGUST 2024</b>			
Mon 5 August	Workshop	Woodside	N/A
Tues 13 August	Ordinary Council	Stirling	Rebekah Lyons
Wed 14 August	CAP	Stirling	Karen Savage
Mon 19 August	Audit Committee	Stirling	Jody Atkins
Tues 20 August	Professional Development	Stirling	N/A
Thurs 22 August	CEO PRP	Stirling	Kelley Jones Lawyers
Tues 27 August	Ordinary Council	Stirling	Rebekah Lyons
<b>SEPTEMBER 2024</b>			
Mon 2 September	Workshop	Woodside	N/A
Tuesday 10 September	Ordinary Council	Stirling	Rebekah Lyons

<b>DATE</b>	<b>TYPE</b>	<b>LOCATION</b>	<b>MINUTE TAKER</b>
Wed 11 September	CAP	Stirling	Karen Savage
Tues 17 September	Professional Development	Stirling	N/A
Tues 24 September	Ordinary Council	Stirling	Rebekah Lyons
<b>OCTOBER 2024</b>			
Tues 1 October (Public Holiday)	Workshop	Woodside	N/A
Tuesday 8 October	Ordinary Council	Stirling	Rebekah Lyons
Wed 9 October	CAP	Stirling	Karen Savage
Mon 14 October	Audit Committee	Stirling	Jody Atkins
Tues 15 October	Professional Development	Stirling	N/A
Tues 22 October	Ordinary Council	Stirling	Rebekah Lyons
<b>NOVEMBER 2024</b>			
Mon 4 November	Workshop	Woodside	N/A
Tues 12 November	Ordinary Council	Stirling	Rebekah Lyons
Wed 13 November	CAP	Stirling	Karen Savage
Mon 18 November	Audit Committee	Stirling	Jody Atkins
Tues 19 November	Professional Development	Stirling	N/A
Thurs 21 November	CEO PRP	Stirling	Kelley Jones Lawyers
Tues 26 November	Ordinary Council	Stirling	Rebekah Lyons
<b>DECEMBER 2024</b>			
Mon 2 December	Workshop	Woodside	N/A
Wed 11 December	CAP	Stirling	Karen Savage
Tues 17 December	Ordinary Council	Stirling	Rebekah Lyons

*Meetings are subject to change, please check agendas for times and venues. All meetings (except Council Member Professional Development) are open to the public.*

## Council Member Attendance 2024

### Information or Briefing Sessions

Meeting Date	Mayor Jan-Claire Wisdom	Cr Kirrilee Boyd	Cr Mark Cheater	Cr Nathan Daniell	Cr Leith Mudge	Cr Louise Pascale	Cr Mark Osterstock	Cr Kirsty Parkin	Cr Pauline Gill	Cr Chris Grant	Cr Malcolm Herrmann	Cr Lucy Huxter	Cr Melanie Selwood
19.03.2024 (PD)	LOA	F	F	F	F	F	AP	F	F	F	F	F	F

# Conflict of Interest Disclosure Form

**CONFLICTS MUST BE DECLARED VERBALLY DURING MEETINGS**

Date: \_\_\_\_\_

**Meeting Name (please tick one)**

- |                              |                          |                           |                          |
|------------------------------|--------------------------|---------------------------|--------------------------|
| Ordinary Council             | <input type="checkbox"/> | Audit Committee           | <input type="checkbox"/> |
| Special Council              | <input type="checkbox"/> | Boundary Change Committee | <input type="checkbox"/> |
| CEO Performance Review Panel | <input type="checkbox"/> | Other: _____              | <input type="checkbox"/> |

**Item No**                      **Item Name:**  
 \_\_\_\_\_

(Only one conflict of interest entry per form)

I, Mayor / Cr \_\_\_\_\_ have identified a conflict of interest as:

**GENERAL**

**MATERIAL**

**GENERAL**

In considering a General Conflict of Interest (COI), an impartial, fair-minded person might consider that the Council Member’s private interests might result in the Member acting in a manner that is contrary to their public duty.

**MATERIAL**

In considering a Material Conflict of Interest (COI), a member of a council has a material conflict of interest in a matter to be discussed at a meeting of the council if a class of persons as defined in s75(1)(a-l) in the Act would gain a benefit, or suffer a loss, (whether directly or indirectly and whether of a personal or pecuniary nature) depending on the outcome of the consideration of the matter at the meeting.

**The nature of my conflict of interest is as follows:**

(Describe the nature of the interest, including whether the interest is direct or indirect and personal or pecuniary)

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**I intend to deal with my conflict of interest in the following transparent and accountable way:**

- I intend to **stay** in the meeting (please complete details below)
- I intend to **stay** in the meeting as exempt under s75A (please complete details below)
- I intend to **leave** the meeting (*mandatory if you intend to declare a Material conflict of interest*)

**The reason I intend to stay in the meeting and consider this matter is as follows:**

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(This section must be completed and ensure sufficient detail is recorded of the specific circumstances of your interest.)

**Office use only: Council Member voted FOR / AGAINST the motion.**

## 8. DEPUTATIONS

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*For full details, see Code of Practice for Meeting Procedures on [www.ahc.sa.gov.au](http://www.ahc.sa.gov.au)*

1. A request to make a deputation should be made by submitting a Deputation Request Form, (available on Council's website and at Service and Community Centres) to the CEO seven clear days prior to the Council meeting for inclusion in the agenda.
2. Each deputation is to be no longer than ten (10) minutes, excluding questions from Members.
3. Deputations will be limited to a maximum of two per meeting.
4. In determining whether a deputation is allowed, the following considerations will be taken into account:
  - the number of deputations that have already been granted for the meeting
  - the subject matter of the proposed deputation
  - relevance to the Council agenda nominated – and if not, relevance to the Council's powers or purpose
  - the integrity of the request (i.e. whether it is considered to be frivolous and/or vexatious)
  - the size and extent of the agenda for the particular meeting and
  - the number of times the deputees has addressed Council (either in a deputation or public forum) on the subject matter or a similar subject matter.

### 8.3 PUBLIC FORUM

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*For full details, see Code of Practice for Meeting Procedures on [www.ahc.sa.gov.au](http://www.ahc.sa.gov.au)*

1. The public may be permitted to address or ask questions of the Council on a relevant and/or timely topic.
2. The Presiding Member will determine if an answer is to be provided.
3. People wishing to speak in the public forum must advise the Presiding Member of their intention at the beginning of this section of the meeting.
4. Each presentation in the Public Forum is to be no longer than five (5) minutes (including questions), except with leave from the Council.
5. The total time allocation for the Public Forum will be ten (10) minutes, except with leave from the Council.
6. If a large number of presentations have been requested, with leave from the Council, the time allocation of five (5) minutes may be reduced.
7. Any comments that may amount to a criticism of individual Council Members or staff must not be made. As identified in the Deputation Conduct section above, the normal laws of defamation will apply to statements made during the Public Forum.
8. Members may ask questions of all persons appearing relating to the subject of their presentation.

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# **Minutes of Council**

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**ADELAIDE HILLS COUNCIL  
MINUTES OF ORDINARY COUNCIL MEETING  
TUESDAY 12 MARCH 2024  
63 MT BARKER ROAD STIRLING**

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In Attendance

**Presiding Member:** Acting Mayor Nathan Daniell

**Members:**

Councillor Kirrilee Boyd
Councillor Adrian Cheater
Councillor Pauline Gill
Councillor Malcolm Herrmann
Councillor Lucy Huxter
Councillor Leith Mudge
Councillor Mark Osterstock
Councillor Kirsty Parkin
Councillor Louise Pascale
Councillor Melanie Selwood

In Attendance:

Greg Georgopoulos	Chief Executive Officer
Natalie Armstrong	Director Community and Development
David Waters	Director Environment and Infrastructure
Zoë Gill	Governance and Risk Coordinator
Tracy Riddle (Kelledy Jones)	Governance Support
Rebekah Lyons	Minute Secretary
Tom Portas	Technical Support
Karen Cummings	Manager, Property Services
James Szabo	Senior Strategic Policy Planner
Jody Atkins	Acting Governance and Risk Coordinator
John McArthur	Manager, Sustainability, Waste and Emergency Management
Renee O'Connor	Coordinator, Sport and Recreation

**1. COMMENCEMENT**

The meeting commenced at 6:30pm

**2. OPENING STATEMENT**

Council acknowledges that we meet on the traditional lands and waters of the Peramangk and Kurna people. They are Custodians of this ancient and beautiful land and so we pay our respects to Elders past, present and emerging. We will care for this country together by ensuring the decisions we make will be guided by the principle that we should never decrease our children's ability to live on this land.

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Mayor \_\_\_\_\_

26 March 2024

**ADELAIDE HILLS COUNCIL  
MINUTES OF ORDINARY COUNCIL MEETING  
TUESDAY 12 MARCH 2024  
63 MT BARKER ROAD STIRLING**

**3. APOLOGIES/LEAVE OF ABSENCE**

**3.1 Apology**

Nil

**3.2 Leave of Absence**

Mayor Jan-Claire Wisdom, 13 February 2024 to 14 May 2024, approved by Council at its meeting of 13 February 2024.

Cr Chris Grant, 17 February 2024 to 16 March 2024, approved by Council at its meeting of 19 December 2023.

**Moved Cr Pauline Gill**

**S/- Cr Leith Mudge**

**60/24**

- 1 That a Leave of Absence from all duties of office be granted to Cr Kirsty Parkin from 13 April 2024 to 21 April 2024.**
- 2 That any committee or panel membership currently held by Cr Kirsty Parkin be undertaken by the Deputy during the leave of absence.**

<b>Carried Unanimously</b>
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**3.3 Absent**

Nil

**4. MINUTES OF PREVIOUS MEETINGS**

**4.1 Council Meeting – 27 February 2024**

With leave of the meeting, Cr Louise Pascale made a personal explanation stating a Material Conflict of Interest regarding a property listed in Item 19.1.1 - Recovery of Unpaid Rates – Confidential Item. Cr Pascale was not present for the item.

**Moved Cr Malcolm Herrmann**

**S/- Cr Adrian Cheater**

**61/24**

**Council resolves that the minutes of the Ordinary Council meeting held on 27 February 2024, as supplied, be confirmed as an accurate record of the proceedings of that meeting.**

<b>Carried Unanimously</b>
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**ADELAIDE HILLS COUNCIL  
MINUTES OF ORDINARY COUNCIL MEETING  
TUESDAY 12 MARCH 2024  
63 MT BARKER ROAD STIRLING**

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**5. DECLARATION OF CONFLICT OF INTEREST BY MEMBERS OF COUNCIL**

**5.1 General Conflict of Interest, Cr Leith Mudge – Item 13.2 Proposed Norton Summit Land Purchase**

Under section 75B of the *Local Government Act 1999* Cr Leith Mudge disclosed a General (section 74) Conflict of Interest in Item 13.2.

**5.2 General Conflict of Interest, Cr Adrian Cheater – Item 13.2 Proposed Norton Summit Land Purchase**

Under section 75B of the *Local Government Act 1999* Cr Adrian Cheater disclosed a General (section 74) Conflict of Interest in Item 13.2.

**5.3 General Conflict of Interest, Cr Malcolm Herrmann – Item 12.7 Reaffirmation of Support to All Veterans**

Under section 75B of the *Local Government Act 1999* Cr Malcolm Herrmann disclosed a General (section 74) Conflict of Interest in Item 12.7.

**5.4 General Conflict of Interest, Cr Mark Osterstock – Item 12.7 Reaffirmation of Support to All Veterans**

Under section 75B of the *Local Government Act 1999* Cr Mark Osterstock disclosed a General (section 74) Conflict of Interest in Item 12.7.

**6. PRESIDING MEMBER'S OPENING REMARKS**

The Acting Mayor commented on the fantastic Discover, Play Bikeway event held at the Amy Gillett Pathway on Sunday 3 March. Acting Mayor Daniell spoke about his discussion with Mary Safe, Amy Gillett's Mother, regarding various matters relating to the bikeway. The Acting Mayor attended all three locations on the day and shared his joy at seeing so many children using the bikeway. In closing, he thanked members of the community who attended, as well as the Council staff involved in organising the event.

**7. QUESTIONS ADJOURNED/LYING ON THE TABLE**

**7.1 Questions Adjourned**

Nil

**7.2 Questions Lying on the Table**

Nil

**ADELAIDE HILLS COUNCIL  
MINUTES OF ORDINARY COUNCIL MEETING  
TUESDAY 12 MARCH 2024  
63 MT BARKER ROAD STIRLING**

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**8. PETITIONS/DEPUTATIONS/PUBLIC FORUM**

**8.1 Petitions**

Nil

**8.2 Deputations**

Nil

**8.3 Public Forum**

Sarah Burchall of Aldgate and Chair, Stirling Business Association, seeking financial support from Council for Stirling businesses who are suffering trade downturn following the Stirling Village Mall fire in 2023.

**9. PRESENTATIONS**

Nil

**10. ADJOURNED ITEM**

**Council Meetings and Information or Briefing Sessions – Time and Place of Meetings**

Adjourned Item 12.2 from Ordinary Council Meeting 27 February 2024.

Moved Cr Adrian Cheater  
S/- Cr Kirrilee Boyd

Council resolves:

1. That the report be received and noted.
2. Commencing 28 February 2024, Ordinary Council Meetings will be held at 63 Mount Barker Road, Stirling and are scheduled to commence at 6.30pm on the 2nd Tuesday of the month for a period of 3 months up to the 11th of June 2024 (3rd Tuesday in January).
3. The Chief Executive Officer be authorised to adjust the Ordinary Council Meeting schedule, including the time and place of the meeting, where matters necessitate a change such as a meeting date occurring on a public holiday, catastrophic fire danger day or other valid reason.
4. Commencing 28 February 2024, times and venues of Special Council Meetings, requested in accordance with the legislative provisions, are to be determined by the Chief Executive Officer.

**ADELAIDE HILLS COUNCIL  
MINUTES OF ORDINARY COUNCIL MEETING  
TUESDAY 12 MARCH 2024  
63 MT BARKER ROAD STIRLING**

5. Commencing 28 February 2024 until the end of Council term, Information or Briefing sessions are scheduled as follows:
6. Workshops and Professional Development Sessions scheduled ordinarily at 6.30pm on the 1st and 4th Tuesday of each month, held at 36 Nairne Road, Woodside, and 63 Mount Barker Road, Stirling.
7. The Chief Executive Officer be authorised to schedule additional or Information or Briefing or remove sessions where workload dictates, or adjust the Information or Briefing Sessions schedule, including time and place of the sessions, where matters necessitate a change such as an Information or Briefing Session date occurring on a public holiday, catastrophic fire danger day or other valid reason. The Chief Executive Officer is authorised to adjust any Policy which is impacted by the setting of the time and place of meetings.
8. The CEO investigates, presents and workshops any potential policy considerations in the interest of improving Ordinary Meeting duration, procedures and accessibility within the above mentioned 3 month period.
9. The CEO develops a report to address the format and procedures of Informational Briefing Sessions/Workshops including consideration for defining terms such as 'workshop' item or 'informational briefing' items and how they can be facilitated accordingly.

Through the Presiding Member, with the consent of the mover and seconder, leave of the meeting was sought and granted to withdraw adjourned motion 12.2 from 27 February 2024 Ordinary Council Meeting.

Moved Cr Kirrilee Boyd  
S/-

Council resolves that:

1. The report be received and noted.
2. The following be trailed for 12 months commencing April 2024 and ending after Tuesday 25 March 2025

Day	Meeting Type	Location	Time
First Tuesday of the Month	No Meeting		
Second Tuesday of the Month	Workshop	36 Nairne Road, Woodside	6.30pm

Mayor \_\_\_\_\_

26 March 2024

**ADELAIDE HILLS COUNCIL  
MINUTES OF ORDINARY COUNCIL MEETING  
TUESDAY 12 MARCH 2024  
63 MT BARKER ROAD STIRLING**

Third Tuesday of the Month	Ordinary Council Meeting	63 Mount Barker Road, Stirling	6.30pm
Fourth Tuesday of the Month	Professional Development (or Workshop where necessary)	63 Mount Barker Road, Stirling	6.30pm

3. For the remainder of the month of March 2024:
  - a. A Workshop is held on 19 March 2024 at 63 Mount Barker Road, Stirling at 6.30pm
  - b. An Ordinary Council Meeting is held on 26 March 2024 at 63 Mount Barker Road, Stirling at 6.30pm
4. The Chief Executive Officer has the delegated authority in exceptional circumstances, including but not limited to, catastrophic fire danger days and other emergency situations, after consultation with the Mayor, to move the time and place of an Ordinary Meeting.
5. The Chief Executive Officer has the delegated authority to schedule the time and venue of any Special Council Meetings, requested in accordance with the Local Government Act 1999, after consultation with the Mayor and Members with respect to availability.
6. The Chief Executive Officer investigates, presents and workshops any potential policy considerations in the interests of improving Ordinary Meeting duration, procedures and accessibility within the above 12-month trial.
7. The Chief Executive Officer is authorised to amend any Policy that may be impacted by this resolution of the Council, only to the extent of facilitating the content of this resolution.

**Motion Lapsed**

Moved Cr Pauline Gill  
S/- Cr Kirilee Boyd

Council resolves that:

1. The trial of two meetings per month has concluded.
2. The following be implemented without trial for the duration of the current Council term:

Mayor \_\_\_\_\_

26 March 2024

**ADELAIDE HILLS COUNCIL  
MINUTES OF ORDINARY COUNCIL MEETING  
TUESDAY 12 MARCH 2024  
63 MT BARKER ROAD STIRLING**

Day	Meeting Type	Location	Time
First Tuesday of the Month	No Meeting		
Second Tuesday of the Month	Workshop	36 Nairne Road, Woodside	6.30pm
Third Tuesday of the Month	Professional Development (or Workshop where necessary)	63 Mount Barker Road, Stirling	6.30pm
Fourth Tuesday of the Month	Ordinary Council Meeting	63 Mount Barker Road, Stirling	6.30pm

3. The Chief Executive Officer has the delegated authority in exceptional circumstances, including but not limited to, catastrophic fire danger days and other emergency situations, after consultation with the Mayor, to move the time and place of an Ordinary Meeting.
4. The Chief Executive Officer has the delegated authority to schedule the time and venue of any Special Council Meetings, requested in accordance with the Local Government Act 1999, after consultation with the Mayor and Members with respect to availability.
5. The Chief Executive Officer investigates, presents and workshops any potential policy considerations in the interests of improving Ordinary Meeting duration, procedures and accessibility within 12 months.
6. The Chief Executive Officer is authorised to amend any Policy that may be impacted by this resolution of the Council, only to the extent of facilitating the content of this resolution.

<b>Lost</b>
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7:14pm Cr Louise Pascale left the meeting room

7:16pm Cr Louise Pascale returned to the meeting room

**Moved Cr Mark Osterstock**

**S/- Cr Leith Mudge**

**62/24**

**Council resolves that:**

1. **The report be received and noted.**

Mayor \_\_\_\_\_

26 March 2024

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2. The following be commenced as of 13 March 2024 and conclude at the end of the current Council term.

Day	Meeting Type	Location	Time
First Monday of the Month	Workshop	Nairne Road, Woodside	6.30pm
Second Tuesday of the Month	Ordinary Council Meeting	63 Mount Barker Road, Stirling	6.30pm
Third Tuesday of the Month	Professional Development (or Workshop where necessary)	63 Mount Barker Road, Stirling	6.30pm
Fourth Tuesday of the Month	Ordinary Council Meeting	63 Mount Barker Road, Stirling	6.30pm

3. The Chief Executive Officer has the delegated authority in exceptional circumstances, including but not limited to, catastrophic fire danger days and other emergency situations, after consultation with the Mayor, to move the time and place of an Ordinary Meeting.
4. The Chief Executive Officer has the delegated authority to schedule the time and venue of any Special Council Meetings, requested in accordance with the Local Government Act 1999, after consultation with the Mayor and Members with respect to availability.
5. The Chief Executive Officer investigates, presents and workshops any potential policy considerations in the interests of improving Ordinary Meeting duration, procedures and accessibility within 12 months.
6. The Chief Executive Officer is authorised to amend any Policy that may be impacted by this resolution of the Council, only to the extent of facilitating the content of this resolution.

<b>Carried</b>
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**11. QUESTIONS ON NOTICE**

**11.1 Legal costs under the Mayor seeking legal advice policy during the 2023/24 financial year – Cr Adrian Cheater**

**What was the total invoice amounts paid for matters which leveraged the Mayor seeking legal advice policy during the 23/24 financial year?**

Adelaide Hills Council has paid a total of \$16,341 (ex GST) for advice sought by the Mayor. This was compromised of two invoices for the following amounts:

- \$8,463 (ex GST)
- \$7,878 (ex GST)

**11.2 Government levies on waste disposal – Cr Malcolm Herrmann**

**1. Can the Chief Executive Officer please advise what additional costs the Adelaide Hills Council (and ratepayers) may face due to the imposition of a Recycling Levy (tax), which will come into effect as from 1 July 2024?**

The Advertiser article relates to a proposed levy to be applied to each tonne of export paper and cardboard (fibre) from 1 July 2024. The levy is \$4 per tonne and applies to export licence holders if companies are sending fibre overseas to be recycled.

Adelaide Hills Council's recycling tonnes are processed through contracts managed by East Waste. Under the current recycling contracts there is a commitment to process all collected fibre onshore, i.e. within Australia. Confidential pricing review mechanisms within the contracts also offer protection from the levy until June 2025.

Noting the above, the levy is not expected to have a significant impact, if any at all, on Council's recycling costs in the near term. There is, however, potential for a trickle-down effect as the domestic market and price for recycling are heavily influenced by international commodity prices. Over time, the impact of the levy will be known, as will be how the domestic market responds. The impact of the finalised regulations will be reflective in future recycling contracts.

**2 For 1 Jul 2022 to 30 Jun 2023 and for 1 Jul to 31 Dec 2023:**

- 2.1 What is the waste levy per tonne for solid waste?**
- 2.2 How many tonnes of solid waste were collected for landfill?**
- 2.3 How much did the council pay in levies to the state government?**
- 2.4 In regard to the collection/disposal cost of solid waste, what is the % that relates to the payment of government levies?**

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<b>Solid Waste Levy / Tonne</b>		
	<b>2022/23</b>	<b>2023 (July to Dec inclusive)</b>
Metropolitan	\$143	\$156
Non metropolitan	\$74.50	\$78

	<b>2022/23</b>	<b>2023 (July to Dec inclusive)</b>
<b>Landfill Waste Tonnes</b>	7380	3600
<b>Solid Waste Levy Costs</b>	\$873,000	\$448,000
<b>Disposal Costs</b>	\$300,000	\$159,000
<b>TOTAL COSTS</b>	\$1,173,000	\$607,000

<b>% Of Total Cost</b>	<b>2022/23</b>	<b>2023 (July to Dec inclusive)</b>
<b>Solid Waste Levy Costs</b>	74	74
<b>Disposal Costs</b>	26	26
<b>TOTAL</b>	100	100

### 11.3 Naming rights sponsorship for local sports clubs – Cr Lucy Huxter

In reference to the article in The Courier dated 14 February 2024:

#### 1. What is the Adelaide Hills Council's current position regarding naming rights sponsorships for local sports clubs?

Under Section 219 of the *Local Government Act 1999* (the Act) the Council has the power to assign a name to, or change a name of, a public place.

The Council's *Public Place and Road Naming Policy* describes circumstances and provides criteria pertaining to changing a place name. Of relevance to this question, section 4.5 of the Policy states that "commercial or company" names will not be used.

Furthermore, at its meeting held on 23 August 2022, Council adopted a Community and Recreation Facilities Policy which forms part of Council's Community and Recreation Facilities Framework. This document reaffirms the Council's right to name its own properties with the following statement:

*Naming Rights*

*It is acknowledged that Council holds the naming rights to all facilities on Council-owned land.*

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Lessees and management committees do not, and have not, had the power to name or rename Council owned sites and facilities.

With Council holding the right to name or rename public places, there is a level of assurance that the names of public places and facilities reflect community expectations. In addition, sites where this policy position applies are sometimes bushfire last resort refuges, and common names assist significantly in prompting attendance to emergencies.

Should Council wish to allow lessees and management committees to seek a particular name for a Council owned site, the *Public Place and Road Naming Policy* and the Community and Recreation Facilities Policy would need to be amended to provide for a process for these bodies to seek Council's approval to assign a particular name. Under s219(6) and (7) of the Act, Council has the power to alter or substitute their *Public Place and Road Naming Policy* but would need to publish notice of this:

- (a) in the Gazette; and
- (b) in a newspaper circulating within the area of the council; and
- (c) on a website determined by the chief executive officer.

**2. What has prompted this to become a public issue at this point in time?**

As part of the Community and Recreation Facilities Framework implementation, the Administration has recently distributed draft new management agreement documentation to community groups that manage Council owned sites. The draft documentation includes reference to the Council retaining site naming rights.

In recent years, some sporting organisations in the district have sought to sell naming rights to their oval or facility as part of a sponsorship arrangement with commercial entities. The Administration has addressed the matter with some clubs directly over the last 12 months (see answer to question below).

It is presumed that the specific reference to Council having naming rights in the draft management agreement documentation, in addition to Council Administration addressing the matter directly with some clubs, has prompted the matter to be raised and be reported on.

**3. Which clubs are impacted, and what are the ramifications?**

The Administration is aware of three (3) sites that have currently, or may previously, have obtained sponsorship through oval naming rights. These are Heathfield Oval, Bridgewater Oval and Gumeracha Oval. The clubs utilising these sites are understood to have had naming rights/sponsorship arrangements with commercial entities in place.

Following conversations with Council staff, the clubs associated with the Heathfield Oval site have subsequently negotiated with the naming rights/sponsorship holders to transfer arrangements to a building on the site instead. It is understood that Bridgewater is doing likewise.

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**4. What feedback/correspondence has the administration received regarding this matter?**

There were no comments received about naming rights during the consultation phases of Community and Recreation Facilities Framework project.

The Administration has engaged with clubs located at Heathfield and Bridgewater Ovals. Representatives from these clubs have been understanding and, as mentioned above, sought alternative arrangements (such as naming their building in the case of Heathfield). No groups have since raised or written to Council Administration expressing concerns.

**12. MOTIONS ON NOTICE**

**12.1 Support for Stirling Main Street businesses due to Stirling Village Mall (Woolworths) fire**

**Moved Cr Leith Mudge  
S/- Cr Kirsty Parkin**

**63/24**

That

1. The CEO investigates measures to provide temporary financial and/or in-kind support to Stirling main street businesses substantially affected by a downturn caused by the Stirling Village Mall (Woolworths) fire on Sunday 15 October 2023.
2. The investigation includes an exploration of:
  - a. the total amount of funds to be allocated to provide support;
  - b. the criteria to be used to distribute this support, ensuring that it is equitable and targeted so that only businesses with a demonstrated substantial reduction in income attributable to the fire are eligible; and
  - c. the period of time that this temporary support should be provided pending the rebuilding of a replacement shopping centre.
3. A report on the outcomes of this investigation be discussed at a workshop and presented to Council with recommendations no later than an Ordinary Council Meeting in April 2024 to ensure that timely support is able to be provided.

**VARIATION**

Through the Presiding Member, with the consent of the Mover and Seconder, leave of the meeting was sought to vary point 1 of the motion, as follows:

1. **The CEO investigates measures to provide temporary financial and/or in-kind support to Stirling main street 'small' businesses substantially affected by a downturn caused by the Stirling Village Mall (Woolworths) fire on Sunday 15 October 2023.**

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2. The investigation includes an exploration of:
  - a. the total amount of funds to be allocated to provide support;
  - b. the criteria to be used to distribute this support, ensuring that it is equitable and targeted so that only businesses with a demonstrated substantial reduction in income attributable to the fire are eligible; and
  - c. the period of time that this temporary support should be provided pending the rebuilding of a replacement shopping centre.
  
3. A report on the outcomes of this investigation be discussed at a workshop and presented to Council with recommendations no later than an Ordinary Council Meeting in April 2024 to ensure that timely support is able to be provided.

<b>Carried</b>
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## 12.2 Attendance Records of Elected Members at Information and Briefing Sessions

Moved Cr Pauline Gill  
S/- Cr Adrian Cheater

64/24

That

1. Elected Members full or partial attendance at Information and Briefing Sessions be recorded and reported on the Council agenda monthly.
2. That the *Code of Practice for Council Meeting Procedures* be amended to include a section for the reporting outlined in part 1.
3. That the attendance records are included in the Annual Report along with the meeting attendance records.

### VARIATION

Through the Presiding Member, with the consent of the Mover and Seconder, leave of the meeting was sought to vary point 1 of the motion and remove point 2 of the motion as follows:

1. **Elected Members full or partial attendance at Information and Briefing Sessions, along with Section 41 Committees, be recorded and reported on the Council agenda monthly.**
2. **That the attendance records are included in the Annual Report along with the meeting attendance records.**

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<b>Carried</b>
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7:49pm Cr Adrian Cheater left the meeting room

7:51pm Cr Adrian Cheater returned to the meeting room

**12.3 Creating more accessible and inclusive play spaces**

**Moved Cr Pauline Gill**

**S/- Cr Louise Pascale**

**65/24**

**That**

- 1. Administration report findings from the play space communication board pilot projects back to Council upon completion.**
- 2. Administration further investigates communication access and physical access for play spaces in the region, in line with the Disability Access and Inclusion Plan review. Findings and costings are reported back to Council upon completion and are included in future iterations of The Play Space Policy and Annual Business Plan and Budgeting processes.**
- 3. Play spaces upgrades continue to consider inclusive and accessible elements in designs.**

<b>Carried</b>
----------------

**12.4 Business Plan including forward budget projections for FABRIK**

**Moved Cr Kirsty Parkin**

**S/- Cr Leith Mudge**

**66/24**

**That**

- 1. The CEO prepares a report to present to Council outlining the Business Plan for Fabrik. It should detail the plan for how Fabrik is to be marketed, staffed, what it will produce and how, what services it will offer, and include forward financial estimates over 1, 3, 5 and 10 years.**
- 2. This report should be presented to Council no later than May 2024.**

<b>Carried Unanimously</b>
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**12.5 Which bin stickers on all green and yellow bins**

**Moved Cr Kirsty Parkin**

**S/- Cr Lucy Huxter**

**67/24**

**That**

- 1. Adelaide Hills Council works with Green Industries SA to undertake an investigation into the printing of stickers for every yellow and green bin lid in the Adelaide Hills Council, and then with Australia Post (or other distribution network) to send them to every bin user in the district to place on their bins.**
- 2. A report detailing the outcome of the investigation be provided to Council for consideration by no later than 31 May 2024.**

<b>Carried</b>
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8:16pm Cr Mark Osterstock left the meeting room

8:18pm Cr Mark Osterstock returned to the meeting room

**12.6 Our Watch Toolkit**

**Moved Cr Louise Pascale**

**S/- Cr Pauline Gill**

**68/24**

**That**

- 1. Council resolves to submit the following motion for debate at the 2024 National General Assembly of Local Government (NGA):**

This National General Assembly calls on the Australian Government to:

- a. Recognise local government plays a pivotal role in achieving the Australian Government's vision of ending gender-based violence in a generation.
- b. Recognise councils can lead this generational change by adopting Our Watch's Prevention Toolkit for Local Government.
- c. Fund a dedicated Domestic and Family Violence Prevention Officer in each State's local government association, this role be jointly funded by Commonwealth and state governments. That this position be funded for a minimum of five years in line with the first stage of the National Plan to End Violence against Women and Children 2022-2032. The focus of the role should be to support councils in the implementation of Our Watch's Prevention Toolkit for Local Government.

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- d. Fund the establishment of a local government grant funding program, similar to the Victorian Government's Free from Violence Local Government program, to be administered by the LGA. That this program be jointly funded by Commonwealth and state governments to support councils to embed gender equality and violence prevention practices into every part of their workplaces and services.
2. That the CEO write to the Local Government Association of South Australia informing them of our resolution.

**VARIATION**

Through the Presiding Member, with the consent of the Mover and Seconder, leave of the meeting was sought and granted to vary section 1 (c) and section 1 (d) of the motion as follows:

1. **Council resolves to submit the following motion for debate at the 2024 National General Assembly of Local Government (NGA):**

**This National General Assembly calls on the Australian Government to:**

- a. **Recognise local government plays a pivotal role in achieving the Australian Government's vision of ending gender-based violence in a generation.**
  - b. **Recognise councils can lead this generational change by adopting Our Watch's Prevention Toolkit for Local Government.**
  - c. **Fund a dedicated Domestic and Family Violence Prevention Officer in each State's local government association, this role should be jointly funded by Commonwealth and state governments. That this position be funded for a minimum of five years in line with the first stage of the National Plan to End Violence against Women and Children 2022-2032. The focus of the role should be to support councils in the implementation of Our Watch's Prevention Toolkit for Local Government.**
  - d. **Fund the establishment of a local government grant funding program, similar to the Victorian Government's Free from Violence Local Government program, to be administered by the LGA. That this program should be jointly funded by Commonwealth and state governments to support councils to embed gender equality and violence prevention practices into every part of their workplaces and services.**
2. **That the CEO write to the Local Government Association of South Australia informing them of our resolution.**

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<b>Carried Unanimously</b>
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**12.7 Reaffirmation of support to all Veterans**

Under section 75B of the *Local Government Act 1999* Cr Malcolm Herrmann disclosed a General (section 74) Conflict of Interest in Item 12.7 Reaffirmation of support to all Veterans, the nature of which is as follows:

- I was a member of the Australian Army and hold the Office of Treasurer RSL Gumeracha Sub Branch.

Cr Malcolm Herrmann advised the meeting his private interest would not result in him acting in manner contrary to his public duty and intended to remain in the meeting when the item is discussed, and to participate in the debate and vote on the matter.

Under section 75B of the *Local Government Act 1999* Cr Mark Osterstock disclosed a General (section 74) Conflict of Interest in Item 12.7 Reaffirmation of support to all Veterans, the nature of which is as follows:

- I was a former serving member of the military for nine years.

Cr Mark Osterstock advised the meeting his private interest would not result in him acting in manner contrary to his public duty and intended to remain in the meeting when the item is discussed, and to participate in the debate and vote on the matter.

**Moved Cr Pauline Gill  
S/- Cr Malcolm Herrmann**

That

1. The Adelaide Hills Council reaffirm support to all Australian Veteran's, past and present, who have served and sacrificed in the Defence of Australia's democratic freedom.
2. The CEO and Mayor, jointly write to all RSL's and other Soldier/Service Memorial organisations within the Adelaide Hills Council, to express the Council's support for Veteran's, past and present, after the attempt by the State Government to remove ANZAC Day from the Public Holidays Bill 2023.

**AMENDMENT**

**Moved Cr Melanie Selwood  
S/- Cr Leith Mudge**

**That**

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1. The Adelaide Hills Council reaffirm support to all Australian Veteran's, past and present, who have served and sacrificed in the Defence of Australia's democratic freedom.
2. The CEO and Mayor, jointly write to all RSL's and other Soldier/Service Memorial organisations within the Adelaide Hills Council, to express the Council's support for Veteran's, past and present, ~~after the attempt by the State Government to remove ANZAC Day from the Public Holidays Bill 2023.~~

**The Amendment was put and Carried**

**MOTION AS AMENDED**

Moved Cr Melanie Selwood  
S/- Cr Leith Mudge

69/24

That

1. The Adelaide Hills Council reaffirm support to all Australian Veteran's, past and present, who have served and sacrificed in the Defence of Australia's democratic freedom.
2. The CEO and Mayor, jointly write to all RSL's and other Soldier/Service Memorial organisations within the Adelaide Hills Council, to express the Council's support for Veteran's, past and present.

**Carried Unanimously**

**12.7.1 Short Adjournment**

Moved Cr Adrian Cheater  
S/- Cr Kirsty Parkin

70/24

That the Council meeting adjourn for a short break.

**Carried Unanimously**

8:40pm the Council meeting adjourned.

8:52pm the Council meeting resumed.

**13. OFFICER REPORTS – DECISION ITEMS**

**13.1 Revised Policy for Community Consultation – Management of Built Heritage**

Mayor \_\_\_\_\_

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**Moved Cr Leith Mudge  
S/- Cr Kirsty Parkin**

70/24

**Council resolves:**

- 1. That the report be received and noted.**
- 2. To approve the draft *Management of Built Heritage Policy* as contained in *Appendix 1* for community consultation.**

<b>Carried Unanimously</b>
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### **13.2 Proposed Norton Summit Land Purchase**

Under section 75B of the *Local Government Act 1999* Cr Leith Mudge disclosed a General (section 74) Conflict of Interest in Item 13.2 Proposed Norton Summit Land Purchase, the nature of which is as follows:

- I am a baptised and confirmed Anglican and a nominal member of the adjacent Parish of Stirling. I was at one stage an ordination candidate with the Anglican Church and also a member of the Synod of the Diocese of Adelaide.

Cr Leith Mudge intends to leave the meeting when the item is discussed.

Under section 75B of the *Local Government Act 1999* Cr Adrian Cheater disclosed a General (section 74) Conflict of Interest in Item 13.2 Proposed Norton Summit Land Purchase, the nature of which is as follows:

- I am an appointed officer within the CFS East Torrens Group.

Cr Adrian Cheater intends to leave the meeting when the item is discussed.

9:08pm Cr Leith Mudge left the meeting room

9:08pm Cr Adrian Cheater left the meeting room

**Moved Cr Malcolm Herrmann  
S/- Cr Kirsty Parkin**

71/24

**Council resolves:**

- 1. That the report be received and noted.**
- 2. In conjunction with The Synod of the Diocese of Adelaide of the Anglican Church of Australia ("the Church"), undertake a boundary realignment to alter the**

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boundaries between the land located at 2 St John Road Norton Summit owned by Council and the land located at 8 St John Road Norton Summit owned by the Church, with the effect of Council purchasing from the Church an area of approximately 1369m<sup>2</sup> for the amount of \$94,000 exclusive of GST.

3. To allocate funding in 2024-25 budget for the purchase of the land in the amount of \$94,000 exclusive of GST (if applicable) plus Council's proportion of purchase and land division costs estimated at \$15,000 plus GST, plus fencing costs estimated at \$5,000 plus GST.
4. To update the Council's Community Land Register to reflect the additional area of land vesting in Council and to develop a Community Land Management Plan for the site.
5. To delegate to the CEO to all do things necessary, including sign all documents to give effect to this resolution.
6. The CEO consults the Norton Summit CFS Brigade and/or the Hall Committee in regard to the configuration of any potential carparking spaces.
7. To authorise the Mayor and CEO to apply the Council's seal, if required, in the execution of any documents related to this resolution.

<b>Carried Unanimously</b>
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9:12pm Cr Leith Mudge returned to the meeting room

9:12pm Cr Adrian Cheater returned to the meeting room

**14. ADMINISTRATION REPORTS - INFORMATION ITEMS**

Nil

**15. CORRESPONDENCE FOR INFORMATION**

Nil

**16. QUESTIONS WITHOUT NOTICE**

Nil

**17. MOTIONS WITHOUT NOTICE**

Nil

**18. REPORTS**

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**18.1. Council Member Function or Activity on the Business of Council**

**Cr Melanie Selwood**

- 3 March 2024, hosted a Clean Up Australia Day in Aldgate
- 3 March 2024, Discover Play Bikeway along the Amy Gillett Bikeway

**Acting Mayor Nathan Daniell**

- 28 February 2024, Stirling RSL hosted Community Briefing Meeting

**Cr Kirilee Boyd**

- 28 February 2024, Stirling RSL hosted Community Briefing Meeting

**Cr Mark Osterstock**

- 28 February 2024, Stirling RSL hosted Community Briefing Meeting

**Cr Kirsty Parkin**

- 28 February 2024, Stirling RSL hosted Community Briefing Meeting

**Cr Leith Mudge**

- 28 February 2024, Stirling RSL hosted Community Briefing Meeting

**Cr Adrian Cheater**

- 28 February 2024, Stirling RSL hosted Community Briefing Meeting

**18.2. Reports of Members/Officers as Council Representatives on External Organisations**

**Cr Malcolm Herrmann**

- 7 March 2024, Special Meeting of the GRFMA

**18.3. CEO Report**

Greg Georgopoulos, CEO, provided Council with a verbal update, including:

- Recent positive discussions with Hon Tom Koutsantonis MP and Dan Cregan MP regarding drainage issues at Junction Road, Balhannah.
- Executive Leadership Team current focus on developing the Annual Business Plan and Long Term Financial Plan for 2024/2025.

**19. REPORTS OF COMMITTEES**

**19.1. Council Assessment Panel**

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**Moved Cr Leith Mudge  
S/- Cr Adrian Cheater**

72/24

**Council resolves that the minutes of the Council Assessment Panel meeting held on 6 March 2024, as distributed, be received and noted.**

<b>Carried Unanimously</b>
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**19.2. Audit Committee**

Nil

**19.3. CEO Performance Review Panel**

Refer to Item 20.1 – Confidential Item

**19.4. Boundary Change Committee**

Nil

**20. CONFIDENTIAL ITEMS**

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**20.1. CEO Performance Review Panel Minutes of Meeting – 8 February 2024 – Exclusion of the Public**

Moved Cr Adrian Cheater  
S/- Cr Pauline Gill

73/24

Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except:

- Chief Executive Officer, Greg Georgopoulos
- Director Community and Development, Natalie Armstrong
- Director Environment and Infrastructure, David Waters
- Governance Support, Tracy Riddle
- Governance and Risk Coordinator, Dr Zoë Gill
- Minute Taker, Rebekah Lyons
- Information Technology, Tom Portas
- Governance and Risk, Jody Atkins

be excluded from attendance at the meeting for Agenda Item 20.1: CEO Performance Review Process – KPI Review.

The Council is satisfied that it is necessary that the public, with the exception of Council staff in attendance as specified above, be excluded to enable Council to consider the report at the meeting on the following grounds:

Section 90(3) (a) of the Local Government Act 1999, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

Accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information and discussion confidential.

<b>Carried Unanimously</b>
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**20.1.1 CEO Performance Review Panel Minutes of Meeting – 8 February 2024 – Confidential Item**

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Mayor \_\_\_\_\_

26 March 2024

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**20.1.2 Performance Review Panel Minutes of Meeting – 8 February 2024 – Duration of Confidentiality**

Moved Cr Mark Osterstock  
S/- Cr Lucy Huxter

**75/24**

Subject to the CEO, or his delegate, disclosing information or any document (in whole or in part) for the purpose of implementing Council's decision(s) in this matter in the performance of the duties and responsibilities of office, Council, having considered Agenda Item 20.2 in confidence under sections 90(2) and 90(3) (a) of the Local Government Act 1999, resolves that an order be made under the provisions of sections 91(7) and (9) of the Local Government Act 1999 that the report, related attachments and the minutes of Committee and the discussion and considerations of the subject matter be retained in confidence until further order and be reviewed every twelve months.

<b>Carried Unanimously</b>
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**20.2 Amy Gillett Bikeway – Stage 4 Letter of Variation – Exclusion of the Public**

Moved Cr Adrian Cheater

S/- Cr Kirilee Boyd

76/24

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except:

- Chief Executive Officer, Greg Georgopoulos
- Director Community and Development, Natalie Armstrong
- Director Environment and Infrastructure, David Waters
- Governance Support, Tracy Riddle
- Governance and Risk Coordinator, Zoe Gill
- ICT Support, Tom Portas
- Minute Secretary, Rebekah Lyons
- Governance and Risk, Jody Atkins

be excluded from attendance at the meeting for Agenda Item 20.2: (Amy Gillett Bikeway - Stage 4 Letter of Variation) in confidence.

The Council is satisfied that it is necessary that the public, with the exception of Council staff in attendance as specified above, be excluded to enable Council to consider the report at the meeting on the following grounds:

- (i) Section 90(3)(j) of the *Local Government Act 1999*, the information to be received, discussed, or considered in relation to this Agenda Item is information the disclosure of which –
- (ii) would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the council, or a person engaged by the council); and
- (iii) would, on balance, be contrary to the public interest.

Accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information and discussion confidential.

<b>Carried Unanimously</b>
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**ADELAIDE HILLS COUNCIL  
MINUTES OF ORDINARY COUNCIL MEETING  
TUESDAY 12 MARCH 2024  
63 MT BARKER ROAD STIRLING**

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**20.2.1 Amy Gillett Bikeway – Stage 4 Letter of Variation – Confidential Item**

**ADELAIDE HILLS COUNCIL  
MINUTES OF ORDINARY COUNCIL MEETING  
TUESDAY 12 MARCH 2024  
63 MT BARKER ROAD STIRLING**

**20.2.3 Amy Gillett Bikeway – Stage 4 Letter of Variation – Duration of Confidentiality**

Moved Cr Adrian Cheater

S/- Cr Kirsty Parkin

78/24

Subject to the CEO, or his delegate, disclosing information or any document (in whole or in part) for the purpose of implementing Council's decision(s) in this matter in the performance of the duties and responsibilities of office, Council, having considered Agenda Item 20.2 in confidence under sections 90(2) and 90(3)(j) of the *Local Government Act 1999*, resolves that an order be made under the provisions of sections 91(7) and (9) of the *Local Government Act 1999* to retain the Items in confidence as detailed in the Duration of Confidentiality Table below:

Item	Duration of Confidentiality NB: Item to be reviewed every 12 months if not released
Report	19 December 2024 or upon finalisation of all relevant agreements with the State and Federal Governments, whichever is the earlier.
Related Attachments	19 December 2024 or upon finalisation of all relevant agreements with the State and Federal Governments, whichever is the earlier.
Minutes	19 December 2024 or upon finalisation of all relevant agreements with the State and Federal Governments, whichever is the earlier.
Other	N/A

Notwithstanding, the fact that the Council is working with other levels of government to find a way to complete the Amy Gillett Bikeway extension within available funding levels shall not be subject to the confidentiality order.

Pursuant to section 91(9)(c) of the *Local Government Act 1999*, the Council delegates the power to revoke the confidentiality order either partially or in full to the Chief Executive Officer.

<b>Carried Unanimously</b>
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**ADELAIDE HILLS COUNCIL  
MINUTES OF ORDINARY COUNCIL MEETING  
TUESDAY 12 MARCH 2024  
63 MT BARKER ROAD STIRLING**

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**21. NEXT MEETING**

The next Ordinary Meeting of the Adelaide Hills Council will be held on Tuesday 26 March 2024 from 6.30pm at 63 Mt Barker Road, Stirling.

**22. NEXT MEETING**

The meeting closed at 9:27pm

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**Petitions / Deputations / Public  
Forum**

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**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 26 March 2024  
AGENDA BUSINESS ITEM**

**Item:** 8.1.1

**Responsible Officer:** David Collins  
Manager Strategic Assets

**Subject:** Petition - Black Snake Road and Lucky Hit Road Birdwood

**For:** Decision

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**SUMMARY**

A petition has been received with 38 signatories stating:

*Adelaide Hills Council to undertake a review of the vehicle usage of Black Snake Road Birdwood, with the objective of improving road safety.*

The covering letter suggests the review consider, but not be limited to, reducing speed limit.

The purpose of this report is to enable the Council to receive the petition and to make any decisions it deems necessary in relation to the matter.

**RECOMMENDATION**

**Council resolves:**

- 1. That the petition signed by 38 signatories requesting Council to undertake a review of the vehicle usage of Black Snake Road Birdwood with the objective of improving road safety be received and noted.**
  - 2. That a new traffic count be carried out to ascertain the current traffic volumes along Black Snake Road, Birdwood and that staff consider any appropriate road signage or other safety measures in light of the outcome.**
  - 3. That the tree of concern be assessed for stability with appropriate remedial action taken, if required.**
  - 4. That the CEO advise the principal signatory of the Council's noting of the petition and of any resolutions relating to the matter.**
-

## 1. PETITION DETAILS

Council has received a petition organised by Bryan Pitman of Birdwood and signed by 38 signatories.

The Petition states:

Undertake a review of the vehicle usage of Black Snake Road Birdwood with the objective of improving road safety. The review to consider, but not limited to, reducing the speed limit.

The covering letter, which contained in Appendix 1, also raises issues such as the state of a particular tree.

## 2. OFFICER'S RESPONSE – David Collins, Manager Strategic Assets

### ➤ Relationship/relevance to Council services/activities/plans/strategies/resolutions

Black Snake Road is an unsealed local road. Historic traffic counts between 2005 and 2013 indicate traffic volumes of between 20 and 30 vehicles per day. Given the level of development along the road and the road function these low traffic volumes should be expected. The nature of the road is narrow and winding and sympathetic to the existing trees and vegetation. It is a low speed environment.

The State Government is responsible for setting speed limits and the current guidelines clearly state that speed limits will not be placed on unsealed roads, i.e. default state speed limits apply.

The more recent use of mobile phone apps for route planning may impact the choices of some drivers. Noting that one of these apps does provide Black Snake Road as an alternate route if travelling from example from Tungkillo to Kersbrook. In this example, whilst the route via Snake Gully Road is not the quickest route it indicates that travel time is only one minute longer.

As the petition was only received by Council on 15 March 2024, there has been little time to thoroughly investigate the petitioners' request. However, the Administration suggests it would be worth undertaking updated traffic counts for the road and review the current traffic volumes. Staff will then review the road and implement any maintenance programs and sign changes to reflect and change in service level use of the route. Council will also review trees along the route to ensure and manage any trees that may be a risk of fall.

### ➤ Options<sup>1</sup>

Council has the following options in relation to the matter(s) raised in the petition:

- I. Received and note the petition (Recommended)
- II. Make any further decisions regarding the matter as the Council sees fit.

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<sup>1</sup> Any potential motion arising from the receipt of a petition is a Motion Without Notice and Council has resolved for restrictions on the scope on these types of motions as per clause 3.18 of the *Code of Practice for Council Meeting Procedures*.

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## **Questions on Notice**

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**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 26 March 2024  
AGENDA BUSINESS ITEM**

**Item:** 10.1 Question on Notice

**Originating from:** Cr Melanie Selwood

**Subject:** State Bike Fund

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**1. QUESTION**

Over the last five years:

1. How many times has the Council accessed the State Bicycle Fund for cycling infrastructure projects?
2. For each time we have successfully accessed the State Bicycle Fund, what was the amount received and what was the project?

**2. BACKGROUND**

The State Government under the Department for Infrastructure & Transport manage the State Bicycle Fund. The Government's website states:

South Australian local government councils can apply for the State Bicycle Fund provided by the Department for Infrastructure and Transport (DIT). Applications are invited to be submitted early in the year for the following financial year's program.

Applying for the State Bicycle Fund

Funds are available on a dollar-for-dollar basis and are for the development and implementation of suitable cycling initiatives, which may include the development of:

1. local area strategic bicycle plans
2. cycling networks by constructing on-road bicycle lanes or off-road bicycle paths, bicycle parking and the promotion of cycling and cycling facilities.

**3. OFFICER'S RESPONSE – Renee O'Connor, Coordinator Sports and Recreation**

Council accessed the Bicycle Fund in 2019-20 for the Amy Gillett Pathway construction (connecting link from Tiers Road to Onkaparinga Valley Road, Woodside - \$48,900) and in 2021-22 for the Stirling - Crafers Bikeway construction (\$50,000).

Council has developed a Trails and Cycling Routes Management Policy as part of the *Trails and Cycling Routes Management Framework (2021)*, which focuses on existing infrastructure and routes. The implementation of projects within this framework are in their infancy with further exploration of infrastructure projects to occur.

Council currently manages the aforementioned bicycle infrastructure at Woodside and Stirling/Crafers. There are no other Council managed cycle infrastructure projects within the area.

As mentioned in the background provided by Cr Selwood, the funding program is a dollar-for-dollar program requiring capital funding to be equally contributed to the project by Council. Cycle lanes, bikeways and the like can be high-cost projects which are made even more challenging in the Adelaide Hills with the existing road network and limited space for assets. Recent work in this space, that was supported by Council, was in the design phase of the proposed Verdun Interchange Project (Pioneer Women’s Trail upgrade and widening of bridge over the Onkaparinga River to accommodate pedestrians and cyclists). That project has now been suspended following the withdrawal of Commonwealth funding.

Council and the Department for Infrastructure and Transport also recently considered the State Bicycle Fund as a potential source of funding for the Amy Gillett Bikeway extension to Birdwood.

Council is currently considering budget allocations for bike storage and parking and other cycling facilities to support cycling in the Adelaide Hills and, should opportunities arise to do so, it is expected that support from the State Bicycle Fund will be sought.

**4. APPENDIX**

Nil.

**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 26 March  
AGENDA BUSINESS ITEM**

**Item:** 10.2 Question on Notice

**Originating from:** Cr Pauline Gill

**Subject:** Media Interaction

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**1. QUESTION**

Is the identity of the person leaking to the media known to the CEO and / or the Deputy Mayor? If so, has there been disciplinary action taken against this individual? If not, what actions have been taken to identify the person leaking to the media? If the person is known and no disciplinary action has been taken, why not?

**2. BACKGROUND**

Given my day job, leaks to the media are of high importance to identify, follow up and prosecute as required, depending on impact. If there is someone leaking to the media, they need to be identified and punishment provided as soon as possible. If the person is known, then the Chamber should be informed, for an appropriate disciplinary action to be voted on and actioned. If the person is unknown, then it is important for the Chamber to be informed as to what measures are being undertaken to identify the individual. I find it disturbing that a statement was made by the Deputy Mayor and then nothing further has been disclosed.

**3. OFFICER'S RESPONSE – Greg Georgopoulos, Chief Executive Officer**

Each question has been addressed individually.

Is the identity of the person leaking to the media known to the CEO and / or the Deputy Mayor? *The identity of the person who leaked to the media is unknown.*

If so, has there been disciplinary action taken against this individual? *No disciplinary action has been taken as the identity of the individual is unknown.*

If not, what actions have been taken to identify the person leaking to the media? *The A/Mayor raised the matter with all elected members at the 13 February 2024 Council Meeting and warned against leaking to the media.*

If the person is known and no disciplinary action has been taken, why not? *As previously advised the identity of the individual is unknown.*

**4. APPENDIX**  
Nil

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# **Motions on Notice**

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**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 26 March 2024  
AGENDA BUSINESS ITEM**

**Item:** 11.1 Motion on Notice

**Originating from:** Cr Kirsty Parkin

**Subject:** Comprehensive Survey on Housing in the Adelaide Hills

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**1. MOTION**

I move that Council undertake:

1. An analysis of existing housing in the Adelaide Hills Council district that considers the lifecycle stage needs of our residents including but not limited to housing specifically for older residents (people over 50) and housing specifically for younger residents, as well as affordable, accessible and inclusive housing.
2. An analysis of the issues and options associated with the delivery of future housing in the Adelaide Hills Council, and whether this is likely to significantly impact the demographic and economic profile of its residents.
3. An engagement process, utilising surveys and other supplementary methods focused on housing and the lifecycle stage needs of our residents, including but not limited to older residents (people over 50) and younger residents. Seeking to understand what they see their housing needs being in the next 10-15 years, where they see themselves living, and why. This engagement process will also seek to understand all Adelaide Hills resident's views on a range of issues relating to residential and commercial development in the Adelaide Hills Council area, including but not limited to neighbourhood character, local amenity, sustainability, and liveability.

**2. BACKGROUND**

There has been discussion and debate around the chamber around the need for additional housing development in the Adelaide Hills, including infill and subdivisions.

The State Government has not requested we provide additional land for housing, nor has the Council moved a motion requesting it. The recent community survey presented to us at the long-term financial planning session gave evidence that extensive development is something not supported by Adelaide Hills Residents. However, there has been suggestion that additional housing is required for "older people" and "younger people". To the best of my knowledge, there has never been a survey undertaken to determine what housing is available specifically for older people in the Adelaide Hills, and if there is indeed a shortage.

There has never been a survey undertaken specifically asking older people what their preferences are around housing. There has not been a survey undertaken specifically asking younger people where they would like to live, and why.

**3. OFFICER’S RESPONSE – Natalie Armstrong, Director Community & Development**

➤ **Strategic Management Plan/Functional Strategy/Council Policy Alignment**

*Strategic Plan 2020-24 – A brighter future*

Goal 1	A functional Built Environment
Objective B2	Preserve and Enhance the unique character of the Hills for current and future generations
Goal 2	Community Wellbeing
Objective C1	A Community for everyone – that is inclusive, welcoming and accessible
Priority C1.5	Encourage more housing opportunities where provided for in the Development Plan
Goal 3	A prosperous Economy
Objective E2	Provide local infrastructure to drive growth and productivity

Council plays a crucial role in addressing housing issues by implementing policies and initiatives tailored to the community’s needs. This is reflected in the current strategic plan across multiple Goal areas with a focus on character, diversity, and productivity.

➤ **Legal Implications**

Engagement will be undertaken in accordance with the Council’s Public Consultation Policy and the provisions of the *Local Government Act 1999*.

There are no legal implications in the undertaking of a survey and engagement with the Council’s landowners and residents to obtain their feedback.

➤ **Risk Management Implications**

*The proposed community consultation and investigations will assist in mitigating the risk of:*

*Failure to seek and understand the views of the community leading to policy positions that do not reflect the views of the community.*

Inherent Risk	Residual Risk	Target Risk
High (3B)	Medium (3C)	Low

➤ **Financial and Resource Implications**

There is no current budget or resource allocation to undertake this investigation and consultation. Budget allocation will need to be made in the amount of \$15,000 to undertake this project. Existing priorities for the Senior Strategic & Policy Planner and Council’s Community Engagement Coordinator will need to be reviewed to enable this work to be undertaken which may result in the deferral of other priorities.

➤ **Customer Service and Community/Cultural Implications**

Obtaining broad community input into this subject is imperative to understand the views and forecast needs of our community now and into the future so that policy can be put in place to reflect this position.

➤ **Sustainability Implications**

There are no sustainability implications in relation to the proposed process however sustainability will be a key factor in any proposed policy or strategy regarding housing or development that comes out of this process.

➤ **Engagement/Consultation conducted in the development of the report**

Consultation on the development of this report was as follows:

*Council Committees:* Not Applicable

*Council Workshops:* Not Applicable

*Advisory Groups:* Not Applicable

*External Agencies:* Not Applicable

*Community:* Not Applicable

#### **4. ANALYSIS**

Since amalgamation Council has played an active role in influencing housing policy and initiatives across the district. In considering Council's approach to housing policy, it's important to consider the historical context and chronicle important changes, as such a brief summary of key projects that have influenced the current approach have been provided below.

*Adelaide Hills Council Housing Study (2004)*

The AHC Housing Study (refer *Appendix 1*) primarily consisted of a desktop review, complemented by targeted consultations, to outline demand issues and trends for further exploration in subsequent stages (its noted that these latter stages did not proceed).

The research encompassed demographic trends, housing, and market analysis, revealing concerns about the inadequacy of the current housing market to meet the evolving needs of the population. It highlighted potential mismatches between housing supply and anticipated population growth, particularly concerning the limited development potential within the Council area and the changing demographic landscape characterised by decreases in young families and increases in the elderly population.

Quantitative and qualitative research methods were employed to assess the housing market dynamics and demographic shifts in the Adelaide Hills Council area. The findings emphasised the need for a diverse range of housing options to accommodate various age groups and household types while preserving residential character and amenity. Recommendations included:

- matching housing demand with supply,
- maintaining population stability,
- enhancing growth through strategic planning,
- retaining existing residents seeking accommodation changes, and
- promoting medium-density developments in appropriate areas adjacent to retail and community nodes.

The engagement process associated with this study underscored the importance of a strategic response to ensure housing options aligned with community needs and aspirations. The Housing Study established clear objectives for planning policy formulation and future strategic directions, eventually leading to the initiation of the Township and Urban Areas Development Plan Amendment (DPA).

#### *AHC Townships Directions Report (2009)*

The objectives adopted by the Council as part of the DPA initiation prioritised consistent planning policies across the entire area and providing clear direction for stakeholders and planners. It was in this backdrop that the AHC Townships Direction Report was commissioned to provide a range of policy options. Emphasis was placed on exploring housing suitability for the diverse community, particularly for older individuals, and the promotion of higher density housing in appropriate locations as indicated by the Housing Study and the State Planning Strategy of the time. Additionally, measures to protect township and urban area character, matching growth with existing infrastructure capacity, providing buffers between residential and farming areas, and minimising environmental impact were outlined.

As part of this process Council undertook targeted engagement to test the community sentiment toward a range of policy options including infill development. Households were randomly selected from the townships and urban areas to participate. The engagement results reflected mixed views about increased housing densities and a reduction in minimum lot sizes and strong support for housing opportunities for older residents. A detailed summary of the results was provided in Section 3.8 of the Report (refer to *Appendix 2*).

#### *Township and Urban Areas DPA (2017)*

With agreement on the policy interventions to be pursued and the adoption of the Township and Urban Areas DPA in 2017, Council's contemporary approach to housing policy was set. The statutory planning framework continues to influence planning outcomes across the district.

Recent analysis of housing trends over the last decade undertaken to inform Regional Planning discussions through late 2023, demonstrates an increase in housing approval activity since the introduction of the DPA. The data shows an increase of over 20 dwellings annually since the introduction of the DPA changes (above longer-term averages). However further analysis is required to determine how much of this housing development is directly linked to the policy changes.

#### *Planning Reforms (2021)*

The introduction of the Planning and Design Code (the Code) fundamentally altered the statutory planning framework in South Australia. Where possible policy brought online via the Township and Urban Areas DPA was transitioned into the Code. However, due to the standardised nature of the Code it was not possible to deliver a like for like transition. Some

of the legacy issues relating to policy inherited through the introduction of the Code can be summarised as follows:

- Important character considerations watered down or lost
- Weaknesses or gaps created in land division policy (i.e. median rule), and
- An increase in allowable minimum allotment sizes for certain dwelling types in the Township Zone.

The impacts of these changes continue to be monitored and staff are continuously working to rectify issues via submissions on State led- Code Amendments and where appropriate the initiation of Code Amendments. It is noted that recommendations and Code Amendment investigations are being guided by the strategic objectives set forth in the above investigations and DPA.

#### *Greater Adelaide Regional Plan (2023)*

In 2023 the State Planning Commission commenced a renewed Regional Planning program for Greater Adelaide. A key takeaway from the initiation of this process confirmed that Adelaide is growing, and the State Government sees a role for all metropolitan Councils in accommodating some of this growth.

Population projection data released in January 2024 by Department of Trade and Investment, predicts the Adelaide Hills Council to be the second lowest growth municipality in metropolitan Adelaide in terms of the proportion of growth, with 0.4% annual population growth (3,439 additional people between 2021 and 2041), this compares to a region-wide average annual growth rate of 4%.

#### *Local Government's Role in Housing*

Across Australia local government plays a crucial role in addressing housing by implementing policies and initiatives tailored to their community's specific needs. Interventions in this area take many forms, including but not limited to;

- Zoning and land use policy reform
- Affordable housing incentives
- Community land trusts
- Public-private partnerships
- Regulation, and enforcement and
- Community engagement and strategic planning.

While some of the above approaches may be considered novel or unviable, there is good reason to continue to test assumptions and understand the changing dynamics of housing needs within the Council area. Housing strategy is often revisited in 10–15-year cycles to remain contemporary and respond to changing circumstances. Community engagement and strategic planning is a central component to this work. It is noted that State strategies such as the SA Our Housing Future 2020-2030 emphasise the important role of Local Government in developing local housing plans (Action 1.4).

#### *Contemporary Strategic Framework*

The Township and Urban Area DPA was brought into operation thirteen years after the initial housing study set the strategic direction for that policy intervention. In light of this, it is considered that strategic projects of this nature must be undertaken with clear intent and

purpose, both in terms of what they are seeking to achieve and a commitment to implementing any actions and recommendations in a timely manner. This requires careful planning and adequate resourcing.

Revisiting the drivers of housing strategy at this time is considered particularly pertinent in the midst of housing and affordability crises, the development of a new Greater Adelaide Regional Plan and Council's new Strategic Plan. If the Council moves to initiate a strategic project as outlined in this Motion, it is recommended it consider where such work would sit within a broader strategic framework. This work could be the forerunner to the development of a comprehensive housing strategy or plan, but such an outcome should be outlined early in the process and reflected in Council strategic objectives and actions.

### Recommended Approach

The Motion seeks to investigate and engage with the community on issues relevant to housing and the impacts of development. In considering the Motion staff have identified that there are three distinct initiatives that could be pursued, which can be summarised as follows:

- Initial Investigations,
- Community Engagement (Stage I and II) and
- Issues and Options

An outline of the purpose, method and outcome for each initiative is provided below and it is anticipated that the various components would be subject to further debate and endorsement by the Council prior to being initiated.

#### *Initial Investigations*

The Motion seeks to take stock of the current housing supply across the Adelaide Hills Council and consider how this aligns to the underlying demographics and key age cohorts. Such investigations would require a quantitative approach with data collection underpinning the investigations. This work would lend itself to being presented as a housing evaluation which would clearly outline the existing conditions.

#### *Community Engagement Stage I*

The Motion preferences a survey-based approach to community engagement on this issue. While this important, recognition of the nuanced and diverse ways in which access to housing impacts people's lives also needs to be understood. This would require a more qualitative approach adopting research style methods that unpack the lived experience of community members across the district.

The engagement process would lend itself to being staged, commencing with a broad survey followed by targeted conversations. This could be supplemented by the establishment of a community reference group to garner further feedback, inform the engagement approach, and provide guidance for future initiatives.

This engagement will also need to explore the community's views on the impacts of development across the Adelaide Hills Council. Issues such as neighbourhood character, local amenity, sustainability, and liveability will need to frame any discussion about housing.

#### *Issues and Options*

The Motion is concerned with understanding the impact of the delivery of future housing in the Adelaide Hills Council. This initiative would be informed by the housing evaluation and

community engagement feedback to explore gaps between current and desired outcomes, as well as unpacking issues and opportunities of various options. This work would lend itself to being presented as an Issues and Options Paper that would be subject to further community engagement.

#### *Community Engagement Stage II*

In order to inform any future decisions regarding housing strategy it is recommended that the issue and options paper be subject to community engagement. This process would target participants from the Stage I process in order to close the loop and confirm whether participants have been heard right. This process should also seek out wider views from across the community.

#### *Summary*

The aim of this approach is to provide a holistic understanding of the housing dynamics at play and its impacts within the Adelaide Hills Council. The research, feedback and options identified through this process will lay the foundation for a better understanding of Council's role and provide options to initiate further strategic actions. Delivery of a contemporary approach to housing strategy in the Adelaide Hills Council that responds appropriately to the local conditions and the needs of the community should drive such an exercise.

## **5. APPENDICES**

- (1) Adelaide Hills Council Housing Study
- (2) Townships Direction Report

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**Appendix 1**  
*Adelaide Hills Council Housing Study*

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# **Adelaide Hills Council Housing Study**

## **Stage 1: Final Report**

Prepared for Adelaide Hills Council

2<sup>nd</sup> July 2004

Consultant Contact: Nicole Halsey and Grazio Maiorano  
Urban and Regional Planning Solutions  
3 / 207 The Parade  
Norwood SA 5067  
Telephone: (08) 8333 3335 • Fax (08) 8333 3303  
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## Appendices

Appendix A: Key Informant Running Sheet

Appendix B Housing Sales Data

## **ACKNOWLEDGMENTS**

We gratefully acknowledge the input of the following people to this project:

- Dr Andrew Beer, School of Geography and Population Studies, Flinders University
- Wendy Sarkissian, Sarkissian Associates Planners
- Peter Rossini, School of International Business, University of South Australia
- Michael O'Connell, Adelaide Hills Council
- Kieron Barnes, Adelaide Hills Council
- Ian McQueen, Planning SA
- Kylie Ferguson, Planning SA
- Marlene O'Reilly, Gardiners Real Estate Stirling
- Christine Morris, Christine Morris Real Estate, Birdwood
- Stephen Holmes, Urban Development Institute of Australia
- Geoff Claridge, South Australian Housing Trust
- Wayne Gibbings, Adelaide Hills Councillor and Land Management Corporation
- Val Hall, Adelaide Hills Councillor
- Leonie Taylor, Adelaide Hills Councillor.

## **EXECUTIVE SUMMARY**

The Adelaide Hills Council Housing Study (to be comprised of three stages) will inform the investigations of the Townships and Urban Areas Plan Amendment Report to be undertaken as recommended by Council's Development Plan Review endorsed in June 2003.

Urban & Regional Planning Solutions in association with Dr Andrew Beer, School of Geography and Population Studies, Flinders University were engaged by Council to undertake Stage 1 of the Adelaide Hills Council Housing Study.

Stage 1 of the Study is primarily a desktop study (apart from targeted consultation) and scopes the demand issues and trends to be further expanded upon and explored in the subsequent two stages of the Housing Study.

The demographic trends, housing analysis and market analysis indicate that the current housing market will not entirely meet the needs of the changing population that is anticipated in the Adelaide Hills Council area in the coming years. The potential mismatch of housing with the anticipated population is of concern given that projected population growth is dependent on the development of a limited number of sites in the Council area, some of which are restrictive and difficult in nature due to the need to address issues such as desired character, bushfire protection, significant trees and vegetation and steep slopes.

The projected decreases in the numbers of children and young people, the decreases in couple families with children and the significant increases in people aged over 50, will impact on housing demand in the Adelaide Hills Council area.

These Council-wide demographic changes are significant when coupled with broader demographic trends being experienced nationally and state-wide such as an ageing population; people choosing not to have children, or to have children much later in life; higher rates of divorce and separation and people forming lasting relationships later in life; the decrease in household size, but conversely the significant increase in numbers

of households; and changes in living arrangements as life styles and life stages change (eg: retirement),

Currently, housing options in the Adelaide Hills Council area reflect the predominant age structure which has characterised the Council area over recent years which has resulted in the establishment of a housing market that is attractive to more mature families, as well as people in later stages of life in the 'empty-nester' age groups (50-59 and 60-69 years).

As a result, detached houses are the dominant housing style comprising over 95 % of the housing stock in the Council area. Conversely, the rental market is very small compared to other Councils, and most people either own or are in the process of buying their home. The low number of renters is however, likely to be the result of the lack of rental properties in the Adelaide Hills Council area. The South Australian Housing Trust provides only 50 houses in the area.

The current housing market therefore, is not likely to fully cater to the anticipated demographic characteristics that will comprise this changing population. The housing needs of the changing population may result in demand for:

- smaller properties on smaller allotments requiring less maintenance such as cottage/ courtyard homes, villa units or attached dwellings for older people and retirement aged households, retirement village accommodation or aged hostel accommodation for the elderly; and
- more affordable, higher density housing options for younger people and first home buyers.

It should be noted that these anticipated housing needs which indicate a potential demand for housing options in the Adelaide Hills Council area that are *not* detached dwellings on large allotments must be balanced against other clear demographic trends which indicate that even though Australian households are getting smaller, housing types are getting larger. This preference for larger dwellings, despite the fact that the average household size is decreasing and over 55% of households are currently comprised of one or two people, reflects a change in housing standards and aspirations combined with changes in people's living arrangements.

Projected population growth is relatively small to 2016 and the limited development potential currently available in the Council area contributes to this limited growth. This is particularly pertinent given that the redevelopment of the South Australian Youth Training Centre located at Woodforde which would offer around 300 new dwellings at suburban densities is a significant factor in this projected growth. The redevelopment of this site however, would not necessarily mean that new residents would contribute to the social and economic fabric of the Adelaide Hills Council area (eg existing townships) due to its close proximity to suburban Adelaide and separation from townships

If the existing housing market does not accommodate the needs and aspirations of the changing population then population growth will be impacted upon. Population growth or at least the maintenance of current population levels is fundamental to building upon existing economic viability and social vibrancy (eg retention of schools, community facilities and shopping activities) in the Adelaide Hills Council area. This means that not only does the Adelaide Hills Council need to ensure that it retains people who are currently living in the area throughout the different stages of their lives, but also accommodate people desiring to move into the area.

For example, the Council area does not currently offer many rental housing opportunities for young people moving out of home that are affordable. In fact, there are very few rental opportunities available in the Council area at all. Likewise there are few housing opportunities for older people that desire a smaller home on a smaller allotment or aged care accommodation. Currently many older people have to move out of the Council area and relocate away from established friends, family and familiarity to live in appropriate accommodation suitable to their lifestyle needs, or alternatively remain in their large dwellings, thereby reducing housing stock available for new households (eg for new families).

The changing demographic characteristics of the Adelaide Hills Council population will require some diversification of housing types available in the Council area. Currently the predominant type of housing is detached dwellings on large allotments. To address the needs of the emerging population as well as people who are currently showing interest in living in the Adelaide Hills but are not having their needs met, the Council area needs to offer a range of housing options.

This does not mean however, that detached dwelling housing options should not be provided in the Council area, as certainly there is a demonstrated and continued strong demand for this type of housing. Rather, it is considered that in addition to providing detached dwelling options, the Council area needs to expand its housing stock to include other forms of housing.

By increasing housing densities in appropriate locations within the Council area more diverse housing options can be provided. Critical to increasing housing densities is ensuring that the hills character that appeals to many people that already live in or want to live in the Adelaide hills and those that visit the area is not eroded.

Recent studies have demonstrated that higher density living in itself does not result in negative social and environmental impacts. Rather, it is the manner in which they are designed and constructed (ie the micro design issues) which may result in poor outcomes. The planning and strategic policy that underpins this policy shift to allow higher density housing in appropriate locations is therefore central to achieving outcomes that meet the housing needs of the community and that do not erode the desired character of particular localities.

Through its Strategic Management Plan the Adelaide Hills Council seeks to provide high quality living environments for a diverse range of age groups and household types. Creating a diversity of housing types in locations that are appropriate will assist the Adelaide Hills Council to maintain a stable population that supports a viable and engaging social and economic environment.

The research and targeted consultation conducted for Stage 1 of the Adelaide Hills Council Housing Study has highlighted the need to:

- Match housing demand with housing supply;
- Maintain population stability and enhance growth by catering for a mix of age groups and a diversity of household types;
- Retain existing residents who may be seeking a change in accommodation to match their lifestyle needs, such as people who are ageing and young people;

- Protect residential character and amenity;
- Adopt a strategic response that promotes opportunities for more medium density development in appropriate areas adjacent to retail and community nodes as well as sensitive small scale redevelopment and conversions or additions to create smaller dwellings across the Council area.

**1.0 INTRODUCTION**

In April 2004, the Adelaide Hills Council engaged Urban & Regional Planning Solutions in association with Dr Andrew Beer, School of Geography and Population Studies, Flinders University to undertake Stage 1 of the Adelaide Hills Council Housing Study.

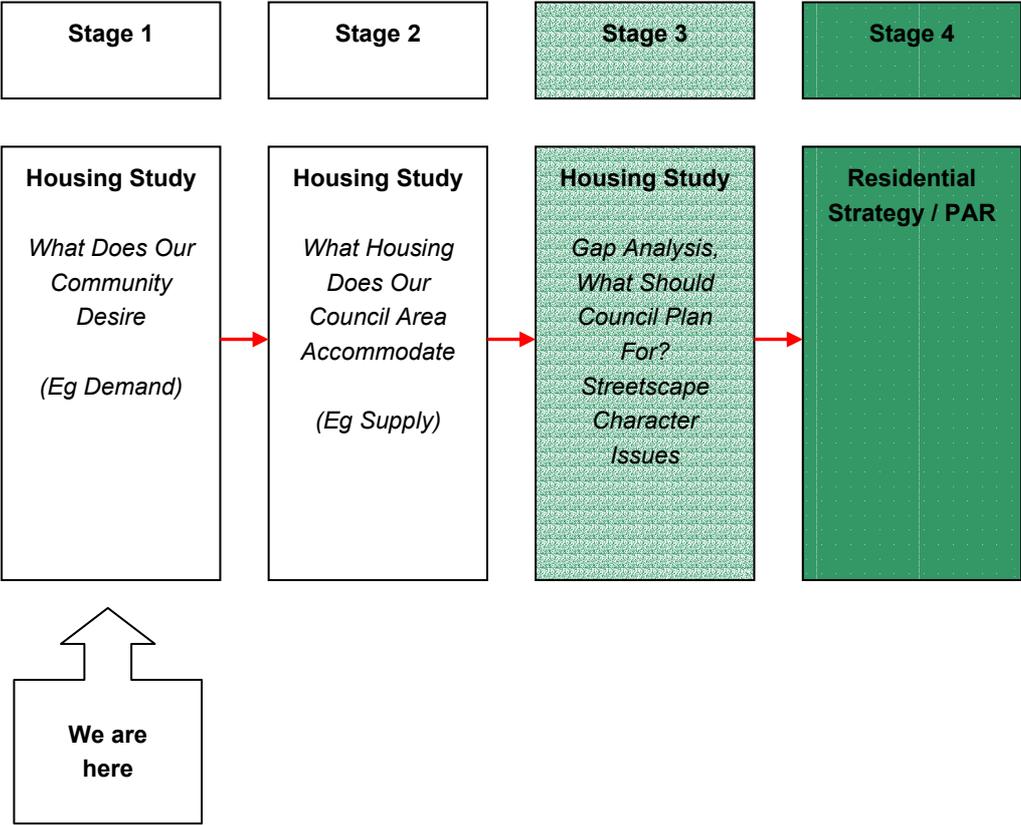
The Housing Study (to be comprised of three stages) will inform the investigations of the Townships and Urban Areas Plan Amendment Report (PAR) to be undertaken as recommended by Council’s Development Plan Review endorsed in June 2003.

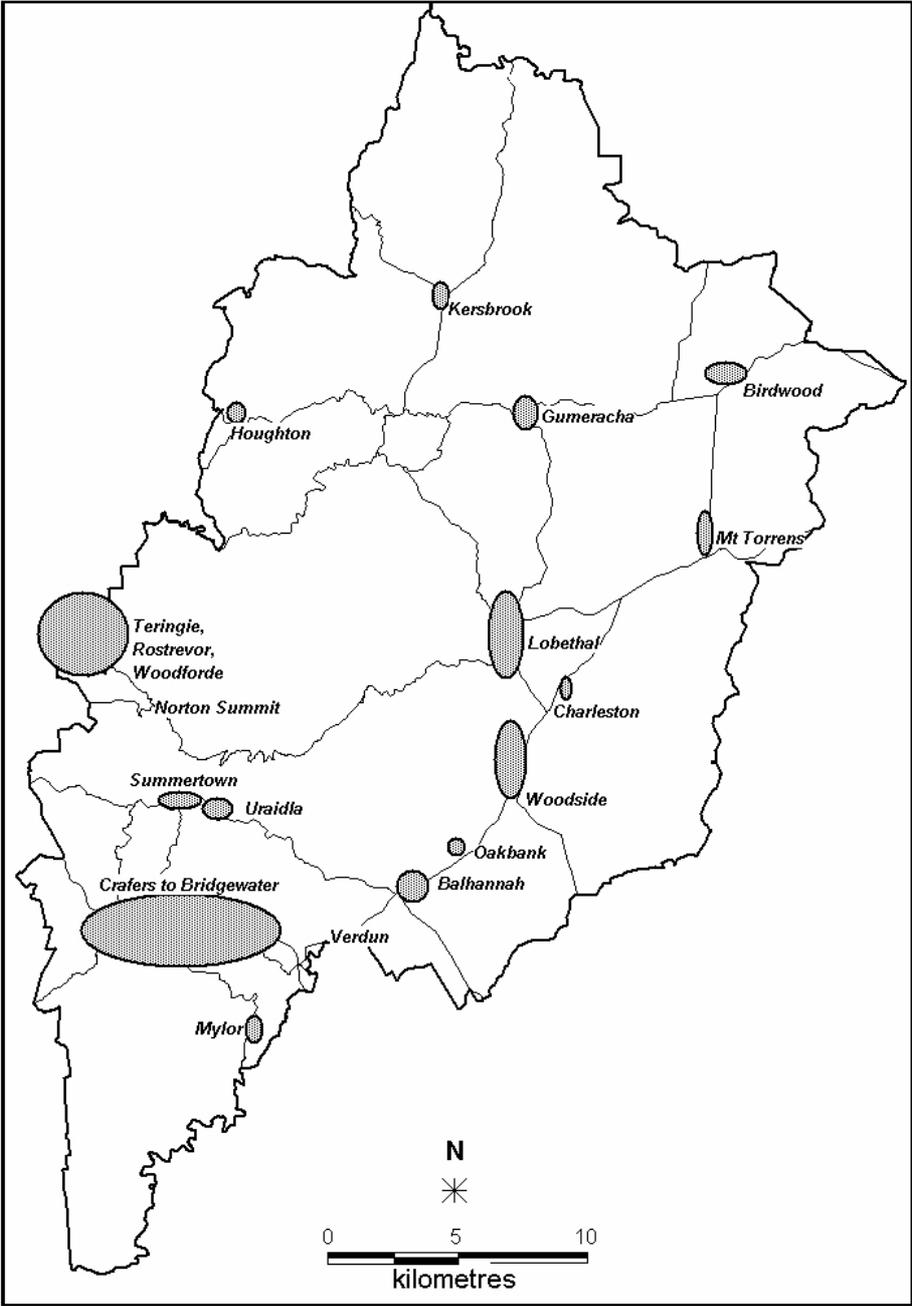
The major townships and urban areas within the Adelaide Hills Council are shown on Map 1.

**1.1 STAGES OF THE HOUSING STUDY**

The Housing Study will be conducted in three stages as illustrated below.

Each stage of the Housing Study will build on the findings of the previous stage(s).





**Map 1: Townships and Urban Areas (indicative only)**

## 1.2 GUIDING PRINCIPLES OF THE STUDY

Council has determined that all stages of the Housing Study will be guided by the following principles:

- Population is at least maintained at current levels;
- A range of housing and allotment types are provided to meet community need;
- Existing town centres, facilities and services are supported;
- Agricultural land is protected from encroachment;
- Existing infrastructure does not exceed current capacity or is met by new development;
- Residential areas are safe, attractive and desirable places to live; and
- Environmental performance is improved in residential area.

## 1.3 AIMS OF STAGE 1 OF THE HOUSING STUDY

Stage 1 of the Housing Study identifies the current supply and anticipated demand issues associated with housing in the Adelaide Hills. These issues include:

- Demographic trends that impact on housing requirements;
- Preferred forms of housing for different stages of life and by different groups within the community;
- The current housing market in terms of types and forms of housing that are popular as well as pricing trends; and
- The potential social impacts of higher density living.

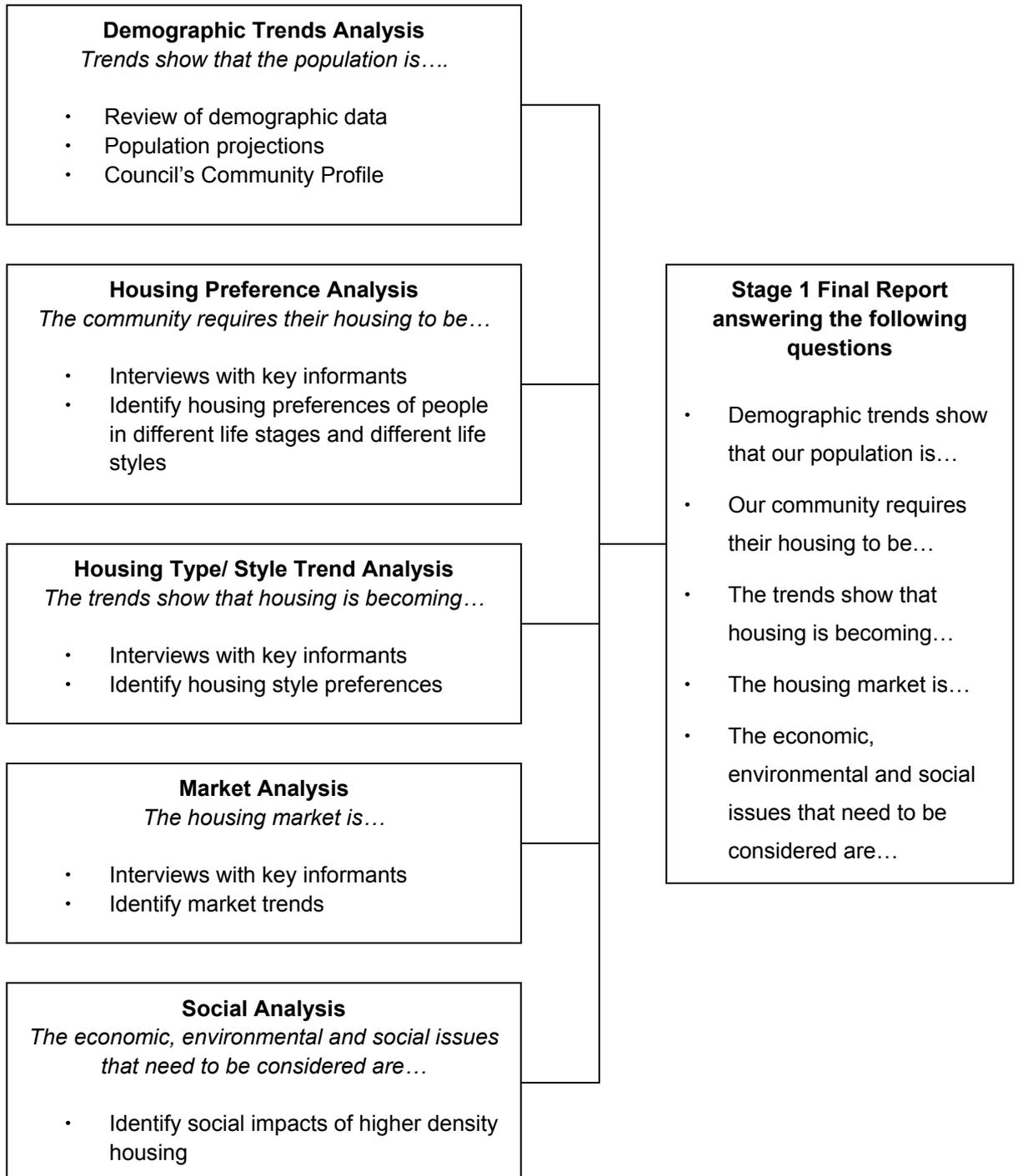
Stage 1 of the Study is primarily a desktop study (apart from targeted consultation) and scopes the demand issues and trends to be further expanded upon and explored in the subsequent two stages of the Housing Study.

At the conclusion of Stage 1, Adelaide Hills Council will be able to accurately complete the following statements:

- Demographic trends show that our population is...
- Our community requires their housing to be...
- The trend shows that housing is becoming...
- The housing market is...
- The economic, environmental and social issues that need to be considered are...

## 1.4 STAGE 1 STUDY PROCESS

The methodology used to undertake Stage 1 of the Housing Study is summarised below.



## **2. DEMOGRAPHIC TRENDS**

To gain an understanding of the anticipated future housing demands in the Adelaide Hills Council area, the national, State and council-wide demographic trends have been reviewed. These trends are summarised below.

### **2.1 OVERVIEW OF NATIONAL AND STATE DEMOGRAPHIC TRENDS**

Overall, the national population growth rate is slowing. This can be attributed to a number of factors including people having fewer children and people having children later in life.

The number of households is increasing despite decreases in population numbers. The average household size has halved since 1911 to 2.6 people in 1996 and is projected to drop to 2.3 by 2021. Currently, over half (55%) of households have only one or two people. It is estimated that by 2006, over half of households will be single people or childless couples over 35. Overall, the number of households is growing at a faster rate than the number of people and this pattern is projected to continue well into the future.

Lone person households are the fastest growing housing types in Australia. Small family households however, are projected to remain the predominant household type. Couple families with children are declining due to the rapid increase in couple families without children and in the increase in one parent families. It is well documented that people are marrying later in life (or forming long term relationships later), having children later and many, are choosing not to have children at all.

The Australian population is ageing. By 2006, approximately 40% of the population will be over 45 years old. Compared to the other states, South Australia currently has the largest proportion of people aged 65 years and over. It is clear that older people are living longer and changes in lifestyle and medical advances means that people are surviving illnesses or accidents and living well into old age. Many of these people are

living with some form of mobility impairment or disability into old age and for many, mobility impairment is related to old age. The ageing “baby boomers” are a significant proportion of the population who are making their way from 35 to 85 years and older.

Living arrangements are also changing. There are now more households, but they are smaller and more diverse in composition. For example, traditionally, living arrangements experienced across a lifetime were comprised of three main phases including;

- Living with parents;
- Living with a partner (for some of this period with children); and
- Living alone in old age if that partner died.

Now, living arrangements are comprised of the phases described above in addition to:

- Living alone;
- Living in a group household (ie with unrelated people) before forming a long term partnership; and
- Living alone as a sole parent or alone after divorce.

Other changes in lifestyle that are evident include the way in which retirement is now considered as a more positive and active stage of life. Traditionally, people would enter full time retirement after often working in the same job for many years.

Retirement is now seen in a more positive light and is another active phase of life. Some people start retirement as young as 45. The way in which people now “retire” is diverse. For example, some people shorten their working hours, take on part time consulting roles or work from home for many years before completely retiring. Some people never retire at all. Older people are also playing a greater role in child care and actively participate in looking after grandchildren during the working week due to more parents working, the high costs of centre based child care and the lack of available child care places.

Even though Australian households are getting smaller, housing types are getting larger which reflects a change in housing standards and aspirations combined with changes in people's living arrangements.

Australia's most popular housing type is the detached dwelling. In South Australia, over 77% of houses are detached. The investment value of a detached dwelling is considered greater a more secure investment option than investing in a unit, townhouse or group dwelling.

Approximately 70% of people are either purchasing or own their own home. This can in part be attributed to the aspirations of many people to own their own home as well as factors such as mortgage rates which have progressively fallen through the 1990's until recent times, and unemployment which is at its lowest level in a decade in South Australia.

Australian's like large houses. Nationally, half of all dwellings have three bedrooms, and 24% have four or more. The average size of private sector dwellings in 1983 was 167 square metres. By 1997, this figure had risen to 212 square metres.

One in five households in Australia is renting privately. A further 6% rent public housing. In South Australia, the proportion of households renting privately is lower at 14%, and those renting public housing is higher at nearly 10%.

## **2.2 OVERVIEW OF ADELAIDE HILLS COUNCIL DEMOGRAPHIC TRENDS**

### **2.2.1 AGE STRUCTURE**

A significant proportion of people in the Adelaide Hills Council in 2001, were in the family age groups, most notably children in school age groups between 5 and 17 years and their parents in their thirties and forties. This age structure is indicative of an established housing market in the Adelaide Hills which is attracting more mature families. A notable proportion of the population was in the 'empty-nester' age groups (50-59 and 60-69 years), who's children would most likely have left the family home.

The main differences between the age structure of Adelaide Hills Council and the Adelaide Statistical Division in 2001 were:

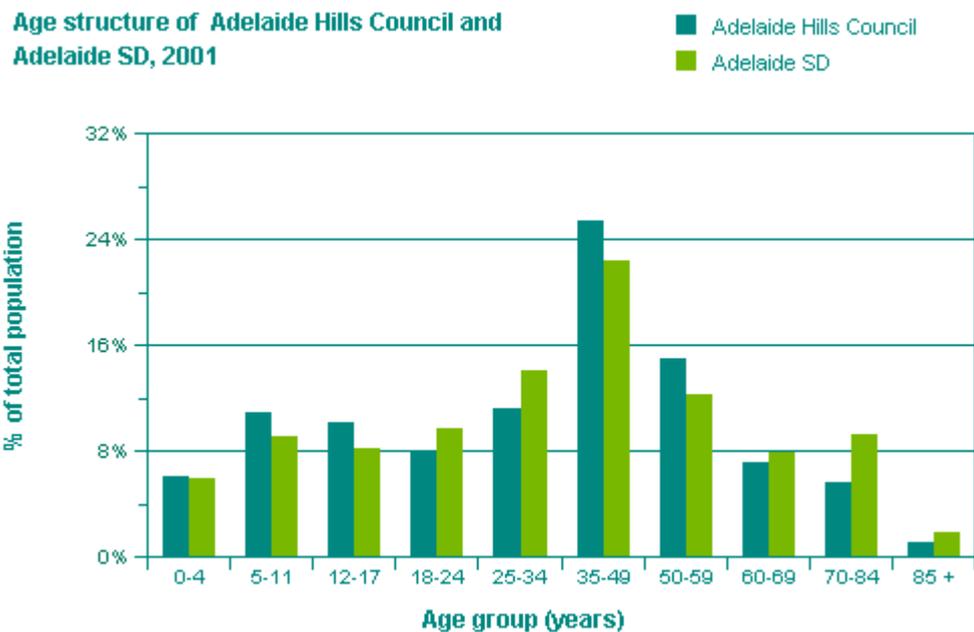
- A lower percentage of persons aged 70-84
- A higher percentage of persons aged 35-49
- A lower percentage of persons aged 25-34
- A higher percentage of persons aged 50-59

The most significant changes in age structure in the Adelaide Hills Council area between 1996 and 2001 were in the age groups:

- 50-59 year olds (+1,293 persons);
- 35-49 year olds (-864 persons); and
- 60-69 year olds (+303 persons)

Figure 1 illustrates the age structure in the Adelaide Hills Council area compared to the Adelaide Statistical Division.

**Figure 1 - Age Structure**



Source: [www.id.com.au/adelaidehills/commprofile/](http://www.id.com.au/adelaidehills/commprofile/) as derived from the Australian Bureau of Statistics, Census of Population and Housing, 2001 and 1996.

## 2.2.2 HOUSEHOLD TYPES

The most significant differences between the household structure of Adelaide Hills Council and the Adelaide Statistical Division in 2001 were:

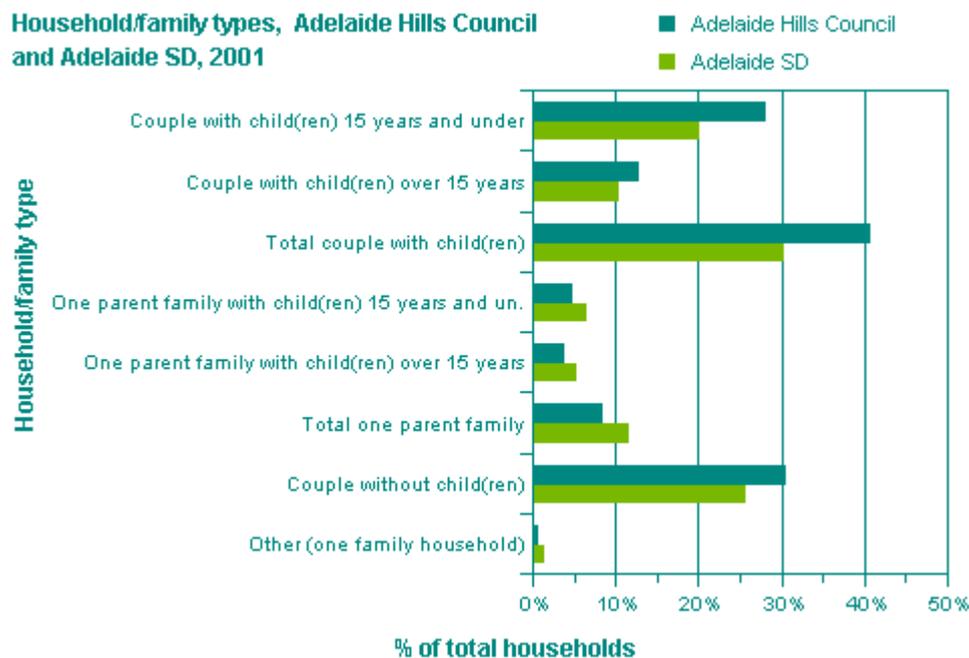
- a greater share of couple families with child(ren), particularly those with children 15 years and under;
- a lesser proportion of lone person households; and
- a greater percentage of couples without child(ren).

The most significant changes in household types experienced in the Adelaide Hills Council between 1996 and 2001 were:

- couple families with child(ren) which decreased by 4.1% to 40.5%; and
- couples without child(ren) which increased by 3% to 30.3%

Figure 2 illustrates the household structure of the Adelaide Hills Council area compared to the Adelaide Statistical Division.

**Figure 2 – Household Structure**



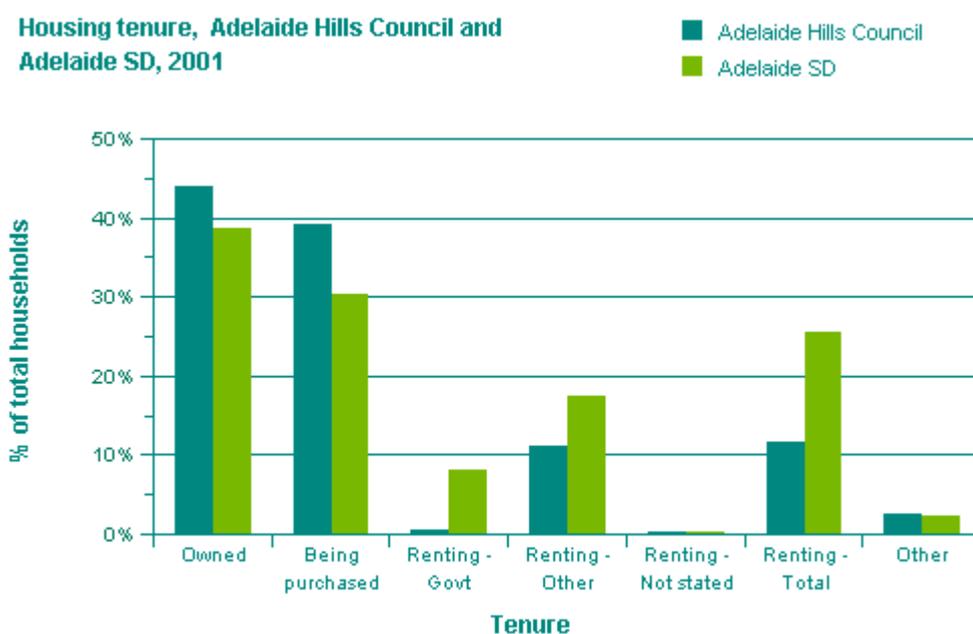
Source: [www.id.com.au/adelaidehills/commprofile/](http://www.id.com.au/adelaidehills/commprofile/) as derived from the Australian Bureau of Statistics, Census of Population and Housing, 2001 and 1996.

### 2.2.3 HOUSING TENURE

The Adelaide Hills Council mostly provides housing opportunities for families, which is indicated by the strong concentration of home owners and purchasers in 2001. Compared with the Adelaide Statistical Division, the Adelaide Hills Council had significantly higher shares of home owners, while the proportion of purchasers was considerably higher and the overall percentage of renters was substantially lower. There was also a greater share of private renters than public renters in the Adelaide Hills Council area in 2001.

Figure 3 illustrates the housing tenure in the Adelaide Hills Council area compared to the Adelaide Statistical Division.

**Figure 3 – Housing Tenure**



Source: [www.id.com.au/adelaidehills/commprofile/](http://www.id.com.au/adelaidehills/commprofile/) as derived from the Australian Bureau of Statistics, Census of Population and Housing, 2001 and 1996.

## 2.2.4 HOUSING TYPES

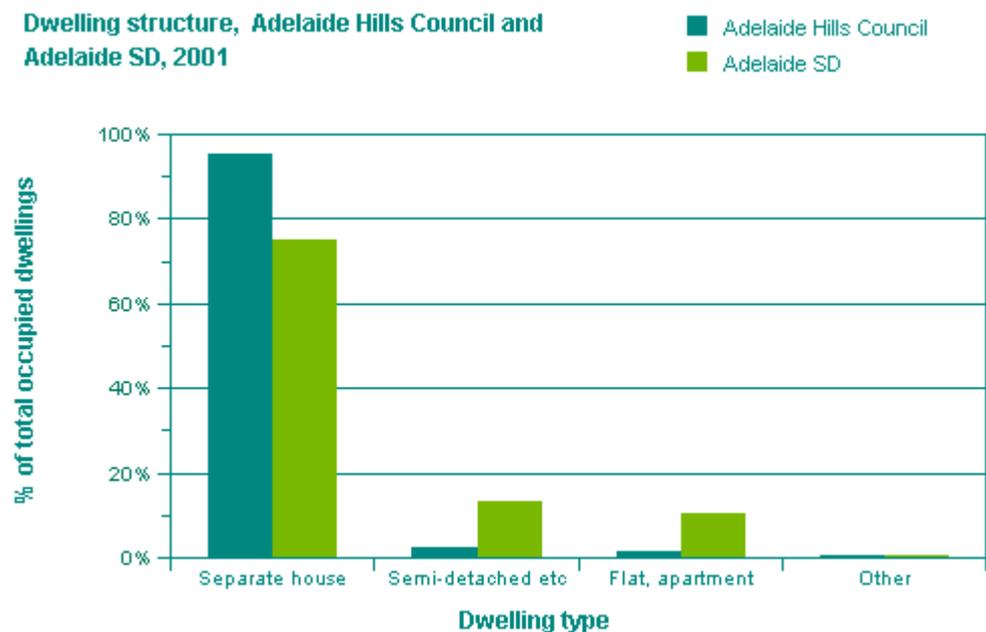
There is a significant concentration of separate houses in the Adelaide Hills Council area, which is consistent with the greater degree of similar residential land uses that characterise the area. The proportion of separate houses in Adelaide Hills Council was significantly greater (95.2%) than the Adelaide Statistical Division (75.1%) in 2001. The share of semi-detached etc. dwellings was smaller in the area.

There was a gain in the number of separate houses in Adelaide Hills Council between 1996 and 2001 (+476), maintaining the dominance of this form of dwelling in the area.

In recent years, parts of the area have become increasingly urbanised due to better access to the city via the South Eastern Freeway and people's desire to enjoy the quality of life offered by a country location in close proximity to the city.

Figure 4 below illustrates housing types in the Adelaide Hills Council area compared with the Adelaide Statistical Division.

**Figure 4 – Housing Types**



Source: [www.id.com.au/adelaidehills/commprofile/](http://www.id.com.au/adelaidehills/commprofile/) as derived from the Australian Bureau of Statistics, Census of Population and Housing, 2001 and 1996.

## 2.2.5 WORKING FROM HOME

In 2001, 17.7% or 1,531 people in the Adelaide Hills Council population worked at home. This compares to 3.5% of people across the Adelaide Statistical Division

Home based businesses are the highest growth small business type in South Australia with the number of home based businesses growing 24% between 1999 and 2001, which is 13% higher growth than other small businesses. A recent survey in the Northern region of Adelaide showed that home based businesses were the largest employer groups, with 11% generating revenues in excess of \$500, 000.

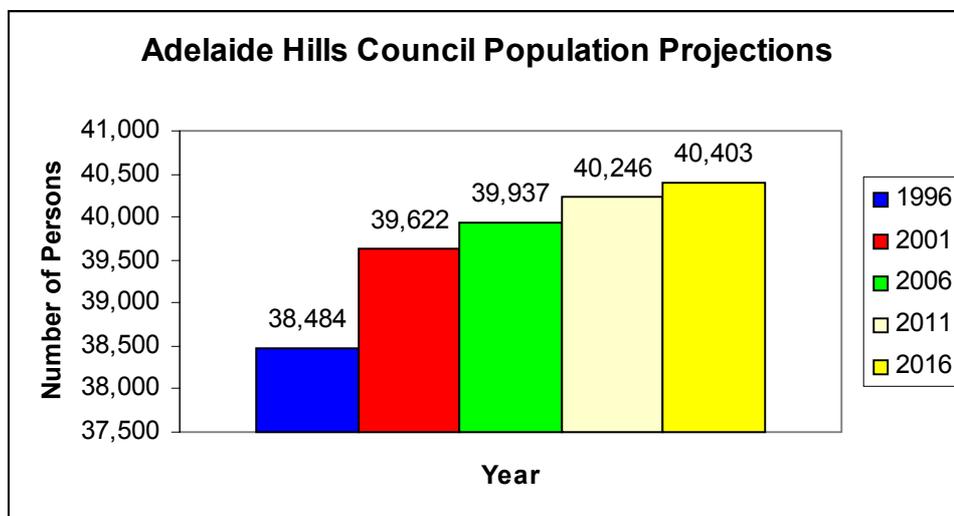
(Source: [www.id.com.au/adelaidehills/commprofile/](http://www.id.com.au/adelaidehills/commprofile/) as derived from the Australian Bureau of Statistics, Working Population Community profile, 2001 (Catalogue number: 2006.0) and Adelaide Metropolitan Area Consultative Committee Best Practice Home Based Business Study 2004).

## 2.3 POPULATION PROJECTIONS

The population projections provided below have been taken from the Planning SA website which provides a population projection calculator for all Council areas within South Australia. Population projections are provided for the Adelaide Hills Council area for the years 1996, 2001, 2006, 2011 and 2016. Currently there are no population projections available for the Adelaide Hills Council area that have been prepared based on the latest available statistical data. Planning SA are in the process of preparing population projections for Local Government Areas based on the most recently available data, but these projections will not be made available until after this Study is completed.

Increased population growth in the Adelaide Hills Council area is anticipated to 2016 as illustrated by Figure 5. However, the calculations that underpin these projections take into account a number of factors which may impact on this growth actually eventuating in reality.

Figure 5 – Population Projections for the Adelaide Hills Council Area



### 2.3.1 FACTORS THAT MAY LIMIT POPULATION GROWTH

When calculating population projections Planning SA have regard to a range of factors. Land available for re/development is one of these factors. In the Adelaide Hills Council area however, there are limited opportunities for redevelopment for the following reasons:

- Most of the Adelaide Hills Council is located within the Mount Lofty Ranges Watershed area and the Hills Face Zone;
- Residential development is generally restricted to existing townships;
- There are limited areas of vacant land available for development within townships and urban areas;
- There are limited sites/ existing buildings appropriate for redevelopment; and
- Development within the Council area must address issues such as desired character, bushfire protection, significant trees, native vegetation, effluent disposal and sites with steep slopes.

At the macro-level, sites within the Adelaide Hills Council area that offer potential for development and have been taken into account by Planning SA when producing the population projections. These sites or areas include:

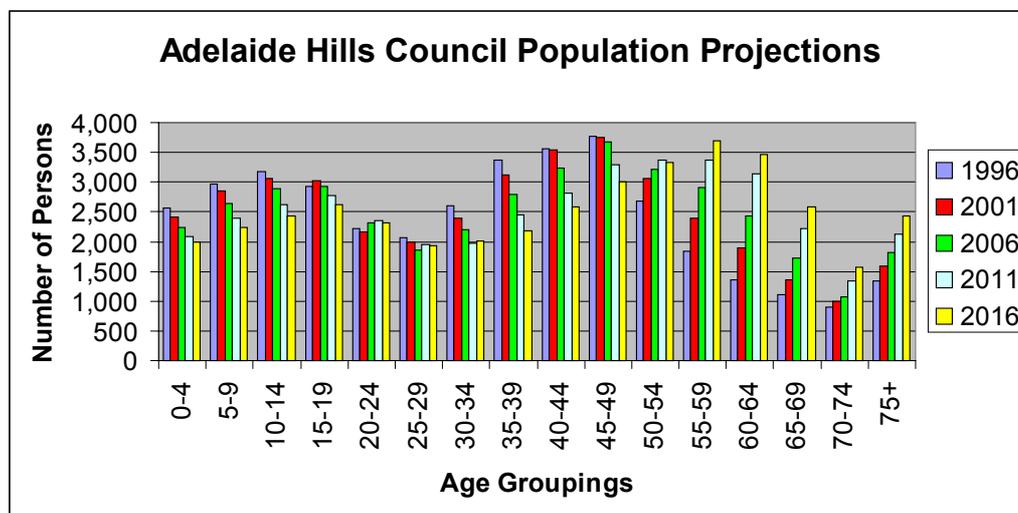
- Limited potential for development in the larger townships of Stirling, Bridgewater Crafers and Aldgate. Many of these sites are difficult and need to address slope issues, bushfire protection and significant tree issues.
- Very limited potential for development in Uraidla, Summertown and other smaller townships in the Council area due to infrastructure and environmental constraints.
- The South Australian Youth Training Centre located at Woodforde is approximately 30 hectare in size and has been long considered surplus government owned land. The Centre is no longer operational and is currently vacant. This land is located on the very boundary of the Adelaide Hills Council area with Campbelltown Council and is quite different and suburban in character in comparison with the rest of the Adelaide Hills Council area.

Therefore, this site could potentially be redeveloped at suburban residential densities and could offer approximately 300 new dwellings. The development potential of this site therefore, is a large contributor to the projected population growth anticipated in the Council area.

Figure 6 shows the breakdown of the projected population by age cohorts. The following demographic trends are evident as the population grows and changes between the years 1996 and 2016:

- Decrease in young children 0-4 years
- Decrease in school aged children 5-14 years
- Decrease in young people 15-19 years
- Current levels maintained of people aged 20-24 and 25-29 years
- Significant decreases in people aged 30-34, 35-39, 40-44 and 45-49 years
- Increases in people aged 50-54 years
- Significant increases in people aged 55-59, 60-64, 65-69, 70-74 and 75 plus years

Figure 6 – Population Projections by Age Cohorts



## 2.4 IMPLICATIONS OF DEMOGRAPHIC TRENDS FOR HOUSING STUDY

The projected decreases in the numbers of children and young people, the decreases in couple families with children and the significant increases in people aged over 50, will impact on housing demand in the Adelaide Hills Council area.

These Council-wide demographic changes are significant when coupled with broader demographic trends being experienced nationally and state-wide such as an ageing population; people choosing not to have children, or to have children much later in life; higher rates of divorce and separation and people forming lasting relationships later in life; the decrease in household size, but conversely the significant increase in numbers of households; and changes in living arrangements as life styles and life stages change (eg: retirement),

Currently, housing options in the Adelaide Hills Council area reflect the predominant age structure which has characterised the Council area over recent years which has resulted in the establishment of a housing market that is attractive to more mature families, as well as people in later stages of life in the 'empty-nester' age groups (50-59 and 60-69 years).

As a result, detached houses are the dominant housing style comprising over 95 % of the housing stock in the Council area. Conversely, the rental market is very small compared to other Councils, and most people either own or are in the process of buying their home. The low number of renters is however, likely to be the result of the lack of rental properties in the Adelaide Hills Council area.

The current housing market therefore, is not likely to fully cater to the anticipated demographic characteristics that will comprise this changing population. The housing needs of the changing population may result in demand for smaller properties on smaller allotments requiring less maintenance such as cottage/ courtyard homes, villa units or attached dwellings for older people and retirement aged households, retirement village accommodation or aged hostel accommodation for the elderly and more affordable, higher density housing options for younger people and first home buyers.

It should be noted that these anticipated housing needs which indicate a potential demand for housing options in the Adelaide Hills Council area that are *not* detached dwellings on large allotments must be balanced against other clear demographic trends which indicate that even though Australian households are getting smaller, housing types are getting larger. This preference for larger dwellings, despite the fact that the average household size is decreasing and over 55% of households are currently comprised of one or two people, reflects a change in housing standards and aspirations combined with changes in people's living arrangements.

Projected population growth is relatively small to 2016 and the limited development potential currently available in the Council area contributes to this. This is particularly pertinent given that the redevelopment of the South Australian Youth Training Centre located at Woodforde which would offer around 300 new dwellings at suburban densities is a significant factor in this projected growth. The redevelopment of this site however, would not necessarily mean that new residents would contribute to the social and economic fabric of the Adelaide Hills Council area due to its close proximity to suburban Adelaide and separation from other townships

The high proportion of home based business in the Adelaide Hills Council area compared to the Adelaide Statistical Division is another issue that should be considered by Council in relation to housing demand and housing design.

Home activities if sensitively managed can successfully operate within all dwelling types and can be significant contributors to the local economy. Home based businesses offer their communities a range of unique benefits including local employment and wealth creation, supporting existing businesses, contributing to surveillance of neighbourhoods and promoting the social benefits of being able to work and care for a dependant.

Home based businesses can have implications for the design of dwellings and numerous case studies throughout Australia promote alternative dwelling design tailored for home based business needs. Examples of such dwelling designs can be found within Mawson Lakes at the City of Salisbury and in the City of Knox in Victoria. Issues associated with housing design and home based businesses include ensuring the separation of the home work area from other living areas of the dwelling. This can be achieved by locating the home business under the main roof or locating it in another building unattached to the main dwelling, in which case the structure can also be used as a rumpus room or alternative living area.

Dwellings can also be located on an allotment to have dual frontages to allow separate access to the home office. This can be achieved in situations where for example, the dwelling has a lane access to the rear.

Planning legislation in South Australia currently restricts home activity to 30 square metres. However, some South Australian Councils are promoting through their Development Plans home businesses to occupy an area of up to 50 square metres.

The Adelaide metropolitan Consultative Committee has recommended to the Minister for Urban Development and Planning that the home activity definition contained within the Development Regulations be amended to increase the maximum size for home activity from 30 to 50 square metres.

### **3. HOUSING PREFERENCES**

The housing preferences of people in different life stages and different lifestyles were identified through focussed interviews with key informants from the residential development sector, housing providers, real estate agents, relevant State government departments and Adelaide Hills Councillors.

The following key informants were interviewed:

- Ms Val Hall, Councillor, Adelaide Hills Council
- Mr Wayne Gibbings, Councillor, Adelaide Hills Council and Land Management Corporation
- Ms Marlene O'Reilly, Gardiners Real Estate Stirling
- Ms Christine Morris, Christine Morris Real Estate, Birdwood
- Ms Kylie Ferguson, Planning SA
- Mr Stephen Holmes, Urban Development Institute of Australia
- Mr Geoff Claridge, South Australian Housing Trust
- Mr Rob Rippon, Western Raine and Horne, Birdwood
- Ms Leonie Taylor, Councillor, Adelaide Hills Council

#### **3.1 RESULTS OF INTERVIEWS WITH KEY INFORMANTS**

Each informant was interviewed using a standard running sheet which asked key questions regarding housing preferences (refer Appendix A). The results of these interviews are summarised below under key headings relating to different life stages and life styles.

##### **3.1.1 YOUNG PEOPLE AGED 16-25 YEARS**

Young people aged 16-25 seek affordable rental accommodation and affordable home purchase opportunities. However, there is a shortage of both types of accommodation in the Adelaide Hills Council area and this age group therefore does not represent a significant percentage of the current housing market. Many informants suggested that

young people aged between 16 and 25 represented 10 per cent or less of the market and considered that all young people struggled to find affordable accommodation in the Adelaide Hills Council area. This applies both to the private rental sector and home purchase. Many informants indicated that young people are often forced to leave the Adelaide Hills Council area because of the inability to access housing. Others noted that the Adelaide Hills Council area is not an attractive destination for young people from the Adelaide metropolitan area because they prefer the lifestyle offered by a more urban location.

Industry sources suggested that those young households that look for housing in the Adelaide Hills Council area seek smaller properties, including flats if at all available. However, such accommodation is not generally available.

### **3.1.2 COUPLE/FAMILY HOUSEHOLDS AGED 25-50 YEARS**

Couple/family households represent the major component of the land and housing market in the Adelaide Hills Council area. Key informants suggested this group represented 60 per cent or more of the market. These households prefer four bedroom dwellings with two living areas, two bathrooms and a large block. Many were attracted by the prospect of a large garden.

In the northern parts of the Adelaide Hills Council area these households specifically seek out dwellings on small acreages. There appears to be a large unmet demand for properties of this type.

### **3.1.3 MIDDLE AGED PEOPLE AGED 50-65 YEARS**

Households in this age cohort were considered to prefer a range of housing styles and types. Some were seen to prefer large dwellings with large blocks, despite the fact that their children may have moved from home. Others sought smaller properties that they could lock up while they travelled around Australia or internationally. This group is a significant component of the market, representing possibly 25 per cent of demand.

This group of households are often seen to have preferences that match those of the 25 to 50 age group, but may be more willing to move into a smaller dwelling, such as a three bedroom house. In the northern parts of the Council area this age group is seen to be an important part of the overall demand for housing, especially with older persons moving to the Adelaide Hills Council area from the North Eastern suburbs as they approach retirement.

### **3.1.4 PEOPLE IN RETIREMENT AGED 65-80**

The retirement aged population seeks smaller properties within the towns. There appears to be a strong expressed demand for cottage courtyard dwellings as well as villa units. This age group is attracted by smaller single story properties. The shortage of this style of property means that the retirement age population is a small part of the total demand.

Households aged over 65 are seen to have specific housing preferences. They appear to have a preference for smaller properties and often require properties that demand less maintenance. For some people this is a matter of 'locking up the house while they travel around Australia or overseas'.

This group is seen to look for types of properties that are not particularly abundant in the Adelaide Hills Council area. Specifically:

- Cottage/courtyard units
- Villa units
- Attached dwellings

Real estate agents suggested that any single storey medium density unit would be attractive to this group, especially located within one of the townships. A number of informants indicated that there was a very strong demand for suburban housing on smaller blocks, and this age group is an important part of this demand for this type of housing. Sources indicated that there was a need for small scale provision of this style of housing in all urban centres.

Retirement aged households in the Adelaide Hills Council are seen to come from two streams: local households downsizing as their children leave home and they leave employment – and in some instances as they leave the farm – and people retiring to the region from Adelaide.

### **3.1.5 PEOPLE AGED 80 PLUS**

Key informants suggested that those aged 80 plus specifically sought purpose built aged accommodation and smaller dwellings. The shortage of both types of accommodation was seen to generate some difficulties, including the aged being forced to move out of the Council area – and leave their community – and older people being forced to stay in relatively large properties. It was suggested by one informant that some older people can not afford the rates associated with their large properties and that this also drives people out of the area.

There was a strong consensus that elderly households are not well served by current housing arrangements. There appears to be an acute shortage of retirement village accommodation and other forms of housing for older people. Many appear to remain in their family homes because alternative housing is not available within their communities. This contributes to family and community disruption as older people are forced to move from their familiar living environments where they have established networks and family to other towns – such as Mt Barker – to gain access to appropriate accommodation.

It was suggested that elderly households would benefit from the provision of:

- retirement village accommodation
- aged hostel accommodation
- other forms of housing within the established urban area

in the Adelaide Hills Council area.

Industry informants emphasised the importance of providing accommodation within the urban areas in which these people have lived their lives.

### **3.1.6 SINGLE PEOPLE IN ALL AGE GROUPS**

Single people of any age are not seen to be an important market in the Adelaide Hills council area. The area is attractive to families and shapes the market. In addition, single people may be deterred by a) relatively few entertainment opportunities; and b) relatively high house prices.

### **3.1.7 NON-TRADITIONAL FAMILIES (EG SINGLE PARENT, BLENDED FAMILIES)**

Single parent and blended families were seen to be less prominent in the Adelaide Hills. In part this would reflect the price barrier to single parent families moving into the Council area, while blended families would be difficult to distinguish from other families.

### **3.1.8 CARERS AND PEOPLE WITH DIFFERENT ABILITIES**

Carers were not seen to be a significant component of the market in the Adelaide Hills Council area. However it is noted that people caring for family members or others are not an easily identifiable component of market demand. It was noted by one informant that there is a need for greater emphasis in the Council area on meeting the needs of people with intellectual, psychiatric and physical disabilities. It was suggested that providing housing at higher densities would go some way to meeting the needs of these people so that they can live/stay in the Adelaide Hills Council area.

### **3.1.9 ABORIGINAL AND TORRES STRAIT ISLANDER PEOPLE**

Indigenous Australians were thought to be absent from the market in the Adelaide Hills Council area.

### **3.1.10 OTHER ETHNIC BACKGROUNDS**

The key informants noted that the overwhelming portion of the demand for housing came from persons of Anglo Celtic origins. Persons of Non English Speaking Backgrounds were thought to be relatively few within the market. One informant noted that English people who originally settled in the North East suburbs of Adelaide were attracted to the areas around Gumeracha. Other informants noted that people from other backgrounds notable in the Adelaide Hills area generally were the Dutch and people from Germany.

### **3.1.11 PEOPLE WORKING FROM HOME**

Persons working from home are considered to be a small part of the housing market in the Adelaide Hills Council area. They are a significant part of the general housing market however, as they commonly seek properties with a study or other workspace, as well as four bedrooms. Typically, this component of the market was seen to represent five per cent of demand.

One informant suggested that persons interested in establishing businesses in the food industry were attracted to the Hills. These households appeared to seek out housing in the more rural parts of the Council area.

Home based businesses are the highest growing types of small businesses in South Australia, with the number of these businesses growing by 24% between 1999 and 2001. This represents a 13% higher growth rate than other small businesses in South Australia<sup>1</sup>. Providing increased opportunities for home businesses to operate in the Adelaide Hills Council area is therefore worth exploring given the employment opportunities they provide and revenue generation.

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<sup>1</sup> Adelaide Metropolitan Area Consultative Committee Home Business Study 2004, e.g. Learning and Urban & Regional Planning Solutions

### **3.1.12 FIRST HOME BUYERS**

There was a clearly expressed opinion that the Adelaide Hills Council area is not a market readily available to first home purchasers. The price of properties in the region, and the fact that many are larger properties, largely excludes first home buyers from this market. Real estate agents believed that the demand for housing came from second, third and fourth home buyers.

## **3.2 IMPLICATIONS OF IDENTIFIED HOUSING PREFERENCES FOR THE ADELAIDE HILLS COUNCIL HOUSING STUDY**

There are clear implications of the demand analysis for the Adelaide Hills Council Housing Study. Firstly, families with children continue to represent the major portion of the demand for housing. Secondly, there is an emerging demand amongst younger people, single people and the elderly for smaller dwellings on smaller blocks of land within the urban townships. There is also a need to address the housing requirements of people with intellectual, psychiatric and physical disabilities.

## 4. HOUSING TYPES/ HOUSING STYLES TREND ANALYSIS

Through the interviews with the key informants and analysis of housing sales data, information was gathered to build a picture of what type of housing styles are preferred in the Adelaide Hills Council area. To some extent the housing sales data is limited in identifying what housing types/ styles are preferred as the market is governed by what is actually *available* for purchase in the Council area. However, the information collected from the key informants supplements the “hard data” in that it provides the perceived preferences of buyers/ renters looking in the Adelaide Hills Council Area.

The “hard data” used to identify housing types/ styles has been derived from the Upmarket Sales Retrieval System and is provided in Appendix B. This data included:

- Time series summary of property transactions in the Adelaide Hills Council area from January 1<sup>st</sup>, 1994 to March 31<sup>st</sup> 2004;
- Breakdown of Property Transaction Numbers by Location and Land Use in the Adelaide Hills Council area between April 2003 to March 2004;
- Summary of Property Transactions in the Adelaide Hills Council area between April 2003 to March 2004;
- Summary of property transaction prices in the Adelaide Hills Council area between April 2003 to March 2004; and
- Summary of building characteristics for property transactions prices in the Adelaide Hills Council area between April 2003 to March 2004.

### 4.1 LAND AREA

The demand for large blocks remains strong. However, there is unmet demand for smaller blocks within the townships – especially in the larger settlements such as Stirling, Crafers and Aldgate. There is also an unmet demand for hobby farms, particularly in areas close to Adelaide. Several sources suggested that blocks of 600m<sup>2</sup> to 700 m<sup>2</sup> would be popular.

Overall demand for land appears very strong with a number of key informants suggesting that purchasers struggled to find land for purchase.

## **4.2 NUMBER OF ROOMS**

Market sources suggested that there was a clear market preference for four bedroom dwellings, with two living areas, and two bathrooms. Purchasers unable to afford a four bedroom dwelling consider three bedroom houses.

## **4.3 HOUSING STYLE**

For most current buyers the preferred dwelling style is a detached dwelling. However, there is a growing demand for dwellings that have smaller blocks and are smaller. Market sources suggested that cottage courtyard and villa style units would find strong demand if released onto the market.

## **4.4 HOUSING PRICE MOVEMENTS**

In common with metropolitan Adelaide, house prices have risen throughout the Adelaide Hills Council area over the last four years. Real estate agents in the northern part of the region reported that house prices rose steeply up to 2003 but have plateaued in 2004. They attribute this change to the interest rate rise at the end of 2003. That said prices have risen considerably over the last five years and vary by location.

Currently the entry price for home purchase in the northern part of the Council area is \$250,000 plus for four bedroom dwellings and \$200,000 for three bedroom dwellings. In the central and southern part of the Adelaide Hills Council prices are higher with entry level four bedroom dwellings at \$350,000 and three bedroom dwellings towards \$300,000.

The bottom end of the market is said to start at \$200,000 in Birdwood for a three bedroom home, and \$250,000 for a four bedroom home

Recently a transportable home sold for \$190,000 where 18 months previously the property changed hands for \$90,000.

As might be expected, prices are higher in the southern part of the Adelaide Hills Council Area and close to the South Eastern Freeway. Three bedroom properties are seen to start at \$300,000 and four bedroom properties from \$350,000. Unlike the northern part of the Council area, this district does not appear to have seen a decline in demand over the last six months. Demand has remained strong and prices have continued to rise.

The long term prognosis for the more accessible parts of the Adelaide Hills Council area appears to be further price rises 'as demand remains strong, and supply will always be limited'.

#### **4.5 RENTAL MARKET**

Renting is not a significant part of the housing market in the Adelaide Hills Council area. Contact with the South Australian Housing Trust suggests that the Trust owns approximately 50 dwellings within the Council area. At the same time, private renting constitutes only 10% of all dwellings, significantly less than the 16% for the Adelaide metropolitan area.

Indicative rents for the northern part of the region include:

- Three bedroom houses - \$160 per week
- Four bedroom houses - \$180 per week
- Units - \$130 per week
- Houses on farms (for which there is a considerable demand) - \$220 per week

The supply of rental properties appears to be extremely limited within the Hills area. Just eight 'unit' style dwellings were available for rent in Birdwood.

In keeping with house prices, rents are higher in and around Stirling. Four bedroom houses commonly rent for around \$250 per week, three bedroom houses for \$200 per

week and units – where available – are rented for \$160 per week. Demand, however, exceeds supply by considerable margins. Real estate agents noted that households renovating or extending their own home often had to leave the Council area in order to find a rental property while the building takes place.

Real estate agents reported that while there is a demand for investment properties most of that demand came from persons already living in the region.

## **5. MARKET ANALYSIS**

Through the interviews with the key informants and analysis of housing sales data, information was gathered to build a picture of the current housing market in the Adelaide Hills Council area.

### **5.1 RECENT AND LONG TERM PRICE MOVEMENTS**

There has been significant price movement for dwellings in the Adelaide Hills Council area over the last five years, with prices doubling or coming close to doubling since the year 2000. There have been similar – or greater – movements in the price of land. These price rises reflect both general movements in house prices through metropolitan Adelaide, and in some districts the impact of the upgrading of the South Eastern Freeway.

Industry sources suggest that the housing market reached a particular peak in 2003 with properties selling very quickly and prices rising substantially. It has been suggested by industry sources that the market has cooled in the northern part of the Adelaide Hills District Council area since January 2004, probably as a result of interest rate rises in November 2003. There is no evidence of a slackening of demand in the southern and central parts of the region.

Prices have risen more steeply, and been sustained for longer, close to the upgraded South Eastern Freeway. The upgrade of the Freeway has had a profound impact on the price of all properties in its vicinity.

### **5.2 EXPRESSED PREFERENCES FOR HOUSING AND THE TRADEOFFS BEING MADE BY HOME PURCHASERS**

As noted previously, there is a clear preference for large dwellings on large lots by family households. There is also an emerging demand – partly driven by the structural ageing of the population – for smaller properties within the towns. Family households trade off:

- Accessibility to the Adelaide labour market

Home purchasers do not expect to find work in the Adelaide Hills but they do look for good access to the city. Family purchasers in particular will often move further east – say going to Bridgewater rather than Stirling – in order to find a dwelling they can purchase. The importance of access to the metropolitan area has been highlighted by recent house price movements close to the South Eastern Freeway.

- Access to services

Industry sources suggest that access to services has a significant influence on purchase decisions.

- Location

Some locations within the Adelaide Hills – eg Stirling, Aldgate – are particularly favoured and purchasers unable to purchase in these markets will go to other settlements.

### **5.3 THE COMPOSITION OF THE MARKET – FIRST HOME BUYER, SECOND HOME BUYER, “SEA CHANGERS’, PROPERTY INVESTORS ETC**

As might be expected, people from Adelaide appear to dominate the housing market within the Adelaide Hills Council area.

First home buyers are under-represented in the market because of price. The market is dominated by second, third and fourth home buyers. This is a national trend, but it appears to be more acute in the Adelaide Hills Council area.

‘Sea Changers’ or ‘Down Shifters’ are present in the area, but industry sources suggest that persons seeking a rural or country life style are a more significant presence within the market. In many instances these are people who remain attached to their jobs in the City of Adelaide but choose to spend their non-working time in the Hills.

The persons interviewed gave mixed responses to questions about the presence or absence of a 'sea change' component to the demand for housing in the Adelaide Hills. Some respondents had a strong empathy with this perception and argued that people moving to the Adelaide Hills from the metropolitan area – estimated at roughly 50 % of total demand – clearly came to the region to achieve a certain life style. This view was expressed strongly in the northern parts of the region.

Others disagreed with this view and noted that many who moved to the region continued to work in the city. In their view, the role of the Hills as a commuter suburb has been strengthened by the upgrade of the South Eastern Freeway.

There was a strong consensus that the South Eastern Freeway upgrade has had an impact on housing prices and the demand for housing. It is considered to have had a very strong impact in and around Crafers, Aldgate and Stirling and a lesser impact further away. Places such as Oakbank and Balhannah have also boomed as a result of the freeway. However, people living in the northern parts of the Adelaide Hills Council area apparently commute to the city via the Freeway because it is quicker than Main North East Road.

Overall, the lifestyle offered by the hills attracts many people to the area. It is valued by existing residents and intending residents alike and this serves as an important force for the preservation of the values – and housing styles – that appear to contribute to this lifestyle advantage. This includes the capacity to live in a larger house on a bigger block of land and have the ability to enjoy a larger garden. Other people mentioned the strengths of community networks and the contribution they make to the lifestyle benefits of the region.

## **5.4 THE STATE OF THE RENTAL MARKET**

There is a small rental housing market in the Adelaide Hills Council area. Throughout the Council area the market is characterised by a low vacancy rate and a relative shortage of stock. In part this reflects the tight conditions within the housing market as a whole, but it also results from the virtual absence of higher density housing forms –

such as flats, villa units, cottage courtyard dwellings – that are often associated with the rental market.

At the 2001 Census there were only 700 households in the private rental market in the Adelaide Hills Council area, compared with 7,400 home purchasers.

## **5.5 EXPRESSED PREFERENCES FOR DWELLING LOTS**

The Adelaide Hills Council area has long provided housing opportunities on large blocks. The market analysis suggests that demand for this type of block remains strong. However, there appear to be two major unmet needs within the Council area. First, there is a demand for small acreage properties (2-5 acres) and second there is a demand for smaller blocks within the boundaries of the towns. The first type of block is sought by people moving from Adelaide and wishing to purchase a hobby farm, while the second is sought by younger people, single persons and older people who wish to live within the Adelaide Hills Council area but do not wish to maintain a large block.

## **5.6 PREFERRED LOCALITIES AND THE FACTORS DRIVING THOSE CHANGES**

People interviewed as part of this study did not believe that persons moved to the Hills to be close to work. In migrants recognised and accepted that moving to the Adelaide Hills almost inevitably meant commuting to work.

However, informants believed that many households did select their dwelling based on the ability to gain access to services – including schools, shops, social services etc. This information appears to reinforce the need to provide housing in urban areas where it is more efficient to offer services. It was reported that in some instances people had moved to relatively remote dwellings that were not even properly served by a road. This generates demand for council interventions that are difficult to justify and afford.

Respondents indicated that town size has an impact on the attractiveness to prospective buyers, though this influence is not simple. Some households are

attracted to life in the smaller townships – with one person reporting that people have moved to Mt Torrens because Birdwood is too big and too busy – while others are attracted to the greater amenity of the larger urban centres of Stirling and Oakbank.

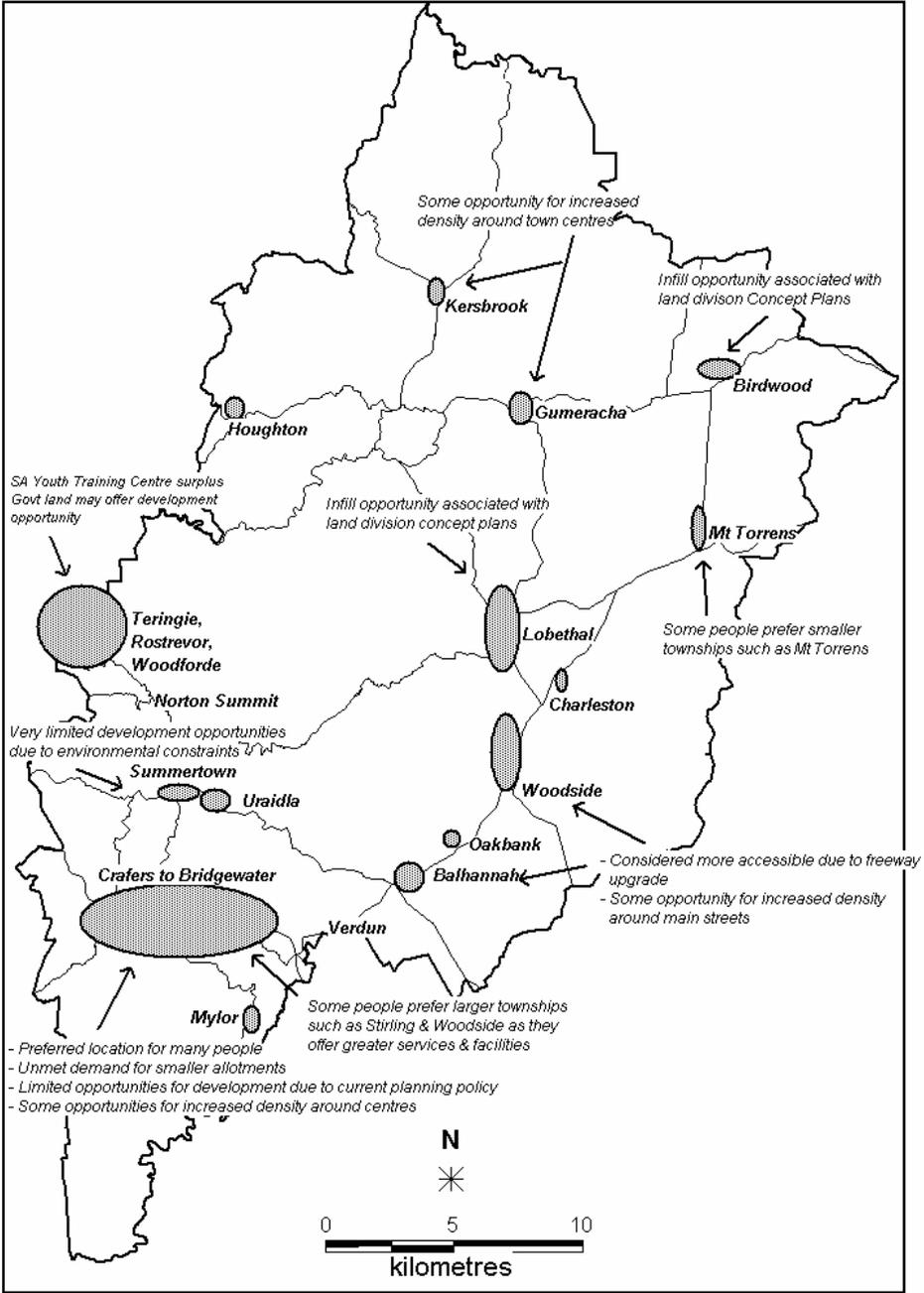
Real estate agents reported strong preferences for particular locations. Places closer to Adelaide appear to attract a premium – ie Crafers and Stirling– while Bridgewater is a less preferred location. In the north of the region the eastern parts of the Adelaide Hills Council area are preferred but the supply of housing is limited.

It was recommended that there is a case to extend township boundaries and “square them up”, particularly in localities such as Stirling, Crafers and Bridgewater and in the process change planning policy to allow aged accommodation and other higher density housing options. A specific site was identified for redevelopment with higher density housing which is currently located just outside of the Stirling township boundary on the corner of Milan Terrace and Madurta Avenue. The need for changes in density options was considered by one informant as most acute in Stirling, Aldgate, Crafers, Bridgewater and Heathfield.

## **5.7 IMPLICATIONS FOR THE ADELAIDE HILLS COUNCIL HOUSING STUDY**

There appears to be strong demand for housing in the Adelaide Hills Council area but limited supply of new properties. This is a product of a relatively small population of dwellings and planning limitations on new subdivisions. There are significant planning issues within the region – relating to water supply and fire risk –and industry sources are aware that these act as a significant break on additional supply. There is clearly an emerging need for more smaller properties – with respect to dwelling style and allotment – to meet the needs of an ageing population. Older members of the community appear to have relatively few housing options available to them.

These implications are illustrated on Map 2 Indicative Opportunities and Limitations for Housing.



Map 2: Indicative Opportunities & Limitations for Housing

## **6. SOCIAL ANALYSIS**

The demographic trends for the Adelaide Hills Council area indicate a continued strong demand for housing over the next 12 years. This demand can not only be attributed to population growth in the Council area, but will be generated by the trend towards smaller household sizes as the population ages and the composition of households change. These trends have implications for housing types and as discussed in previous sections of this report, there are already indications that there is growing demand for smaller allotments, more diverse housing styles which accommodate a range of lifestyles and life stages such as people in retirement, young people and non-family households.

### **6.1 INCREASING DENSITY TO ADDRESS HOUSING DEMAND**

These trends indicate that there will be increasing demand for housing in the Adelaide Hills Council area. This growing demand can be addressed in the following ways:

- Existing townships can be expanded to allow more “greenfield” development; or
- The density of existing townships can be increased by making better use of land and lowering minimum allotment sizes; or
- A combination of the two above approaches.

It is highly unlikely that a wholesale adoption of the first approach of expanding existing townships and allowing more greenfield development is appropriate for the following two reasons. Firstly, this approach goes against the guiding principles established for the Housing Study which include ensuring that agricultural land is protected from encroachment. Secondly, the Adelaide Hills Council is located within the Mount Lofty Ranges region and a key provision of the Mount Lofty Ranges Regional Strategy Plan is to retain existing town boundaries. As such it is unlikely that further expansion of existing townships will be supported by Council or the State Government.

Increasing the density of existing townships is considered the preferred approach to explore in regard to addressing the anticipated increased housing demand in the Adelaide Hills Council area. A range of issues however, are perceived to be

associated with higher density living and these are explored as part of this stage of the Study. Later stages of the Study can then give consideration to locations that may be appropriate for increased densities within existing townships and design criteria can be proposed for inclusion in the subsequent Townships and Urban Areas Plan Amendment Report that address identified issues associated with higher density living.

## **6.2 DEFINING HIGHER DENSITY IN THE ADELAIDE HILLS CONTEXT**

It is important to define what is meant generally by the term higher density living in the context of the Adelaide Hills Council and this Study. In reality, the *demand* for higher density housing in the Adelaide Hills Council area is likely to be of the nature of courtyard homes, housing options on smaller allotments than are currently provided and group dwellings including retirement villages. This is the definition of higher density living that has been used for the purposes of this Study.

Attractions for people wanting to live in the Adelaide Hills Council area include the pleasant “hills” living environment, houses on large blocks with large gardens, the “rural” lifestyle and that the area is a positive place to raise a family. It is highly unlikely therefore, that the level of higher density living to be proposed to meet the anticipated demand for housing in the Adelaide Hills Council area will be of the same nature of higher density living experienced in suburbs closer to the city. People do not generally live in the Adelaide Hills to be close to employment and services to the extent that they do in inner and medium ring suburbs. Higher density living in the Adelaide Hills Council area is unlikely to be high rise, lifted apartment blocks.

## **6.3 SUMMARY OF SOCIAL IMPACTS OF HIGHER DENSITY LIVING**

A range of perceived negative social impacts are often associated with higher density living. Higher density living in itself however does not result in negative social impacts. Rather, the way in which higher density living options are designed and implemented and the issues they fail to address appropriately do.

Certainly, higher density living promotes a range of social and environmental benefits such as:

- Providing more affordable, easy to maintain living options;
- Providing more sustainable living options by reducing the ecological footprint;
- Resulting in shorter journeys to work, facilities and services;
- Reducing pollution and car dependency;
- Providing greater opportunities for social interaction and support;
- Providing greater opportunities for provision of social infrastructure;
- Providing opportunities to revitalise declining city/ suburban areas; and
- Ameliorating problems associated with geographic isolation and urban sprawl.

Despite the many benefits that increased densities can deliver there is a wide body of research that identifies resident and community concerns regarding higher density living. Key issues include:

- The negative impacts higher density housing may have on local character and the general amenity of the locality;
- Scale and density of development in comparison to the surrounding area;
- Acoustic controls which address noise from outside the dwelling such as children playing or traffic, and noise created inside such as hearing the neighbours toilet flushing;
- Adequate private open space such as a private yard, balcony or garden free from overlooking;
- Safe play areas for children;
- Territorial definition of individual dwellings and lack of personalisation and character;
- Adequate resident parking;
- Quality of construction materials and sustainable design elements which address solar access, natural light, prevailing breezes etc;
- Safety and security;
- Integration with the surrounding community and interface issues with adjoining uses;

- Impact on values of adjoining properties;
- The relationship of the public realm with private open space;
- Appropriate design for a range of users and the ability to be adapted for a diversity of people including addressing housing requirements of specific population groups such as frail aged and children. Key issues include access and mobility within smaller living spaces.

These types of issues require further investigation and should be addressed in the detail of the later stages of the Housing Study and the subsequent Townships and Urban Areas Plan Amendment Report.

It is emphasised again however, that community concerns regarding higher density housing are generally based on poor urban design aspects rather than the density issue per say.

## **6.4 PROVISION OF DIVERSE HOUSING OPTIONS**

Underpinning these further investigations is the need to adopt a design approach that delivers greater housing choice and diversity. That is, providing housing options that are able to accommodate a diversity of people of all ages, abilities and backgrounds that can be adapted where required. Good planning and design policy is a key to achieving this outcome.

The demographic trends for the Adelaide Hills Council area indicate that population growth is anticipated. It is important to maintain the existing population and facilitate growth in order to support local shops, schools, sporting clubs and businesses and continue to sustain a vibrant community. It is also important to use and build upon where possible, existing infrastructure to ensure that viable and sustainable development is achieved.

Housing demand analysis indicates that currently, the housing demand is quite specific in the Council area because the housing market currently only caters to a specific range of household types in particular families. For the Council area to continue to

grow it is important to respond to anticipated housing demand and expand the current housing styles and types to make available housing options in the Adelaide Hills Council area that are appropriate and appeal to a wider range of people.

This approach does not mean that housing options that appeal to families will no longer be available. Rather, it is vital that the housing market continues to provide options that appeal to families as they are a key to the continued vibrancy of the Adelaide Hills environment as they populate the local schools, are involved in sporting clubs and involve parents and children in the wider community.

## **6.5 ACHIEVING DIVERSE HOUSING OPTIONS THROUGH APPROPRIATE PLANNING POLICY**

Because of the variety of households likely to be living in higher density housing and the different needs and desires of people as they move through different life stages achieving diversity, adaptability and choice in housing design is essential. To offer greater opportunities for housing diversity and choice, planning policy must provide a framework which supports these outcomes. The performance based approach which provides a mix of qualitative and quantitative design criteria is a key to this and aims to provide better development outcomes by:

- Focussing on objectives and desired outcomes;
- Offering the opportunity for greater levels of diversity and choice; and
- Providing greater flexibility to respond to market needs and preferences.

Good Residential Design SA prepared by Planning SA provides a good basis for achieving flexible and diverse housing options and supports the appropriate location of higher density housing in proximity to facilities, transport and services. It is noted however, that Good Residential Design SA will need to be modified to suit the specific issues of the Adelaide Hills Council area such as bushfire protection, native vegetation retention and disposal of effluent.

## 7.0 CONCLUSION

The demographic trends, housing analysis and market analysis indicate that the current housing market will not entirely meet the needs of the changing population that is anticipated in the Adelaide Hills Council area in the coming years. The potential mismatch of housing with the anticipated population is of concern given that projected population growth is dependent on the development of a limited number of sites in the Council area, some of which are restrictive and difficult in nature due to the need to address issues such as desired character, bushfire protection, significant trees and vegetation and steep slopes.

If the existing housing market does not accommodate the needs and aspirations of the changing population then population growth will be impacted upon. Population growth or at least the maintenance of current population levels is fundamental to building upon existing economic viability and social vibrancy in the Adelaide Hills Council area. This means that not only does the Adelaide Hills Council need to ensure that it retains people who are currently living in the area throughout the different stages of their lives, but also accommodate people desiring to move into the area.

For example, the Council area does not currently offer many rental housing opportunities for young people moving out of home that are affordable. In fact, there are very few rental opportunities available in the Council area at all. Likewise there are few housing opportunities for older people that desire a smaller home on a smaller allotment or aged care accommodation. Currently many older people have to move out of the Council area and relocate away from established friends, family and familiarity to live in appropriate accommodation suitable to their lifestyle needs, or alternatively remain in their large dwellings, thereby reducing housing stock available for new households.

The changing demographic characteristics of the Adelaide Hills Council population will require some diversification of housing types available in the Council area. Currently the predominant type of housing is detached dwellings on large allotments. To address the needs of the emerging population as well as people who are currently showing interest in living in the Adelaide Hills but are not having their needs met, the Council area needs to offer a range of housing options.

This does not mean however, that detached dwelling housing options should not be provided in the Council area, as certainly there is a demonstrated and continued strong demand for this type of housing. Rather, it is considered that in addition to providing detached dwelling options, the Council area needs to expand its housing stock to include other forms of housing.

By increasing housing densities in appropriate locations within the Council area more diverse housing options can be provided. Critical to increasing housing densities is ensuring that the hills character that appeals to many people that already live in or want to live in the Adelaide hills and those that visit the area is not eroded.

Again it is emphasised that higher density living in itself does not result in negative social and environmental impacts. Rather, it is the manner in which they are designed and constructed (ie the micro design issues) which may result in poor outcomes. The strategic planning that underpins this policy shift to allow higher density housing in appropriate locations is therefore central to achieving outcomes that meet the housing needs of the community and that do not erode the desired character of particular localities.

## **8.0 RECOMMENDATIONS**

Through its Strategic Management Plan, the Adelaide Hills Council seeks to provide high quality living environments for a diverse range of age groups and household types. Creating a diversity of housing types in locations that are appropriate will assist the Adelaide Hills Council to maintain a stable population that supports a viable and engaging social and economic environment.

The research and targeted consultation conducted for Stage 1 of the Adelaide Hills Council Housing Study has highlighted the need to:

- Match housing demand with housing supply;
- Maintain population stability and enhance growth by catering for a mix of age groups and a diversity of household types;
- Retain existing residents who may be seeking a change in accommodation to match their lifestyle needs, such as people who are ageing and young people;
- Protect residential character and amenity;
- Adopt a strategic response that promotes opportunities for more medium density development in appropriate areas adjacent to retail and community nodes as well as sensitive small scale redevelopment and conversions or additions to create smaller dwellings across the Council area.

## **APPENDIX A**

Key Informant Running Sheet

## **Adelaide Hills Council Housing Study**

### **Running Sheet for Interviews with Key Informants**

The purpose of this task is to gather information about the housing market in the Adelaide Hills Council area in terms of:

- Current market demands;
- Current housing preferences;
- Trends in market demands; and
- Trends in housing preferences.

This task will involve discussions with key informants within the real estate industry, land developers, non government and government organisations.

The information collection will take place as a semi structured discussion, beginning with general issues and moving to more concrete questions.

#### **Questions**

1. What has been your experience of the housing market within the Adelaide Hills Council area over the last five years, two years and 12 months?
  
2. What significant trends, if any, do you see within that market with respect to: (to be answered in association with questions 3 and 4):
  - Purchase price
  - The types of households looking for properties
  - The form of dwelling – and the size of dwelling area/ allotment – being sort by purchaser?
  - The number of rooms people want in a dwelling
  - The overall floor areas people want in a dwelling
  - Number of garages
  - The rental market

3. What percentage of the overall demand for housing in the Adelaide Hills does each of the following groups comprise?

<b>Household Type</b>	<b>Ranking of demand for housing in the Adelaide Hills (as a percentage of overall market) eg young people comprise 10% of the market etc</b>
Young People (16-25)	
Couple/family (25-50 age groups)	
Middle aged (50-65 age groups)	
Retirement (65-80)	
Elderly (80+)	
Single people (all age groups)	
Non-traditional families (eg single parent, blended families)	
People working from home	
Carers	
Aboriginal and Torres Strait Islander people	
People from Non-English Speaking Backgrounds	

4. What housing forms (eg number of bedrooms, floor area, garages, allotment size) are preferred by these people?

	<b>Preferred Housing Styles</b>
Young People (16-25)	
Couple/family (25-50 age groups)	
Middle aged (50-65 age groups)	
Retirement (65-80)	
Elderly (80+)	

	Preferred Housing Styles
Single people (all age groups)	
Non-traditional families (eg single parent, blended families)	
People working from home	
Carers	
Aboriginal and Torres Strait Islander people	
People from Non-English Speaking Backgrounds	

5. Is there any evidence of 'down shifters' or 'sea changers' moving into the Adelaide Hills Council area? Is this a significant trend?
  
6. To what extent is the market for land and housing dependent upon the already existing population? That is, to what degree is it driven by people moving in from elsewhere – eg Adelaide?
  
7. Where are people looking to purchase and/or rent?
  - Are they seeking ready access to services and employment?
  - Are there particular locations – such as Crafers that are favoured?
  - Where should land be released for additional housing?
  - Are there any parts of the Adelaide Hills that aren't favoured, because they lack services, are seen to be too distant from town etc?
  - Is there a preference for smaller towns? Or is access to the freeway important?
  
8. What has been the impact of the opening of the Heysen Tunnels and the upgrading of the South Eastern Freeway?
  - Has the upgrade contributed to higher prices?
  - Has it encouraged people to commute to Adelaide from further in the Hills?
  
9. When people buy land in the Adelaide Hills Council area what is it they are looking for?

10. Are people who are looking for investment properties an important part of the land and housing market in the Adelaide Hills Council area?
  - If not, why not?
  
11. Where do you think the housing market (including housing form and location) will be in 5 or 10 years time in the Adelaide Hills?

**APPENDIX B**

Housing Sales Data

## Comments about this Summary of Sales Data

Data for these property market summaries is derived from the UPmarket Sales Retrieval system. To the best of my knowledge this includes is a list of all sales which have occurred in South Australia.

These particular time series summaries cover properties that were listed as settled from the dates shown on the summary tables and occurring in the area designated by the sales history file as being within the suburb or township as shown on the summary.

Criteria of summarizing land uses is as follows

A Detached and Semi Detached House is defined as a property with a Land Use Code between 1100 and 1299

A Home Unit is defined as a property with a Land Use Code between 1300 and 1399

Vacant Land Under 2000 sqm is defined as properties with a Land Use Code between 4000 and 4199 and with a land area less than 2000 square metres

\*\*Refer to the UPmarket Land Use Codes description table for details of these codes.

Total Sales are all valid sales occurring over the time period

Probable Market Transactions are all sales that "most probably" represent market transactions.

These sales EXCLUDE the following

Sales listed as "not considered market transaction" (flagged by Government Department)

Sales that were probably between parties that are related

Sales that include multiple parcels of land, other land or non-real estate items in the sale price

Sales to and from Government Departments.

Sales of new properties where the sale and building date are the same.

Sales listed as ARIES, and therefore with incomplete records.

Peter Rossini - Centre for Land Economics and Real Estate Research (CLEARER)

## Summary of Property Transactions

<b>Adelaide Hills Council</b>		Detached and Semi	Home Units	Vacant Land Under
<b>April 2003 to March 2004</b>		Detached homes		2000 sqm
Total Sales		627	43	114
Probable Market Transactions		595	33	108
Price	Mean	\$ 314,986	\$ 178,515	\$ 98,676
	Std. Deviation	\$ 158,728	\$ 40,216	\$ 62,763
	Minimum	\$ 50,000	\$ 110,000	\$ 40,000
	1st Percentile	\$ 175,400	\$ 140,500	\$ 60,000
	Median	\$ 280,000	\$ 167,000	\$ 80,000
	9th Percentile	\$ 484,400	\$ 245,000	\$ 151,500
	Maximum	\$ 1,850,000	\$ 267,100	\$ 552,915
Land Area	Mean	1910.1 sqm		1069.6 sqm
	Std. Deviation	1476.5 sqm		322.2 sqm
	Minimum	298.0 sqm		368.0 sqm
	1st Percentile	800.0 sqm		810.2 sqm
	Median	1391.0 sqm		1011.0 sqm
	9th Percentile	3762.2 sqm		1533.5 sqm
	Maximum	12830.0 sqm		1981.0 sqm
Number of Rooms	Mean	7.43	4.70	
	Std. Deviation	37.11	0.68	
	Minimum	2	4	
	1st Percentile	4	4	
	Median	6	5	
	9th Percentile	8	6	
	Maximum	908	6	
Equivalent Building Area	Mean	160.3 sqm	105.6 sqm	
	Std. Deviation	67.2 sqm	25.5 sqm	
	Minimum	40.0 sqm	70.0 sqm	
	1st Percentile	94.1 sqm	73.4 sqm	
	Median	145.0 sqm	101.0 sqm	
	9th Percentile	248.0 sqm	140.2 sqm	
	Maximum	580.0 sqm	163.0 sqm	
Building Condition Code	Mean	7.36	7.91	
	Std. Deviation	1.05	0.29	
	Minimum	3	7	
	1st Percentile	6	8	
	Median	8	8	
	9th Percentile	8	8	
	Maximum	9	8	
Building Age	Mean	37.50 Years	12.67 Years	
	Std. Deviation	28.83 Years	7.37 Years	
	Minimum	1 Years	1 Years	
	1st Percentile	10 Years	2 Years	
	Median	29 Years	13 Years	
	9th Percentile	84 Years	22 Years	
	Maximum	154 Years	28 Years	

# Summary of Property Transaction Prices

Adelaide Hills Council

April 2003 to March 2004

---

## Detached and Semi Detached Houses

Price Range (\$)		Frequency	Percentage
Up to	\$50,000	1	0.2%
\$50,001	to \$100,000	3	0.5%
\$100,001	to \$150,000	23	3.9%
\$150,001	to \$200,000	90	15.1%
\$200,001	to \$250,000	116	19.5%
\$250,001	to \$300,000	100	16.8%
\$300,001	to \$350,000	91	15.3%
\$350,001	to \$400,000	60	10.1%
\$400,001	to \$450,000	39	6.6%
\$450,001	and over	72	12.1%
Total		595	100%

---

## Home Units

Price Range (\$)		Frequency	Percentage
Up to	\$50,000	0	0.0%
\$50,001	to \$100,000	0	0.0%
\$100,001	to \$150,000	9	27.3%
\$150,001	to \$200,000	16	48.5%
\$200,001	to \$250,000	6	18.2%
\$250,001	to \$300,000	2	6.1%
\$300,001	to \$350,000	0	0.0%
\$350,001	to \$400,000	0	0.0%
\$400,001	to \$450,000	0	0.0%
\$450,001	and over	0	0.0%
Total		33	100%

---

## Vacant Land Under 2000 Sq metres

Price Range (\$)		Frequency	Percentage
Up to	\$50,000	3	2.8%
\$50,001	to \$100,000	78	72.2%
\$100,001	to \$150,000	16	14.8%
\$150,001	to \$200,000	7	6.5%
\$200,001	to \$250,000	1	0.9%
\$250,001	to \$300,000	1	0.9%
\$300,001	to \$350,000	1	0.9%
\$350,001	to \$400,000	0	0.0%
\$400,001	to \$450,000	0	0.0%
\$450,001	and over	1	0.9%
Total		108	100%

---

**Detached and Semi Detached Houses Price Ranges**



**Home Unit Price Ranges**



## Vacant Land Price Ranges



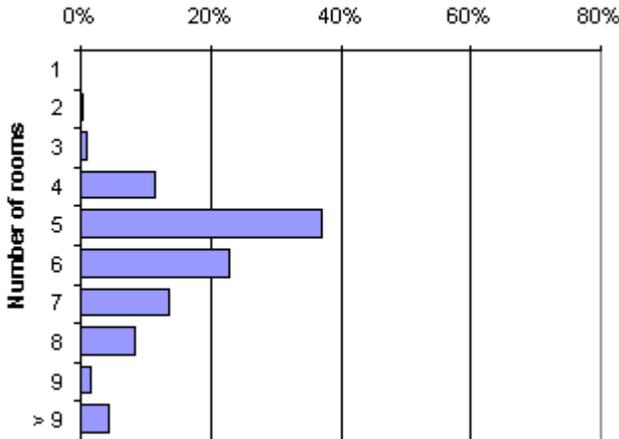
# Summary of Building Characteristic for Property Transactions

Adelaide Hills Council

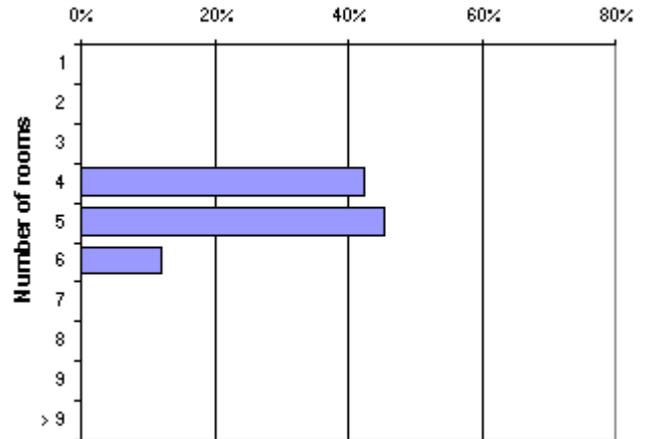
April 2003 to March 2004

## Number of Main Rooms

Detached and Semi Detached homes

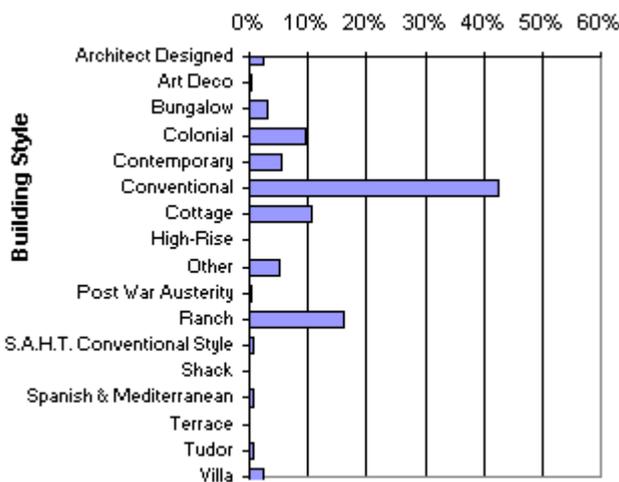


Home Units

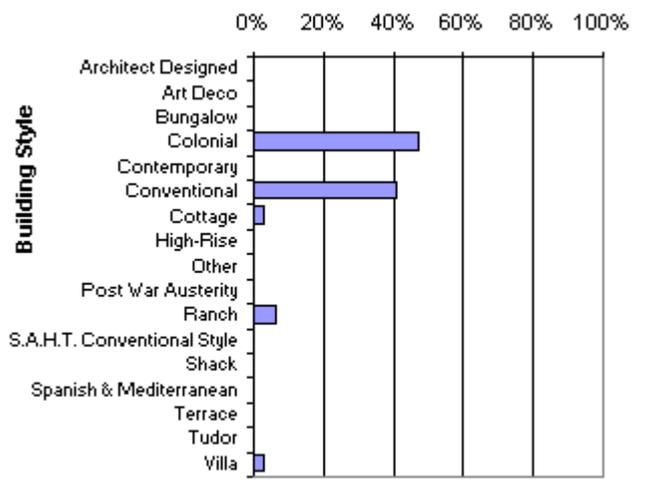


## Building Styles

Detached and Semi Detached homes



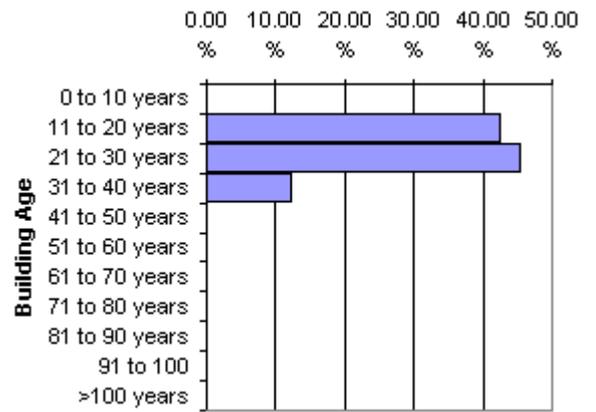
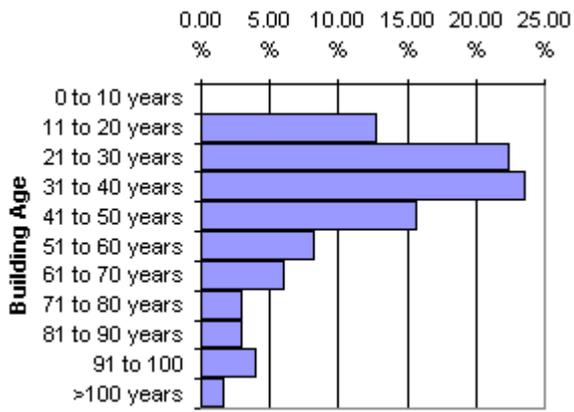
Home Units



## Building Age

Detached and Semi Detached homes

Home Units



# Time Series Summary of Property Transactions

Probable Market Transactions

Adelaide Hills Council - Detached Houses

Quarterly Summary from January 1, 1994 to March 31st 2004

Quarter (centre)	Volume	Average, Standard Deviation and 80% Probability				Median, 80 % Percentile Range, Minimum and Maximum				
		Average	Stdev	Lower 80% Prob Limit	Upper 80% Prob Limit	Min	1st Percentile	Median	9th Percentile	Max
Feb-94	168	\$147,769	\$65,288	\$63,767	\$231,771	\$15,000	\$85,700	\$133,250	\$222,900	\$435,000
May-94	174	\$145,608	\$54,798	\$75,112	\$216,105	\$57,000	\$89,300	\$134,500	\$215,000	\$375,000
Aug-94	135	\$144,073	\$50,376	\$79,194	\$208,952	\$60,000	\$90,400	\$133,000	\$199,200	\$335,000
Nov-94	100	\$142,675	\$61,026	\$63,941	\$221,408	\$35,000	\$90,000	\$125,100	\$208,800	\$350,000
Feb-95	118	\$149,769	\$67,495	\$62,780	\$236,759	\$54,000	\$90,850	\$134,250	\$212,100	\$510,000
May-95	132	\$147,418	\$59,435	\$70,863	\$223,973	\$50,000	\$84,200	\$132,750	\$219,700	\$405,000
Aug-95	106	\$147,824	\$58,178	\$72,794	\$222,854	\$63,000	\$98,000	\$133,250	\$211,500	\$400,000
Nov-95	94	\$134,355	\$40,956	\$81,492	\$187,217	\$43,000	\$85,000	\$131,250	\$181,750	\$240,000
Feb-96	126	\$149,973	\$70,174	\$59,563	\$240,382	\$25,000	\$94,000	\$130,750	\$227,750	\$515,000
May-96	130	\$144,079	\$70,058	\$53,833	\$234,325	\$15,000	\$82,000	\$126,125	\$225,100	\$491,500
Aug-96	102	\$139,218	\$41,184	\$86,090	\$192,345	\$49,000	\$85,200	\$136,500	\$196,371	\$245,000
Nov-96	125	\$151,350	\$64,379	\$68,404	\$234,297	\$62,000	\$83,800	\$130,000	\$234,000	\$400,000
Feb-97	118	\$153,777	\$65,687	\$69,117	\$238,437	\$64,500	\$87,100	\$137,000	\$228,000	\$390,000
May-97	140	\$145,992	\$59,138	\$69,841	\$222,143	\$43,300	\$83,790	\$135,000	\$210,400	\$435,000
Aug-97	135	\$150,202	\$69,296	\$60,956	\$239,448	\$49,500	\$85,000	\$133,500	\$220,000	\$525,000
Nov-97	164	\$150,564	\$67,409	\$63,824	\$237,304	\$20,000	\$85,450	\$138,500	\$230,000	\$400,000
Feb-98	135	\$162,631	\$73,589	\$67,855	\$257,407	\$37,500	\$99,400	\$143,500	\$248,000	\$452,000
May-98	148	\$150,870	\$67,745	\$63,660	\$238,080	\$57,000	\$88,550	\$135,000	\$227,100	\$550,000
Aug-98	109	\$155,739	\$68,294	\$67,678	\$243,799	\$56,500	\$92,800	\$136,000	\$240,600	\$455,000
Nov-98	149	\$166,562	\$71,117	\$75,014	\$258,111	\$65,000	\$99,000	\$152,020	\$257,200	\$522,500
Feb-99	133	\$157,980	\$71,801	\$65,501	\$250,459	\$50,000	\$93,080	\$142,250	\$238,400	\$575,000
May-99	155	\$158,856	\$66,545	\$73,208	\$244,504	\$52,500	\$89,000	\$147,500	\$235,000	\$505,000
Aug-99	110	\$165,446	\$79,636	\$62,766	\$268,126	\$50,000	\$84,300	\$145,750	\$251,000	\$475,000
Nov-99	130	\$176,346	\$81,655	\$71,162	\$281,530	\$73,000	\$99,750	\$162,000	\$270,000	\$570,000
Feb-00	169	\$176,751	\$73,720	\$81,902	\$271,599	\$30,000	\$91,600	\$168,000	\$277,000	\$470,000
May-00	159	\$179,108	\$76,670	\$80,439	\$277,777	\$43,000	\$113,800	\$165,000	\$267,200	\$675,000
Aug-00	129	\$178,687	\$76,069	\$80,695	\$276,679	\$55,000	\$110,800	\$160,000	\$256,500	\$515,000
Nov-00	152	\$183,349	\$76,692	\$84,632	\$282,065	\$15,000	\$110,255	\$168,750	\$260,211	\$585,500
Feb-01	149	\$197,220	\$85,460	\$87,208	\$307,232	\$21,064	\$119,700	\$175,000	\$283,000	\$550,000
May-01	169	\$191,421	\$79,787	\$88,767	\$294,076	\$62,000	\$114,800	\$170,000	\$293,400	\$640,000
Aug-01	157	\$210,152	\$97,460	\$84,721	\$335,583	\$71,000	\$119,980	\$184,950	\$327,000	\$780,000
Nov-01	166	\$222,330	\$99,613	\$94,157	\$350,502	\$27,500	\$122,250	\$205,000	\$330,250	\$735,000
Feb-02	162	\$243,062	\$111,268	\$99,879	\$386,245	\$50,000	\$140,150	\$220,000	\$359,850	\$765,000
May-02	171	\$238,500	\$93,383	\$118,358	\$358,642	\$25,000	\$136,000	\$220,000	\$370,000	\$500,000
Aug-02	120	\$244,881	\$114,966	\$96,724	\$393,038	\$90,000	\$130,700	\$218,750	\$373,300	\$681,000
Nov-02	142	\$274,153	\$200,110	\$16,494	\$531,812	\$77,000	\$152,500	\$239,475	\$379,850	\$2,245,000
Feb-03	136	\$280,215	\$120,030	\$125,633	\$434,796	\$14,000	\$164,500	\$251,500	\$429,500	\$850,000
May-03	166	\$303,906	\$148,397	\$112,962	\$494,849	\$50,000	\$177,975	\$276,000	\$450,000	\$1,200,000
Aug-03	146	\$295,774	\$141,601	\$113,475	\$478,074	\$72,500	\$161,000	\$270,000	\$446,000	\$1,250,000
Nov-03	130	\$320,124	\$138,925	\$141,168	\$499,080	\$87,500	\$174,700	\$290,750	\$520,000	\$775,000
Feb-04	147	\$328,936	\$196,116	\$76,461	\$581,411	\$55,000	\$183,000	\$300,000	\$507,000	\$1,850,000

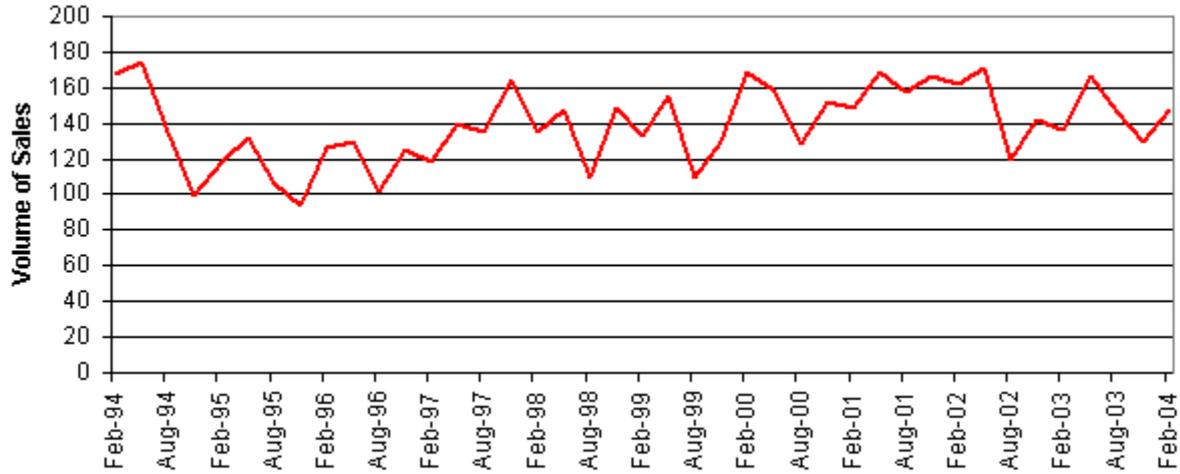
# Time Series Summary of Property Transactions

Probable Market Transactions

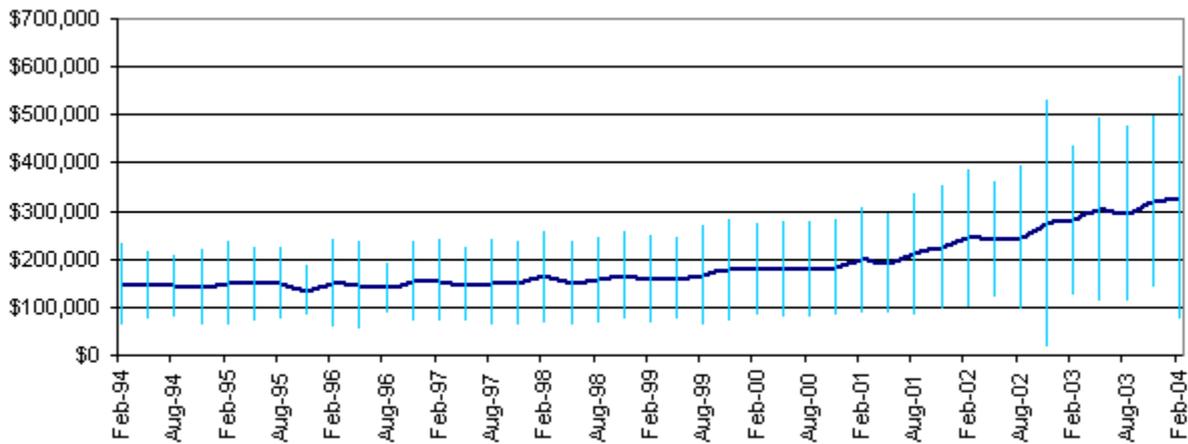
## Adelaide Hills Council - Detached Houses

Quarterly Summary from January 1, 1994 to March 31st 2004

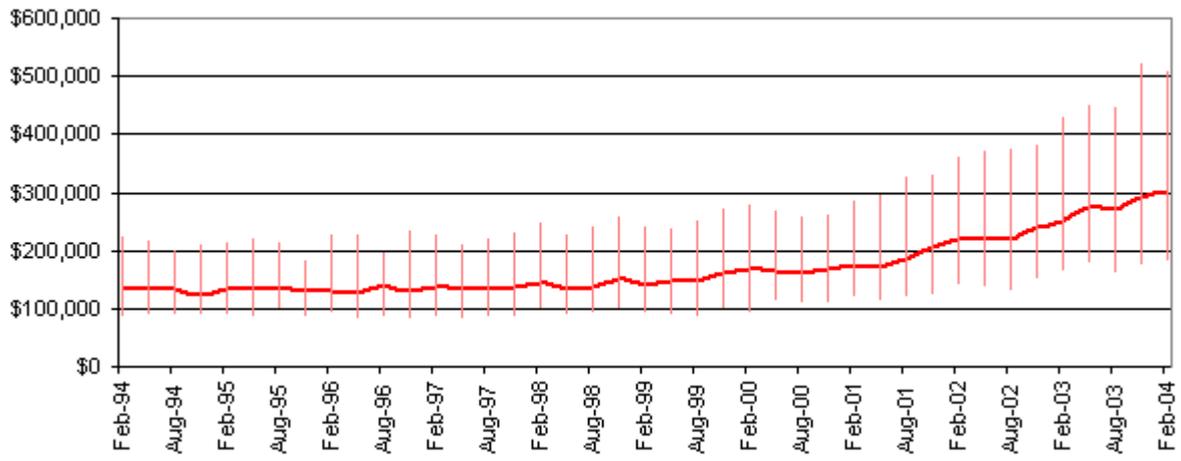
Volume of Probable Market Transactions



Mean Sale Price, 80% Probability ranges



Median Sale Price, 80 Percentile ranges



# Time Series Indices

Probable Market Transactions

## Adelaide Hills Council - Detached Houses

### Quarterly Summary from January 1, 1994 to March 31st 2004

Quarter (centre)	Indices		
	Sales Volume	Average Price	Median Price
Feb-94	100.0	100.0	100.0
May-94	103.6	98.5	100.9
Aug-94	80.4	97.5	99.8
Nov-94	59.5	96.6	93.9
Feb-95	70.2	101.4	100.8
May-95	78.6	99.8	99.6
Aug-95	63.1	100.0	100.0
Nov-95	56.0	90.9	98.5
Feb-96	75.0	101.5	98.1
May-96	77.4	97.5	94.7
Aug-96	60.7	94.2	102.4
Nov-96	74.4	102.4	97.6
Feb-97	70.2	104.1	102.8
May-97	83.3	98.8	101.3
Aug-97	80.4	101.6	100.2
Nov-97	97.6	101.9	103.9
Feb-98	80.4	110.1	107.7
May-98	88.1	102.1	101.3
Aug-98	64.9	105.4	102.1
Nov-98	88.7	112.7	114.1
Feb-99	79.2	106.9	106.8
May-99	92.3	107.5	110.7
Aug-99	65.5	112.0	109.4
Nov-99	77.4	119.3	121.6
Feb-00	100.6	119.6	126.1
May-00	94.6	121.2	123.8
Aug-00	76.8	120.9	120.1
Nov-00	90.5	124.1	126.6
Feb-01	88.7	133.5	131.3
May-01	100.6	129.5	127.6
Aug-01	93.5	142.2	138.8
Nov-01	98.8	150.5	153.8
Feb-02	96.4	164.5	165.1
May-02	101.8	161.4	165.1
Aug-02	71.4	165.7	164.2
Nov-02	84.5	185.5	179.7
Feb-03	81.0	189.6	188.7
May-03	98.8	205.7	207.1
Aug-03	86.9	200.2	202.6
Nov-03	77.4	216.6	218.2
Feb-04	87.5	222.6	225.1

#### Average Annual Growth in Volume

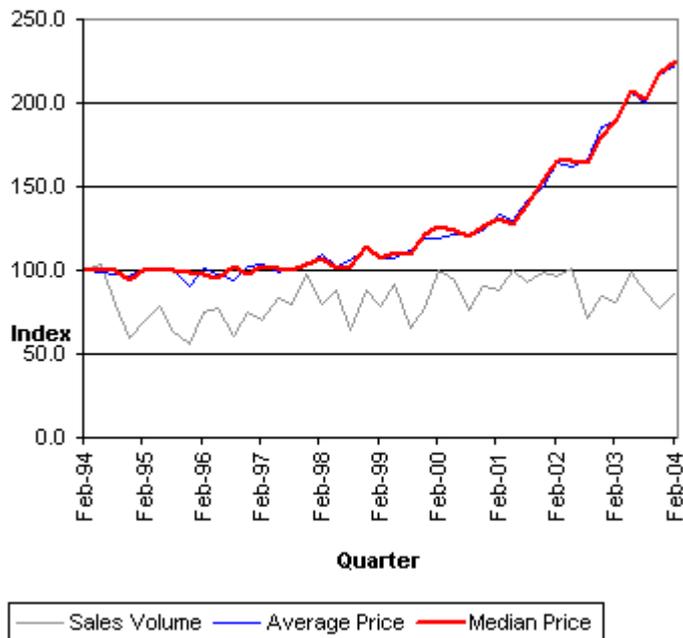
2.10%

#### Average Annual Growth in Prices (based on Mean Price)

8.01%

#### Average Annual Growth in Prices (based on Median Price)

7.98%



# Breakdown of Property Transaction Numbers by Location and Land Use

Adelaide Hills Council

April 2003 to March 2004

Count	Land Use							Grand Total
	Location	House	Land < 2000	Land > 2000	Rural	Rural Living	Unit	
ALDGATE	73	7	9			9		98
BALHANNAH	23	2	1	3		4	4	37
BIRDWOOD	22	6	10	3		11	1	53
BRIDGEWATER	87	4	1			5		97
CRAFERS	35	3	4			2		44
CRAFERS WEST	17		3			5		25
GREENHILL	12	2	1					15
GUMERACHA	19	4	1	4		6	1	35
HEATHFIELD	10		1			5		16
HOUGHTON	8	1				1		10
INGLEWOOD	2			1		7		10
KERSBROOK	10	1	2	2		7		22
LOBETHAL	46	9	4	2		5	6	72
MOUNT TORRENS	9	1				7		17
MYLOR	5		1	1		10		17
OAKBANK	8	1	3	1		2	3	18
ROSTREVOR	11		1					12
STIRLING	66	3	3			3	1	76
SUMMERTOWN	11		3			2		16
TERINGIE	12	2	2				3	19
UPPER STURT	17		2			2		21
URAILDA	8		1			1		10
WOODFORDE	10	1					3	14
WOODSIDE	43	52	4	5		7	11	122
OTHER former East Torrens	11		2	5		15		33
OTHER former Gumeracha	6		4	4		17		31
OTHER former Onkaparinga	9		1	4		6		20
OTHER former Stirling	5		4	2		14		25
<b>Grand Total</b>	<b>595</b>	<b>99</b>	<b>68</b>	<b>37</b>		<b>153</b>	<b>33</b>	<b>985</b>

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**Appendix 2**  
*Townships Directions Report*

---



## Adelaide Hills Council Townships & Urban Areas Development Plan Amendment

### *DIRECTIONS REPORT*

Prepared for the Adelaide Hills Council

Prepared by URPS in association with Nolan Rumsby Planners

February 2009



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## **ACKNOWLEDGEMENTS**

*This Directions Report has been prepared by the following consultant team:*

- *URPS – Kieron Barnes and Aaron Curtis*
- *Nolan Rumsby Planners – Frank McIntyre*
- *Harlen Graphics – Harry Borysewicz*

*The consultant team wish to acknowledge the assistance of the following people in the preparation of this Directions Report:*

### ***Adelaide Hills Council Staff***

- *Paul Mickan – Senior Strategic & Statutory Planner*
- *Marc Salver – Director Planning*

### ***Project Reference Group***

- *Mayor Bill Cooksley*
- *Councillor Bill Gale*
- *Councillor Bill Spragg*
- *Councillor Lisa Brinkley*
- *Councillor John Kemp*
- *Councillor Ron Nelson*
- *Andrew Gear – Director Strategic Planning, Planning SA*
- *Paul Doherty – Manager Systems Planning, SA Water*

*Thank you all for your valuable contribution.*

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## 1.0 INTRODUCTION

### 1.1 The need for the Development Plan Amendment

The formation of the Adelaide Hills Council in 1997 has created a number of challenges for the development of planning policy. The many competing interests in the region, the marriage of four previously separate planning regimes and the strong policy input of the State Government, has created an overly complex and, at times, confusing policy document. As a result, the Development Plan is lengthy, repetitive, inconsistent and outdated.

While the importance of establishing a consistent policy framework across the Council area is acknowledged, it is equally important that local sensitivities and constraints are taken into account. For example, the topographical differences between Bridgewater and Birdwood require a considerably different policy response. Similarly, the ability of infrastructure to support additional development varies significantly across the Council. As does the level of risk associated with hazards such as bushfire and flooding.

In addition to these physical and, therefore, identifiable differences, the various communities throughout the Hills have very different expectations about how their area should be developed. The challenge facing Council when drafting new planning policy is to consider the desires of its various communities while also taking into account broader strategic objectives such as the provision of housing for an ageing community and striving to achieve economic sustainability for local businesses and schools.

With these challenges in mind, the Adelaide Hills Council has resolved to prepare a Townships & Urban Areas Development Plan Amendment (DPA) which will establish consistent, clear and coherent planning policy across the Council area.

The project will do this by building on the significant body of work already undertaken by Council as well as the strategic framework established by the State Government. In addition, the knowledge and aspirations of the community, Elected Members and Council staff will be woven into the proposed policy changes to ensure that the Development Plan not only reflects current best practice but is a document which is endorsed by the majority of the Hills community.

### 1.2 Scope of the project

The Townships & Urban Areas DPA will affect all the townships and residential areas throughout the Adelaide Hills Council area (see Figure 1). More specifically, the DPA will review the Country Township Zones, the Country Living Zone, the Residential Zones and the settlements within the Watershed (Primary Production) Zone.

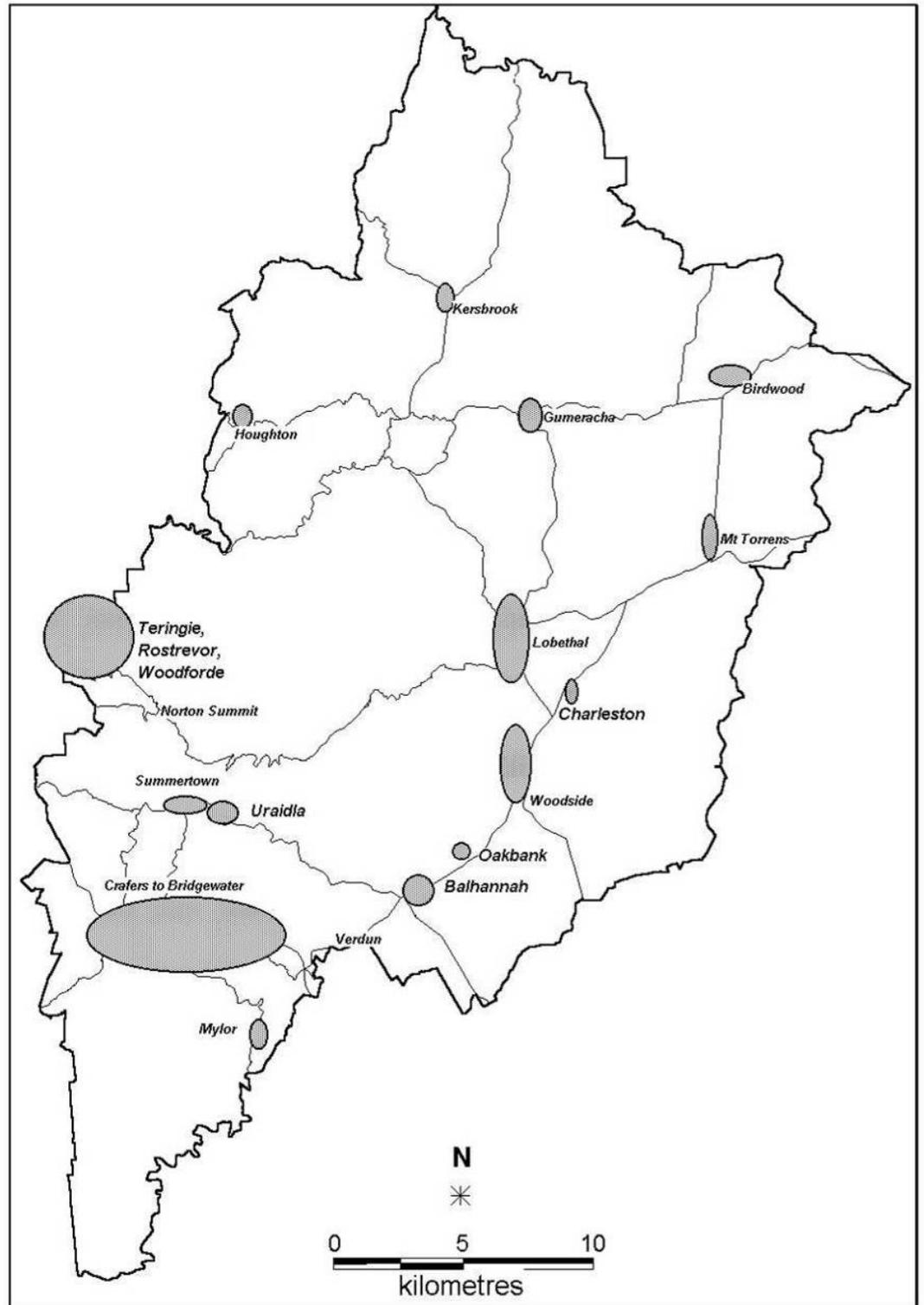


Figure 1: Townships and Urban Areas within the Adelaide Hills Council (indicative only)

### 1.3 What is the DPA trying to achieve?

Over the last 7 years, the Adelaide Hills Council has prepared a number of reports and studies which are of relevance to the Townships & Urban Areas DPA. The most significant of these include a Housing Study, a Development Plan Review and a Township Character Study. These studies, which were reviewed during an earlier stage of this DPA<sup>1</sup>, provide a series of clear objectives for the formulation of planning policy. These objectives have been adopted by Council and can be summarised as follows:

- Consistent planning policy across the Council area in terms of structure, format and expression.
- Planning policy which provides clear direction for applicants, the community and Council planners.
- Housing that is suitable for the Council's diverse community with particular emphasis on housing for older people.
- Higher density housing in appropriate locations in response to the findings of the Housing Study and State Planning Strategy.
- Character of townships and urban areas protected through the preparation of Desired Character Statements.
- Growth within townships and urban areas matched to the capacity of existing infrastructure.
- Provision of buffers and separation distances between residential areas and farming land.
- Existing town boundaries retained apart from the consideration of some areas adjoining townships which feature a predominantly residential character.
- Development that minimises its impact on the environment.
- Home based businesses encouraged within residential areas.
- Town centres which are sufficient in area and provide clear guidance for retail and business development.

### 1.4 What are the current planning issues?

Council's previous studies, as well as the strategic directions promoted by the State Government, identify a range of issues which must be considered during the drafting of new planning policy. These issues establish the parameters for the Townships & Urban Areas DPA and set a series of challenges which must, as far as possible, be addressed. The key planning issues facing the Adelaide Hills Council can be summarised under the topics of social, environmental and economic. A summary of the key issues is provided on the following page.

---

<sup>1</sup> See Adelaide Hills Council Townships & Urban Areas DPA Background Paper prepared by Urban & Regional Planning Solutions in February 2007

### ***Social***

- There is likely to be continued pressure to develop in the Hills, which, when combined with a limited supply of land, will mean that house prices are likely to continue to rise. Rising prices will have an adverse impact on housing affordability.
- If current planning controls which limit subdivision are retained, demographic trends indicate that the Council's population is likely to decrease. A population decrease is likely to have a negative impact on local businesses, services and facilities.
- Demographic projections indicate that there will be a higher proportion of older people. This has implications for the provision of services as well as housing design and allotment size.
- The vast majority of housing (95%) is comprised of traditional detached dwellings. This indicates that the existing housing stock will not entirely meet the needs of the changing population.

### ***Environmental***

- The effects of climate change are likely to introduce more variable weather patterns and will increase the chances of prolonged periods of drought. This is likely to increase the importance of agricultural production in higher rainfall areas such as the Hills as well as increasing the importance of the Hills as a water catchment area.
- The protection of the Mount Lofty Ranges Watershed and the restriction of residential development to existing townships will continue to be a major priority for the State Government.
- The cost of energy produced from fossil fuels is likely to increase and Government regulations relating to energy and water use are likely to be strengthened. This will mean that new buildings will need to adopt energy efficient design principles and water will need to be better managed.

### ***Economic***

- More people are choosing to work from home. While this, generally, will have a positive effect on local businesses and will improve the vibrancy of townships, there will be implications relating to the impact on neighbouring properties.
- The traditional town centres are facing increased competition from the growth of larger centres which often provide a greater range of retail offerings as well as other factors such as convenient car parking.

## **1.5 What does this mean in terms of planning policy?**

There are a range of policy options available to address the issues described above. These options are articulated on the following page.

### **Social**

- *Housing affordability* – while there is only a limited role that planning policy can play in achieving affordability, studies have shown that increasing housing densities within urban areas can assist. Other options include designating that a certain proportion of a new release area must be reserved for affordable housing.
- *Population decline* – can be addressed either through the expansion of township boundaries or by increasing densities.
- *Ageing population* – options include the provision of smaller lot sizes, encouraging adaptable housing and identifying locations for retirement villages.

### **Environmental**

- *Climate change* – the effects of climate change can be addressed to a limited extent by reducing the encroachment on agricultural land, establishing buffers and protecting creeks.
- *Energy costs* – specific policy provisions can be introduced to require that new development incorporates energy efficient design and carefully manages water. Other options include encouraging a more compact urban form which makes best use of existing infrastructure and reduces dependency on motorcars.

### **Economic**

- *Home based businesses* – can be encouraged by ‘loosening’ zone restrictions and by establishing standards in relation to size, parking and other impacts.
- *Town centres* – the economic performance of town centres can be improved by increasing population, focusing on achieving a desired future character, establishing car park facilities/funds and through streetscape improvements.

The challenge confronting the Council when implementing the policy options described above will hinge on the ability of new planning controls to allow a degree of change while also protecting the desired character of townships and urban areas. In particular, if these policy options are adopted, Council's planning controls will need to achieve a balance between allowing increased housing density and the protection of the historic character of townships.

## **1.6 Purpose of this Directions Report**

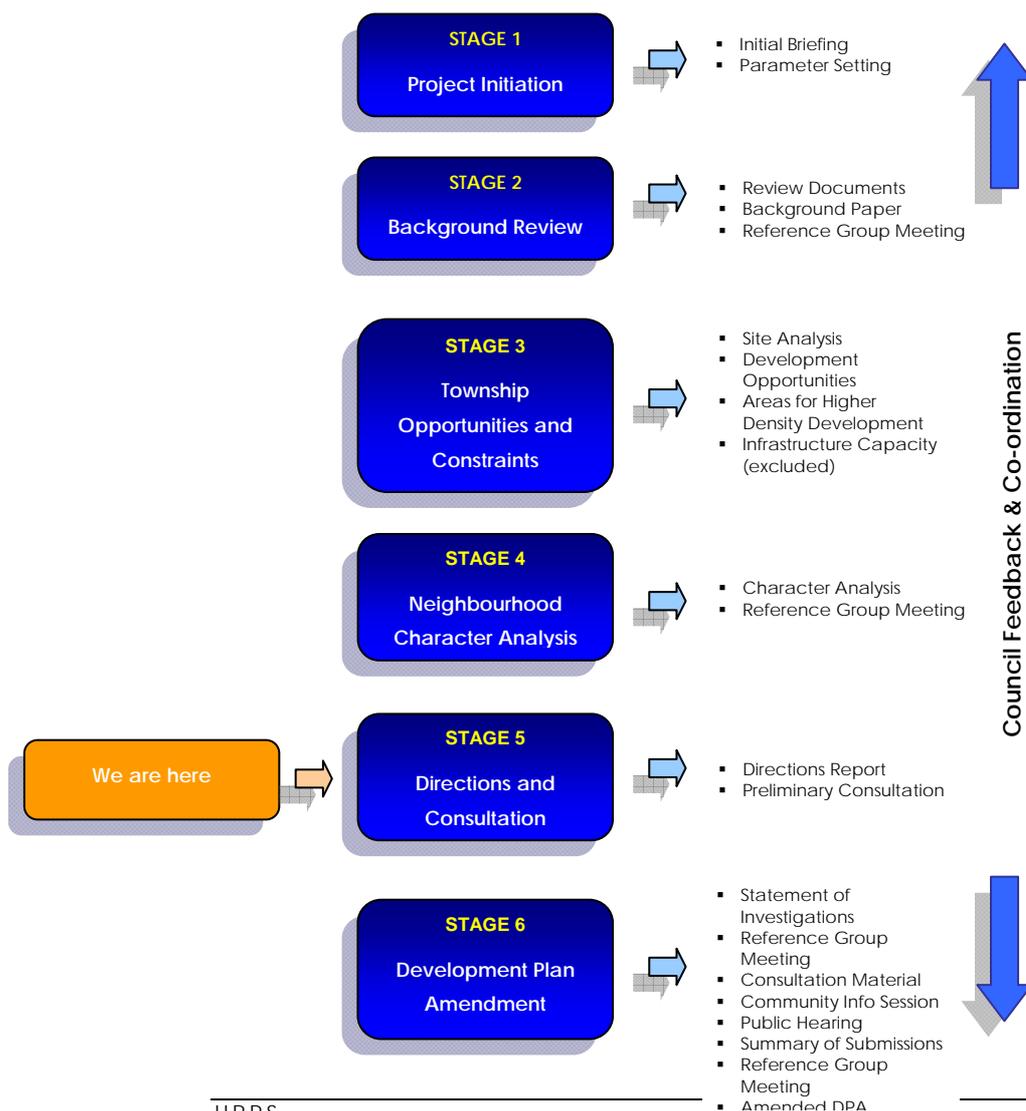
The purpose of the Directions Report is to provide a range of recommendations which will assist Council to meet the challenge of planning for a degree of development while also protecting the character of townships. The Report does this through the provision of a detailed site and character analysis of 23 townships and urban areas within the Adelaide Hills Council area (contained in Chapter 4). This analysis identifies the important character elements within each township and provides a series of policy recommendations designed to either protect or improve the identified character. Also, the Directions Report

identifies the current development potential within each township and provides a number of policy recommendations which would allow higher density development in certain locations.

The Directions Report follows a structure in which the key findings of the township and urban areas character analysis is presented in Chapter 2, policy recommendations are provided in Chapter 3 and the detailed character analysis of each township is provided in Chapter 4.

It is not intended that the Directions Report provide detailed policies for inclusion in the Development Plan – rather, its role is to recommend a series of policy directions which can be tested with Government Agencies and the community. Some of the policy directions will be controversial. Therefore, it is vital that the Council engages its community at this important stage of the project in order to gauge their views on the proposed changes. Once the policy directions have been reviewed and debated, a draft DPA will be prepared which provides detailed policy recommendations to amend the Development Plan.

The methodology adopted to undertake the DPA is illustrated below:



## 2.0 FINDINGS

### 2.1 Character analysis

During the preparation of this Directions Report, a detailed character analysis was undertaken for 23 townships, settlements and urban areas within the Adelaide Hills Council area (see Chapter 4). The majority of these areas currently have a residential form of zoning over them (Country Living, Country Township or Residential). The exceptions are the settlements of Verdun, Lenswood and Inglewood which are located within the Watershed (Primary Production) Zone.

While each individual township has its own unique character, there are clear and identifiable differences between the Country Living Zone (Crafers, Stirling, Aldgate and Bridgewater) and the Country Township Zones (comprising townships in the Marble Hill, Torrens Valley and Onkaparinga Valley Wards). Similarly, the residential areas within the foothill suburbs have a significantly different character from the townships within the 'hills' part of the Council area.

#### *Country Living Zone*

In relation to the Country Living Zone, the distinguishing feature is not the built form – rather, it is the landscape and the public realm within which the built form is sited. Development in the Country Living Zone lacks a clearly identifiable pattern. The street layout is strongly influenced by the undulating topography, the meandering Mount Barker and Strathalbyn Roads and the intrusion of the Adelaide to Melbourne Railway. As a consequence, streets are generally irregular and informal in their location, shape and layout. Road widths are relatively narrow and, where present, footpaths are similarly narrow and, generally, only constructed on one side of the road.

Allotments vary significantly in size and shape throughout the Country Living Zone in response to the irregular street layout, rolling hills and substantial vegetation. Apart from Bridgewater, there is no discernible pattern of allotment size with areas ranging from under 800m<sup>2</sup> to more than 10,000m<sup>2</sup>. Similarly, apart from being generally rectangular in shape, the frontages and depths of allotments vary significantly. In addition, there are a significant number of hammer-head allotments.

Mature vegetation provides a defining feature of the Country Living Zone and dominates views from all locations. This vegetation is a mixture of exotic and native species and is situated on verges, reserves and within private properties. In many parts of the Country Living Zone, vegetation often obscures views of buildings from adjoining streets and establishes a character of dwellings set amongst bushland.

The residential areas of the Country Living Zone feature a significant number of large dwellings set within heavily landscaped gardens. There are also a wide variety of smaller dwellings featuring a range of building styles, materials and designs. A significant number of dwellings were constructed in the 1970's and

1980's. Typically, these dwellings are of brick veneer construction with hipped tiled or colourbond rooves.

While the majority of dwellings are single-storey, there are a significant number of two-storey buildings scattered throughout the Zone. Front setbacks vary considerably both within a particular street and from property to property. Setbacks are, however, generally large enough to accommodate typically heavily vegetated front gardens and often respond to steeply sloping land where a greater setback is required to enable the construction of a driveway.

Domestic outbuildings, such as garages and carports, are located as either separate structures to the side or rear of dwellings or, alternatively, under the main roof. The building materials and colours of outbuildings varies from corrugated iron to besser block or colourbond.

While it is difficult to identify a common theme of building design within the Country Living Zone, there is a general pattern of large front setbacks, heavily landscaped gardens and low front fences. In addition, the slope of the land in some locations has meant that significant excavation or split level dwelling designs has been necessary to establish building sites and access roads.

### ***Country Township Zones***

The Country Township Zones generally feature a more formal character than the Country Living Zone. All of the townships within this zone are located on a major arterial road beside the banks of a river and, apart from the German settlements of Lobethal and Birdwood, are laid out in a grid-like manner feeding off the main road. Main streets are marked by a cluster of generally modest, single-storey shops with narrow fronts and verandas extending over the width of the footpath. Larger two-storey buildings are infrequently located along the main streets and typically contain hotels or community halls.

The streets are straight and relatively narrow with equally narrow bitumen or gravel footpaths. Streets within the older portions of the townships feature a formal arrangement of upright kerb and gutter followed by bitumen or paved footpaths then front fence. Street trees are generally present along the main street, however, they have often been severely lopped to avoid interference with the overhead powerlines.

Allotment patterns reflect the layout of the streets and are, generally, rectangular in shape with areas in the order of 800m<sup>2</sup> to just over 1,000m<sup>2</sup> with frontages typically greater than 20m in width.

While dwellings vary in style and design, there is a much more consistent pattern of built form in the townships than the Country Living Zone – this is especially true in the older portions of the townships. The predominant character is one of single-storey, detached, modest houses sited relatively close to the street on separate allotments of greater than 800m<sup>2</sup>. Typically, the houses have reasonably wide frontages and feature:

- Front verandas.

- Garages or carports either under the main roof or set to the side or rear.
- Low front fences of various styles and materials.
- Side and rear fences of corrugated iron or colourbond.
- Substantial rear yards.
- Landscaping containing trees and bushes of small to medium height.
- Pitched corrugated iron or tiled rooves.
- Brick and stone building materials

## 2.2 Development constraints

Additional development within the townships and urban areas is currently constrained by a number of factors. A number of townships, most notably Balhannah and Aldgate, are prone to flooding. Other areas, including much of the Country Township Zone, is on steeply sloping land which makes the siting of buildings and driveways difficult and can lead to overlooking and overshadowing impacts on adjoining properties. The Country Living Zone also contains a significant amount of native vegetation which, ideally, should be retained for its biodiversity and landscape values.

### *Infrastructure*

The lack of suitable infrastructure is also a constraint to development in a number of areas. The townships of Mylor, Summertown, Uraidla and Houghton, for example, do not have a common wastewater disposal system or a common water supply and must rely on individual waste control systems and rain water tanks. In other townships where there is a Community Wastewater Management System (CMWS), there are concerns that the system is at capacity and can not cope with additional development.

The Engineering Department of the Adelaide Hills Council has undertaken an analysis of the existing wastewater disposal infrastructure across the Council area. This analysis has identified a range of significant capacity constraints which indicate that future development in a number of townships should not be undertaken until the relevant infrastructure has been upgraded. Of most concern are the townships of Woodside, Mount Torrens, Charleston, Birdwood and Kersbrook. It has been estimated that approximately \$1.5 million will be required to upgrade the wastewater disposal facilities within these townships. It is likely that Council will need to consider additional restrictions on development within these townships until the wastewater disposal infrastructure has been upgraded.

## 2.3 Development opportunities

Considering the development constraints described above as well as the current planning regime which, amongst other things, prevents land division within the Watershed (Primary Production) Zone, there are relatively few opportunities for additional development within the townships and urban areas of the Adelaide Hills. This is especially true within the Country Living Zone where

the limited number of vacant allotments are often constrained by steeply sloping sites, watercourses or mature native vegetation and where the minimum allotment size has been set at 4,000m<sup>2</sup> – considerably larger than the majority of existing allotments in this zone.

Within the Country Township Zones, development is less constrained by the planning regime than the Country Living Zone. Apart from Mylor, Summertown and Uraidla, the minimum allotment size is 1,000m<sup>2</sup> with some flexibility for smaller lots in certain circumstances. However, the Development Plan lacks direction when describing what these circumstances may be. In recent years, this lack of direction has meant that the Council has tended to discourage land divisions which result in allotments less than 1,000m<sup>2</sup> in area. For this reason, current development opportunities within the Country Township Zones are not significant.

Given the lack of available development opportunities, it is considered that the current planning controls will need to be ‘loosened’ if the Council’s stated objectives of population stability and housing diversity are to be achieved (see Chapter 1). In order to achieve these objectives and reverse the projected population decline, Council can either expand township boundaries or allow additional infill development. Given that township boundaries within the Adelaide Hills Council can not be expanded due to environmental considerations, the only option remaining is to allow additional infill development. Typically, this can be achieved by reducing the minimum allotment size or by allowing different forms of dwellings such as semi-detached or residential flat buildings.

## 2.4 Policy options to increase ‘infill’ development opportunities

With the above constraints in mind, and following an extensive process of character analysis as outlined in Chapter 4, it is considered that there are a number of policy options which could be adopted in order to reduce minimum allotment sizes and allow additional infill development opportunities without negatively impacting on township character. A range of policy options have been included below to identify the possible alternative approaches that are available to allow additional infill development. However, it should be noted that the Planning Policy Committee of Council has formerly adopted option 3 and partially adopted options 4 and 5. The Committee did not consider options 1 and 2 to be appropriate.

### 1. *The introduction of a new Country Township (Stirling & Aldgate) Zone with a reduced minimum allotment size.*

The character analysis (see Chapter 4) has identified that the residential area surrounding the Stirling and Aldgate town centres has a number of similarities in terms of landscape, allotment size, topography and built form. For this reason, it is considered appropriate that the current Country Living Zone (which covers most of the residential area between Crafers and Bridgewater) be replaced with a more refined policy framework which acknowledges the character variations between the various townships.

Such a policy framework would also enable the introduction of area specific land division controls. For example, investigations have shown that a reduction in the minimum allotment size to, say, 2,000m<sup>2</sup> for the Stirling and Aldgate area (down from the current 4,000m<sup>2</sup>) would allow for a relatively modest increase in the number of allotments while still protecting the desired character of Stirling and Aldgate which can be described as ‘dwellings set amongst bushland’.

**2. *The introduction of a new Country Township (Bridgewater) Zone with a reduced minimum allotment size.***

The residential area of Bridgewater has a noticeably different character from Stirling and Aldgate. In particular, many of the existing allotments in Bridgewater are smaller than those within Stirling and Aldgate. Therefore, a new Country Township (Bridgewater) Zone is considered appropriate. Along with this new zone, a reduced minimum allotment size of 1,000m<sup>2</sup> (down from the current 4,000m<sup>2</sup>) could be adopted to allow a degree of additional development while also protecting the desired character of Bridgewater which is represented by steep topography and heavily vegetated verges and gardens.

**3. *Allowing land division in the Country Living Zone to match the prevailing character and allotment size.***

The character analysis (see Chapter 4) has indicated that the current allotment sizes within the Country Living Zone (Crafers to Bridgewater) vary significantly. For example, there are many allotments in Bridgewater of around 1,000m<sup>2</sup> in size while allotments within Stirling and Aldgate can be up to 10 times larger.

With this in mind, Council has endorsed an innovative policy approach which would allow the division of land to match the median allotment size within the locality. Council has defined the locality as including all allotments which are located either wholly or partly within a radius of 200m from the centre of the subject allotment frontage. If the median allotment size in the locality is at least half the size of the subject land, then land division can occur. For example, if the subject land is 2,000m<sup>2</sup> and the median allotment size in the locality is 1,000m<sup>2</sup>, it may be possible to divide the land to achieve two allotments of 1,000m<sup>2</sup>.

**4. *Allowing medium density housing adjacent to the Stirling District Centre, the Aldgate and Bridgewater Neighbourhood Centres and the Crafers Local Centre.***

Currently, development opportunities around the designated centres are severely restricted by the Country Living Zone’s minimum allotment size of 4,000m<sup>2</sup>. Planning theory suggests that, in order to make best use of existing infrastructure and to create more vibrant centres, medium density housing located within walking distance of centres is highly desirable. In addition, there are a number of underutilised sites – especially near the Stirling District Centre – which could accommodate medium density housing without negatively impacting on the character of the township.

The Planning Strategy for the Outer Metropolitan Adelaide Region states that medium density housing means a gross density of 23-45 dwellings per hectare (allotments of 435m<sup>2</sup> to 222m<sup>2</sup> in area) and provides the following description:

*Medium-density housing development ranges from two-to-three-storey detached, semi-detached and row dwellings on small allotments (with nil-to-small setbacks to side boundaries and the street, and limited private open space) to small office home office (SOHO) and mews dwellings, to residential flat buildings and apartment buildings up to four storeys in height.*

While not necessarily appropriate for the Stirling, Aldgate, Bridgewater and Crafers townships, parts of the Newport Quays development at Port Adelaide and a recent development at Glenside provide an interesting indication of what medium-density housing can look like:



*Recent medium density housing at Glenside and Newport Quays in Port Adelaide*

**5. Allowing smaller allotments in certain areas within the Townships of Balhannah, Oakbank, Woodside, Lobethal, Gumeracha, Birdwood and Kersbrook.**

Given that the built form within the Country Townships is more consistent than in the Country Living Zone, the provision of additional development opportunities while maintaining desired character may be more difficult to achieve. Within established neighbourhoods, infill development generally takes the form of either hammer-head allotments (usually a new “group” dwelling located in the rear yard of an existing dwelling) or the replacement of one dwelling with two or more dwellings (detached, semi-detached or row dwellings).

Both options have differing impacts on the streetscape and the character of the locality. For example, hammer-head allotments are less likely to impact on the streetscape because new dwellings are not usually visible from the street and the only noticeable change is the creation of an additional driveway (often marked by unattractive colourbond fences). However, hammer-head allotments can result in negative impacts for surrounding properties through issues such as overlooking, overshadowing, increased noise and a loss of private open space for both the existing and proposed dwelling unless the development is carefully sited and designed.

The replacement of a single dwelling with two or more dwellings is likely to have a more significant impact on the streetscape than hammer-head allotments. However, if designed carefully, this form of infill development can maintain the desirable characteristics of a streetscape while also preventing some of the other impacts on adjoining properties that are often associated with hammer-head allotments. To ensure that the streetscape is retained, policy guidance is required in terms of setbacks, frontages, height, building materials, roof style and pitch, garages and articulation.



*Examples of 'infill' development (one dwelling replaced by two) in Norwood and Oakbank*

As noted earlier, Council has considered the policy options described above and has resolved to adopt a mixture of these options in order to achieve additional infill development within the townships and urban areas. The policy approach adopted by Council is outlined in detail within the following Chapter.

## 3.0 POLICY DIRECTIONS

### 3.1 Introduction

This Chapter outlines a number of policy directions and associated actions to guide future development within the Adelaide Hills. The actions provide specific guidelines on how the policy directions can be realised and, in most cases, relate to specific amendments to the Development Plan. It is important to note that this chapter provides policy directions only – more detailed policy will be drafted during the preparation of the Development Plan Amendment. It is also important to note that, while these policy directions have been adopted by Council, they will be subject to significant debate and discussion amongst Government Agencies and the community during an extensive process of consultation. The preparation of more detailed policies will not occur until there is broad agreement on the policy directions.

### 3.2 Format and Zone Boundaries

#### *Discussion*

The Development Plan can be a difficult document for community members to read and interpret. Therefore, it is important that format improvements be made to address this issue.

In addition, it is considered important that land use zones should reflect existing development. Currently, a significant proportion of residential style development is located within the Watershed (Primary Production) Zone e.g. Heathfield, Verdun, Lenswood and Inglewood. Subject to restrictions on further development opportunities, the recognition of this development within appropriate land use zones or policy areas is considered appropriate.

There are also a significant number of anomalies where zone boundaries either cut-through or exclude existing township related development. These anomalies should be removed where they are located adjacent to an existing township boundary and where development opportunities are not increased.

#### *Actions*

- 3.2.1 Establish a common structure and format for all township and residential zones.
- 3.2.2 Create a new Country Township (Stirling & Aldgate) Zone which articulates and protects the character of this area as identified by the Character Statements contained within Chapter 4.
- 3.2.3 Create a new Country Township (Bridgewater) Zone which articulates and protects the character of this area as identified by the Character Statements contained within Chapter 4.
- 3.2.4 Introduce either, a Country Living Policy Area within the Watershed (Primary Production) Zone or, alternatively, create a new Watershed (Country Living) Zone to encompass land in the Heathfield and Aldgate

area which is serviced by SA Water sewer and water supply. No additional land division opportunities should be made available.

- 3.2.5 Introduce written policies for the existing zones of Mount Torrens (outside the State Heritage Area), Birdwood, Gumeracha, Houghton, Forreton and Kersbrook.
- 3.2.6 Introduce either, a Settlement Policy Area within the Watershed (Primary Production) Zone or, alternatively, create a new Watershed (Settlement) Zone for Verdun, Lenswood and Inglewood. No additional land division opportunities should be made available.
- 3.2.7 Adjust township boundaries to remove anomalies and to encompass existing township related development located immediately adjacent existing township boundaries and where additional development opportunities are restricted.
- 3.2.8 Where appropriate, utilise the policies and format promoted by the Better Development Plan Program. In particular, replace the Council-wide residential provisions with the Better Development Plan policy module and adapt the Township Zone module.
- 3.2.9 Consolidate the existing residential zones covering the suburbs of Rostrevor, Woodforde and Teringie into a single zone with a number of Policy Areas.

### 3.3 Township character

#### *Discussion*

The Development Plan can, through the use of Desired Character Statements, influence the future streetscape character of individual neighbourhoods. This process requires a detailed analysis of both the desirable and undesirable aspects of a particular neighbourhood. Specific policies can then be drafted to promote the positive elements while discouraging negative elements.

#### *Actions*

- 3.3.1 Introduce Desired Character Statements for each township and urban area based on the character statements provided in Chapter 4 of this Directions Report.
- 3.3.2 Introduce policies to ensure that development complements existing built form. Specifically, within the Crafers, Stirling, Aldgate and Bridgewater area as well as the townships of Summertown, Uraidla and Mylor, introduce policies which require development to:
  - Be well set-back from the front boundary to allow for significant vegetation to be established in front yards.
  - Include low front fences of an open nature.
  - Include pitched roofs featuring dark tones to blend with surrounding vegetation.
  - If two-storeys in height and on sloping land, be of split-level design to minimise the need for excavation. The upper level should be set-

back from side boundaries to reduce the bulk of the building and minimise overlooking.

- Include front verandas.



*Mature vegetation should be protected, front fences should be minimal and development should be designed with sloping sites in mind.*

3.3.3 Within the townships and settlements located in the Onkaparinga and Torrens Valleys, introduce policies which require that development achieves:

- Front setbacks of at least 6m.
- Side setbacks of at least 1m for single-storey buildings and 2m for two-storey buildings.
- Rear setbacks of at least 4m for single-storey buildings and 8m for two-storey buildings.
- Pitched gable or hipped rooves together with verandas and eaves.
- Either low front fences or hedges.



*Dwellings should have pitched rooves and verandas, front fences should be low and open and front setbacks should be consistent.*

3.3.4 Encourage the use of stone, timber and iron in building fabrication, detailing and roofing.



*The use of iron, timber and stone should be encouraged.*

- 3.3.5 Ensure that, within retail centres, signage is subdued and does not dominate the streetscape. Verandas, eaves, balconies and other features should be used to provide visual interest and to break up the bulk of buildings.



*Signage should not dominate and buildings should include verandas.*

- 3.3.6 Ensure that two-storey dwellings and upper level additions are complementary to adjoining development and avoid potential negative impacts such as overlooking or overshadowing.



*Examples of well-designed privacy screening and upper level additions*

- 3.3.7 Reflecting their ancillary function, provide additional policies for residential outbuildings in relation to height, floor area, materials, colours and setbacks.

### 3.4 Additional development opportunities

#### Discussion

Given the lack of available development opportunities, it is considered that the current planning controls will need to be ‘loosened’ if the Council’s stated objectives of population stability and housing diversity are to be achieved (see Chapter 1). In order to achieve these objectives and reverse the projected population decline, Council will need to allow additional ‘infill’ development. Typically, this can be achieved by reducing the minimum allotment size or by allowing different forms of dwellings such as semi-detached or residential flat buildings.

#### Actions

3.4.1 Allow additional residential development in identified areas adjacent to the Stirling District Centre and the Crafers Local Centre (see maps below) in accordance with the following criteria:

- Minimum allotment size of 500m<sup>2</sup>.
- Minimum allotment frontage of 12m and minimum depth of 20m.
- Minimum building envelope of 10m by 15m which excludes required boundary setbacks and does not contain or impact on a significant tree or native vegetation.
- Maximum slope of 1:5.
- Able to be connected to SA Water’s water supply, electricity, sewer or community wastewater management scheme.

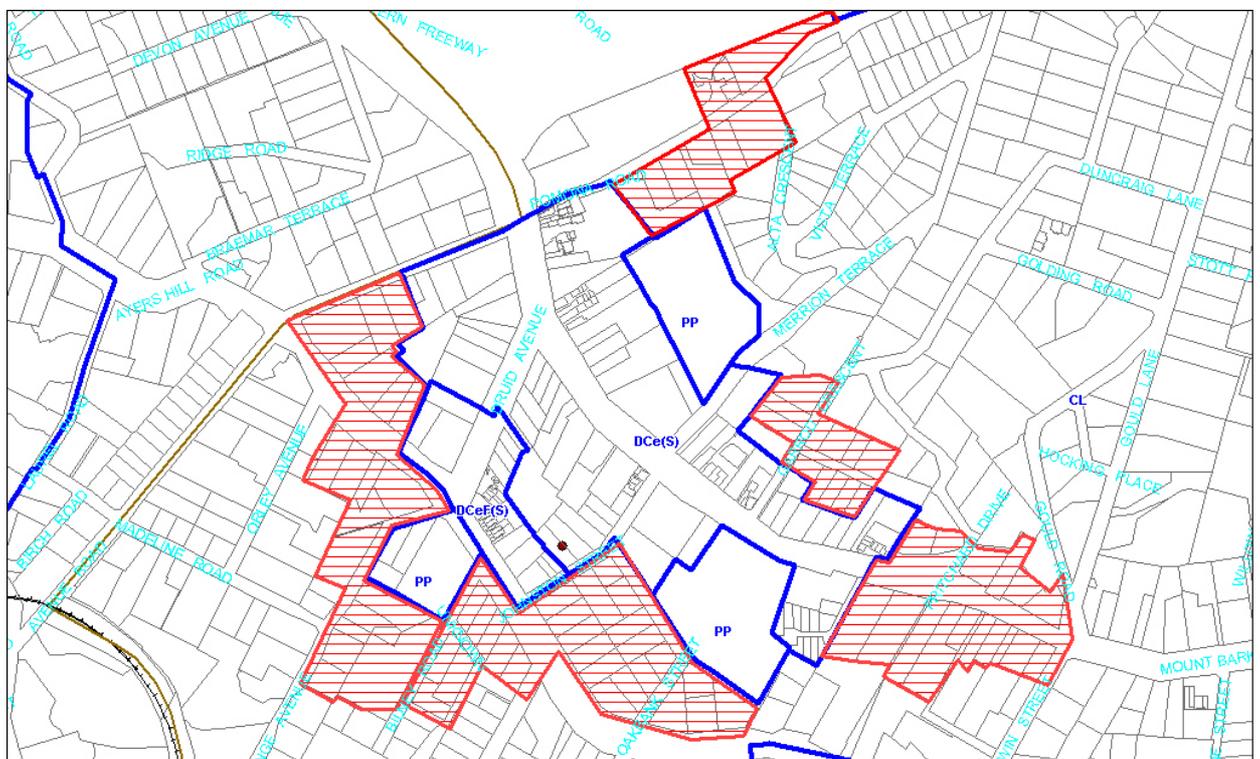


Figure 2: Recommended Higher Density Areas Adjacent to Stirling District Centre

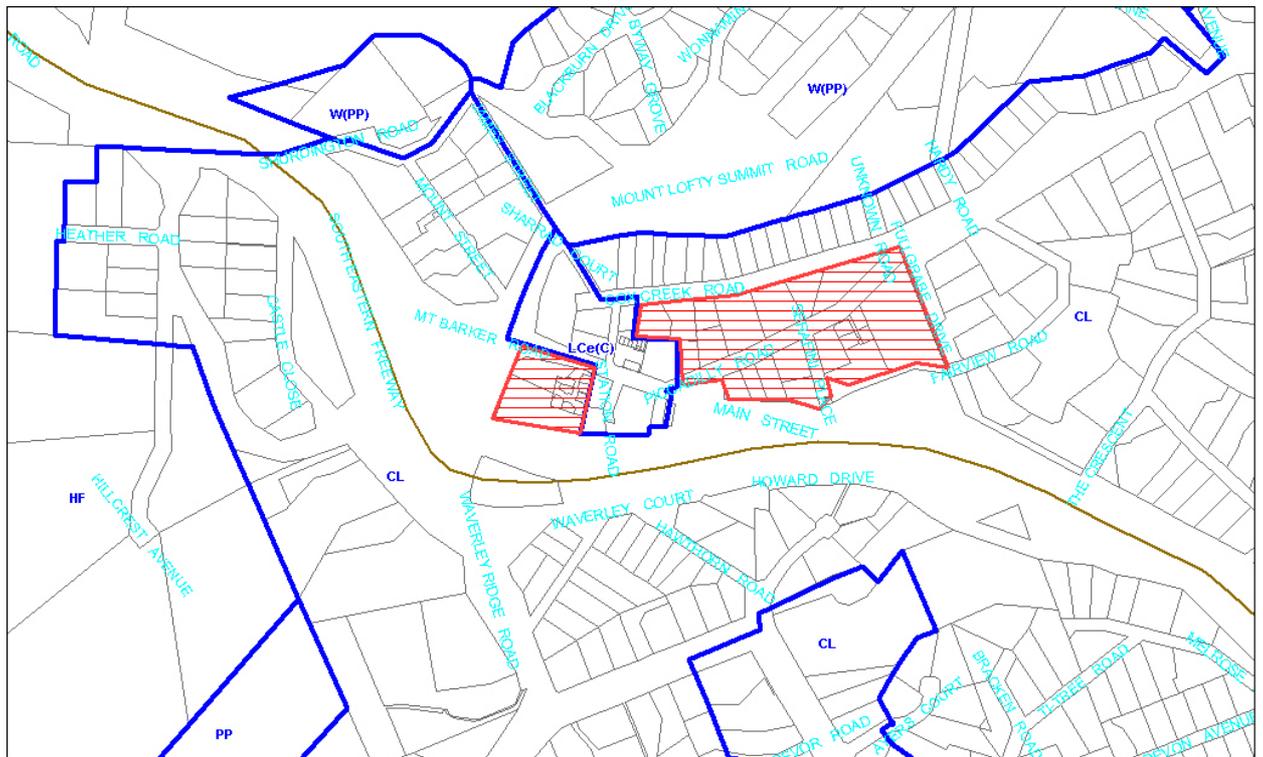


Figure 3: Recommended Higher Density Areas Adjacent to Crafer's Local Centre

3.4.2 Allow residential development within the Neighbourhood Centre and Local Centre Zones as well as the designated retail and business areas within the Country Township Zones, provided that:

- Residential development is in association with and is located behind or above non-residential uses.
- Connections to SA Water's water supply, electricity, sewer (or community wastewater management scheme) are available.

3.4.3 Allow additional residential development within the Country Living Zone (apart from the areas which have been specifically identified for higher residential density) in accordance with the following criteria:

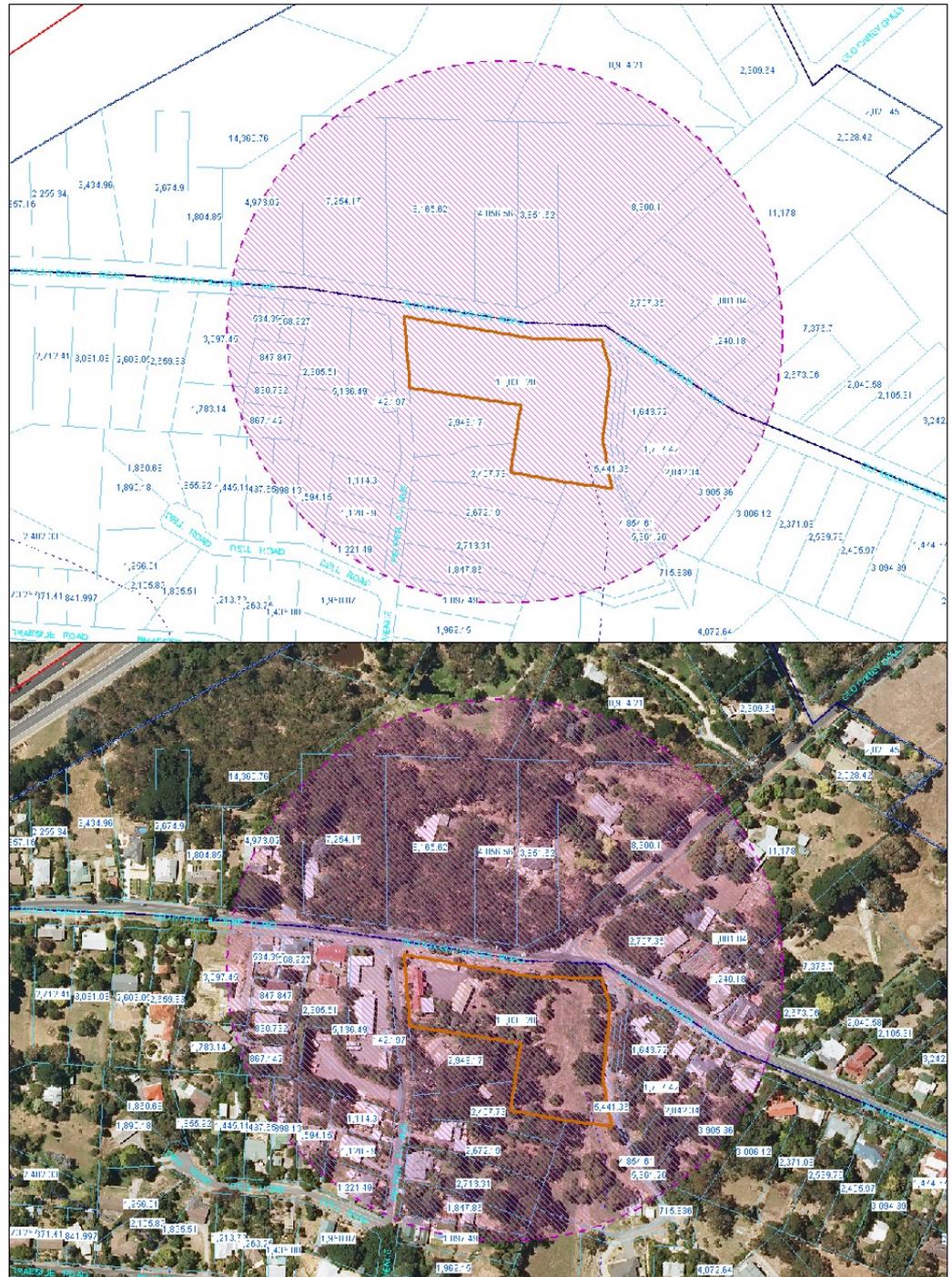
**Site configuration and criteria (other than battleaxe lots):**

- Density is to match the prevailing character and size of allotments within the locality and should be no less than the median allotment size. The locality is defined to include all allotments either wholly or partly within a radius of 200m measured from the centre of the allotment frontage.
- Each allotment should have a minimum frontage of 12m and a minimum depth of 20m
- Minimum building envelope should be 10m x 15m (excluding required boundary setbacks)
- The building envelope and vehicle access area should not contain or impact on a significant tree or native vegetation
- Maximum slope should be no greater than 1:5

- Each allotment should be able to be connected to SA Water’s water supply, electricity supply, sewer or community wastewater management scheme
- Where a lot cannot achieve the density requirement, it is proposed that it be classified as a non-complying form of development

***Battleaxe lots:***

- Density to match the prevailing character and size of allotments within the locality and should be no less than the median allotment size. The locality is defined to include all allotments either wholly or partly within a radius of 200m measured from the centre of the allotment frontage.
- Site area to exclude the area within the access handle
- Minimum width of the access handle should be 6.0m and the maximum length of the access handle should be 30m
- Minimum building envelope should be 10m x 15m (excluding required boundary setbacks)
- The building envelope and vehicle access area should not contain or impact on a significant tree or native vegetation
- Maximum slope should be no greater than 1:5
- Where a lot is to be created for multiple dwelling development, an increased width beyond 6 metres to allow two-way traffic movement may be necessary
- Where access legs to battleaxe lots are immediately adjacent to each other, a reduced width of 3m for each leg may be acceptable subject to a shared or common access being constructed with reciprocal rights of access over adjoining battleaxe legs being created, with the reciprocal rights also extending into the effective lot areas to allow for a shared turning areas. (A land management agreement may be required to ensure access rights are retained and to address ongoing maintenance of the access areas).
- Multiple access points onto a road are not supported where they would adversely affect the character or amenity of the streetscape
- Not supported in existing Historic (Conservation) Policy Areas or other areas identified as having significant historic character
- Where a battleaxe lot cannot achieve the density requirements, minimum frontage or depth requirement, it is proposed that it be classified as a non-complying form of development.
- Each allotment should be able to be connected to SA Water’s water supply, electricity supply, sewer or community wastewater management scheme



**Figure 4:** Example of land division based on the median allotment size within 200m. In the above example, the existing land is 10,833m<sup>2</sup>, the average allotment size within a 200m radius is 3,874m<sup>2</sup> and the median allotment size is 2,672m<sup>2</sup>. This means that an additional 3 allotments could be created (4 lots @ 2,708 m<sup>2</sup>) subject to the merits of the application (e.g. frontage, suitable building envelope and impact on significant trees).

- 3.4.4 Allow additional residential development within the Country Township Zones in accordance with the following criteria:

***Site configuration and criteria (other than battleaxe lots):***

- Minimum site area should be no less than 500m<sup>2</sup>
- Each allotment should have a minimum frontage of 12m and a minimum depth of 20m
- The building envelope and vehicle access area should not contain or impact on a significant tree or native vegetation
- Maximum slope should be no greater than 1:5
- Each allotment should be able to be connected to SA Water’s water supply, electricity supply, sewer or community wastewater management scheme

***Battleaxe lots:***

- Minimum site area of 500m<sup>2</sup> excluding the area within the access handle
- Minimum width of the access handle should be 6.0m and the maximum length of the access handle should be 30m
- Minimum building envelope: 10 m x 15 m (excludes required boundary setbacks)
- The building envelope and vehicle access area should not contain or impact on a significant tree or native vegetation
- Maximum slope should be no greater than 1:5
- Where a lot is to be created for multiple dwelling development, an increased width beyond 6 metres to allow two-way traffic movement may be necessary
- Where access legs to battleaxe lots are immediately adjacent to each other, a reduced width of 3m for each leg may be acceptable subject to a shared or common access being constructed with reciprocal rights of access over adjoining battleaxe legs being created, with the reciprocal rights also extending into the effective lot areas to allow for a shared turning areas. (A land management agreement may be required to ensure access rights are retained and to address ongoing maintenance of the access areas).
- Multiple access points onto a road are not supported where they would adversely affect the character or amenity of the streetscape
- Not supported in existing Historic (Conservation) Policy Areas or other areas identified as having significant historic character
- Where a battleaxe lot cannot achieve the minimum frontage or depth requirement, it is proposed that it be classified as a non-complying form of development.
- Each allotment should be able to be connected to SA Water’s water supply, electricity supply, sewer or community wastewater management scheme

### 3.5 Housing for older people

#### *Discussion*

While detached housing is, and will continue to be, the dominant form of dwelling, Council has a responsibility to ensure that there is a sufficient range of dwelling types to meet the diverse nature of its population. This includes housing for older people, young people, single parent families and those on a low income.

Given the forecast ageing of the population, specific sites suitable for housing for older people need to be identified. These sites should be suitable for accommodation ranging from independent living units through to retirement villages and nursing homes. A significant body of research is available to guide both the location and design of housing suitable for older people.

#### *Actions*

3.5.1 In accordance with the document “Social Policy Aspects of Urban Development” prepared by the former South Australian Department of Housing and Urban Development, introduce the following location guidelines within the Development Plan for accommodation suitable for older people:

- Located and designed to facilitate interaction with other sections of the community.
- Located with convenient access to essential community services and facilities including shops, health and welfare centres and community meeting halls.
- Located within easy walking distance of suitable public and community transport.
- Located where the movement of the aged and people with disabilities is not unduly restricted by the slope of the land, terrain or site conditions.
- Adheres to the design and site planning criteria established by the Office for the Ageing.

### 3.6 Environmental performance

#### *Discussion*

The Adelaide Hills Council contains many areas of environmental significance. The area also faces a number of environmental challenges such as a reliance on water, a harsh summer climate and the threat of flooding. The Development Plan must recognise these issues by ensuring that new development proposals do not adversely impact on environmental assets and are not themselves at risk from environmental hazards.

#### *Actions*

3.6.1 Ensure that development does not exceed the capacity of existing infrastructure.

- 3.6.2 Do not allow additional development opportunities in areas that are not serviced by a Community Wastewater Management System or common water supply.
- 3.6.3 Through the introduction of polices such as site coverage provisions, ensure that development does not unnecessarily threaten existing native vegetation.
- 3.6.4 Introduce energy efficiency provisions within the Development Plan to address climatic conditions and to reduce the amount of stormwater runoff from sites.

### 3.7 Economic performance

#### *Discussion*

Land use planning plays an important role in economic development. Through the zoning system, planning gives certainty to land use and property rights, ensures that infrastructure and resources are allocated efficiently and protects community amenity. While it is acknowledged that a significant expansion of the townships is not acceptable from an environmental perspective, it is also noted that the expansion of town boundaries can have a detrimental impact on the local economy. Property values within the existing township can be affected, agricultural production may decline and the attainment of other economic development objectives relating to the provision and maintenance of infrastructure while also reducing the pressure to redevelop underutilised sites closer to the town centre may be jeopardised.

The economic benefits of encouraging higher density living within townships are also recognised. By 'loosening' minimum allotment sizes, additional residential development opportunities can be encouraged closer to town centres. Such a policy amendment would not only provide greater housing options for an ageing population but would also result in significant economic benefits through a reduction in transactions costs relating to the concentration of services and employment in urban areas. Higher density living can also reduce the per capita costs of transport and energy consumption while also resulting in greater usage of existing areas of open space.

The adjustment of planning controls to allow a degree of flexibility in relation to mixed-use development within the residential areas can also have benefits to the local economy. The continued segregation of land-use activities has the potential to affect urban character while also increasing transactional and economic costs to governments, businesses and communities. The co-location of a mix of complementary activities close to township centres may lead to the creation of a more vibrant urban environment and a reduction in transaction costs. It also leads to the creation of opportunities for greater human interaction which will become increasingly important as the population of the Adelaide Hills ages.

#### *Actions*

- 3.7.1 Restrict large-scale non-residential development to existing identifiable main street centres.

- 3.7.2 Introduce provisions to allow home-based businesses subject to floor area and signage restrictions.
- 3.7.3 Allow a scattering of small-scale businesses such as offices, bed and breakfast and consulting rooms within the residential areas.

### 3.8 Testing the Policy Directions

In early 2008, the Adelaide Hills Council undertook an online survey to test some of the policy directions proposed above. As part of this survey, more than 1,100 households were randomly selected from the townships and urban areas within the Adelaide Hills Council. These households were invited to participate via a simple 'postcard' which advised them of three ways to participate – online from their own computer, at a library, or to request a paper copy. A notice was also placed on Council's website with a link to the survey. This allowed people who were not randomly selected to also participate.

226 responses were received, representing a relatively high participation rate of 17%. In summary, the key points to note from the survey are as follows:

- There was a split view about increased housing densities occurring in respondents' areas, but if higher densities were to occur, this should be restricted to some areas only e.g. adjacent to commercial centres or on a main street.
- The majority of participants supported a special zone or policy area to distinguish between the different Country Living 'townships' e.g. policies for Aldgate to differ from Stirling policies.
- There was strong support for more housing opportunities for older persons.
- The majority of participants supported a 'relaxation' of home-based business rules and a scattering of small-scale businesses but subject to strict criteria regarding size, parking, noise etc.

In relation to minimum allotment sizes and higher densities, an analysis of the survey indicates the following:

- 20.3% said no to higher densities in their area but if higher densities were to occur it should be restricted to some areas only e.g. adjacent to commercial centres or on a main street.
- 41.4% supported higher densities in "some" areas such as adjacent to commercial centres and 21.5% in "all parts" of their town or urban area.
- 31.8% said no to higher densities in any part of their area.
- Of the 41.4% who supported a reduction of the minimum lot size in their street, 28.6% said they should be 500m<sup>2</sup> or less, and 23% said lots should range between 500m<sup>2</sup> – 1000m<sup>2</sup>.
- 103 responses were from households within the Country Living Zone of which 35.9% supported smaller lots ranging between 300m<sup>2</sup> up to 3,000 m<sup>2</sup>

with most around 1,000m<sup>2</sup>. 64.1% of respondents in the Country Living Zone did not support a reduction in the minimum lot size in their street.

- Only 3 of 19 respondents from Aldgate supported a reduced minimum lot size whereas 22 of 43 respondents from Stirling supported a reduction (the range of 300m<sup>2</sup> – 3,000m<sup>2</sup> for the minimum lots sizes was suggested by various respondents).
- 9 of 36 respondents from Stirling supported a reduced minimum lot size (the range of 500m<sup>2</sup> – 2,000m<sup>2</sup> for the minimum lots sizes was suggested by various respondents).
- 59.6% of respondents supported a zone or policy area for Stirling and Aldgate.
- 36.1% supported a zone or policy area for Bridgewater
- A reduction in minimum lot size received greater support from households in the Country Townships than the Country Living areas with 45.9% supporting a reduction in lot size and 24.3% supporting lots of 500m<sup>2</sup> or less.
- 67.6% of Country Township respondents and 48.5% of Country Living respondents support 'relaxed' home-based business rules in their area.
- 82.9% of Country Township respondents and 67.9% of Country Living respondents support a scattering of small-scale businesses in their area.

## 4.0 TOWNSHIP AND URBAN AREAS CHARACTER ANALYSIS

### 4.1 Introduction

This Chapter contains the results of a detailed site analysis of the 23 townships, urban areas and settlements of significance within the Adelaide Hills Council areas. Key considerations associated with this task included:

- A review of township boundaries to identify anomalies.
- The identification of major topographical features such as creeks, vegetation and slope.
- The identification of development constraints.
- A review of zone boundaries to ensure that they reflect current land uses.
- Consideration of the various elements that comprise the character of townships including the pattern of settlement, the function of the township, the public realm and building design.

This character analysis also involved a desktop review of vacant allotments within township boundaries in order to identify current development potential. Areas within township boundaries which may be suitable for higher density development were also identified. It is emphasised that, while specific areas have been identified, the preparation of planning policy to encourage higher density will be subject to a review of infrastructure capacity and consideration of the impact on neighbourhood character.

### 4.2 The role of desired character statements in planning policy

In a Development Plan, the term 'character' is primarily used in relation to the physical attributes of an area. The design and placement of open spaces, buildings, above ground infrastructure (e.g. roads, footpaths, traffic lights, overhead wiring etc), as well as the natural and man-made landscape and topography may all contribute to the character of an area.

Desired character statements should express the character sought and indicate the levels of change anticipated. They should differentiate between areas of historic character where little should change and areas where significant change is envisaged.

Desired character statements require a clear vision for an area's future development together with a strong knowledge of the existing character of the area. The character analysis provided only the following pages will form the basis of the preparation of desired character statements for the townships and urban areas within the Adelaide Hills Council.

## ALDGATE CHARACTER ANALYSIS

### Function

Located at the intersection of Mount Barker and Strathalbyn Roads, Aldgate is situated approximately halfway between Stirling and Bridgewater. The town centre sits in a valley along the banks of Aldgate Creek in close proximity to the historic railway station.

The Adelaide to Melbourne railway line forms a significant visual element within Aldgate. Important through roads include Churinga Road, Edgeware Road, Arkaba Road and Aldgate Valley Road.

Aldgate functions as a neighbourhood centre which provides services to the surrounding residential area. The retail centre features a wide range of small to medium-scale specialty shops, offices, hotel and consulting rooms located along the main street. Beyond this main street precinct, a supermarket and specialty shops dominate the non-residential land uses in the town centre.

A smaller cluster of shops, consulting rooms and service industries, including a motor repair centre, pump sales, ambulance and bus depot is located to the north-east of the town centre along Mount Barker Road. To the west are the picturesque gardens of Stangate House and the heritage listed Aldgate Railway Station which has been converted into a community centre known as The Hut.

Outside the town centre, land uses are predominantly very low-density residential apart from a number of community related activities such as a primary school, churches and kindergarten. There are also a few small to medium-scale tourist accommodation premises scattered within the residential area.



*Photos 1 & 2: Aldgate contains two areas of non-residential land uses – the town centre and the Jibilla retail and service industry centre.*

## Pattern of Development

Lacking a clearly identifiable pattern, the street layout of Aldgate is strongly influenced by the undulating topography, the angular intersection of Mount Barker Road with Strathalbyn Road and the intrusion of the Adelaide to Melbourne Railway. As a consequence, streets are generally irregular and informal in their location, shape and layout.

Road widths are relatively narrow throughout Aldgate and, where present, footpaths are similarly narrow and only constructed on one side of the road.

Allotments vary significantly in size and shape throughout Aldgate in response to the irregular street layout, rolling hills and substantial vegetation. There is no discernible pattern of allotment size with areas ranging from under 800m<sup>2</sup> to more than 10,000m<sup>2</sup>. Similarly, apart from being generally rectangular in shape, the frontages and depths of allotments vary significantly. In addition, there are a significant number of hammer-head allotments – especially along Strathalbyn Road and Wilpena Terrace.

Mature vegetation provides a defining feature of Aldgate and dominates views from all locations. This vegetation is a mixture of exotic and native species and is situated on verges, reserves and within private properties. In the northern parts of Aldgate, around Arkaba, Penola and Hawker Roads, vegetation often obscures views of buildings from adjoining streets and establishes a character of dwellings set amongst bushland.

There are currently around 25 vacant residential allotments within Aldgate. However, their development is likely to be difficult given that, in many circumstances, the land is either steeply sloping or contains mature native vegetation. In addition, the current planning regime means that development opportunities, in terms of subdivision potential, are very limited within Aldgate.



*Photos 3 & 4: Mature native and non-native vegetation dominates the public realm and often obscures views of buildings. Streets are typically narrow and often lack formal kerbs, gutters and footpaths.*

## Public Realm

Open space within Aldgate is limited to a small park situated opposite the shops on the main street and a formal oval with clubrooms on Churinga Road. These spaces, especially the park in the town centre, contribute to the spacious, vegetated character of Aldgate. Aldgate Creek, although a significant and flood prone watercourse, is within private ownership and does not provide a significant contribution to the character of the township.

Within Aldgate, streets are, typically, informal in character with limited kerb and guttering and narrow, bitumen or gravel footpaths. When combined with minimal use of front fences and heavily vegetated verges and gardens, an informal streetscape has been established where the distinction between the public and private realm is often indiscernible.



*Photos 5 & 6: Footpaths are often lacking on local streets. Aldgate Creek is within private ownership and is located either behind or underneath the main street shops.*

## Scenic Prominence

There are three main entrances to Aldgate; to the north-west from Stirling, to the north-east from Bridgewater and to the south-east from Mylor. All entrances feature a descent into the town centre with views of the hotel and shops located on the main street. The entrance from Stirling follows a winding, heavily vegetated, section of Mount Barker with the first glimpses of the main street of Aldgate framed by a railway bridge.

Views within the residential areas of Aldgate emphasise the bushland setting of the township and are dominated by numerous mature eucalypts located within the road verge and private gardens.



*Photos 7 & 8: All main entrances to Aldgate feature views of the main street shops. Views within the residential areas are dominated by mature vegetation.*

## Building Design

The design of buildings throughout Aldgate varies considerably. Within the town centre, there are two distinct precincts. The main street shops, including the hotel, form the first precinct and establish a historic 'country town' character. Buildings in this precinct are generally single storey apart from a few notable exceptions such as the hotel and hairdresser which are located in the eastern portion of the main street. Verandas over footpaths and facades are consistent character elements while building materials, colours and signage vary considerably.

The second precinct within the town centre contains the more recently constructed supermarket complex with specialty shops. While buildings within this precinct also feature verandas, their footprint is much larger which, when combined with their location behind a significant car parking area, creates a more suburban character.

The residential areas of Aldgate feature a significant number of large dwellings set within heavily landscaped gardens. There are also a wide variety of smaller dwellings featuring a range of building styles, materials and designs. A significant number of dwellings, especially in the northern portions of Aldgate, were constructed in the 1970's and 1980's. Typically, these dwellings are of brick veneer construction with hipped tiled or colourbond rooves.

While the majority of dwellings are single-storey, there are a significant number of two-storey buildings scattered throughout the township. Front setbacks vary considerably both within a particular street and from property to property. Setbacks are, however, generally large enough to accommodate typically heavily vegetated front gardens and often respond to steeply sloping land where a greater setback is required to enable the construction of a driveway.

Domestic outbuildings, such as garages and carports, are located as either separate structures to the side or rear of dwellings or, alternatively, under the

main roof. The building materials and colours of outbuildings varies from corrugated iron to besser block or colourbond.

While it is difficult to identify a common theme of building design, there is a general pattern of large front setbacks, heavily landscaped gardens and low front fences. In addition, the slope of the land in some locations has meant that significant excavation or split level dwelling designs has been necessary to establish building sites and access roads.



*Photos 9 & 10: Building design varies within the town centre from the country-town feel of the main street to the more suburban supermarket complex.*

## Environmental Factors

Mature stands of native vegetation as well as individual eucalypts are located throughout Aldgate in road verges and private gardens. This vegetation plays an important role in defining the character of Aldgate while also providing a valuable habitat for native flora and fauna.

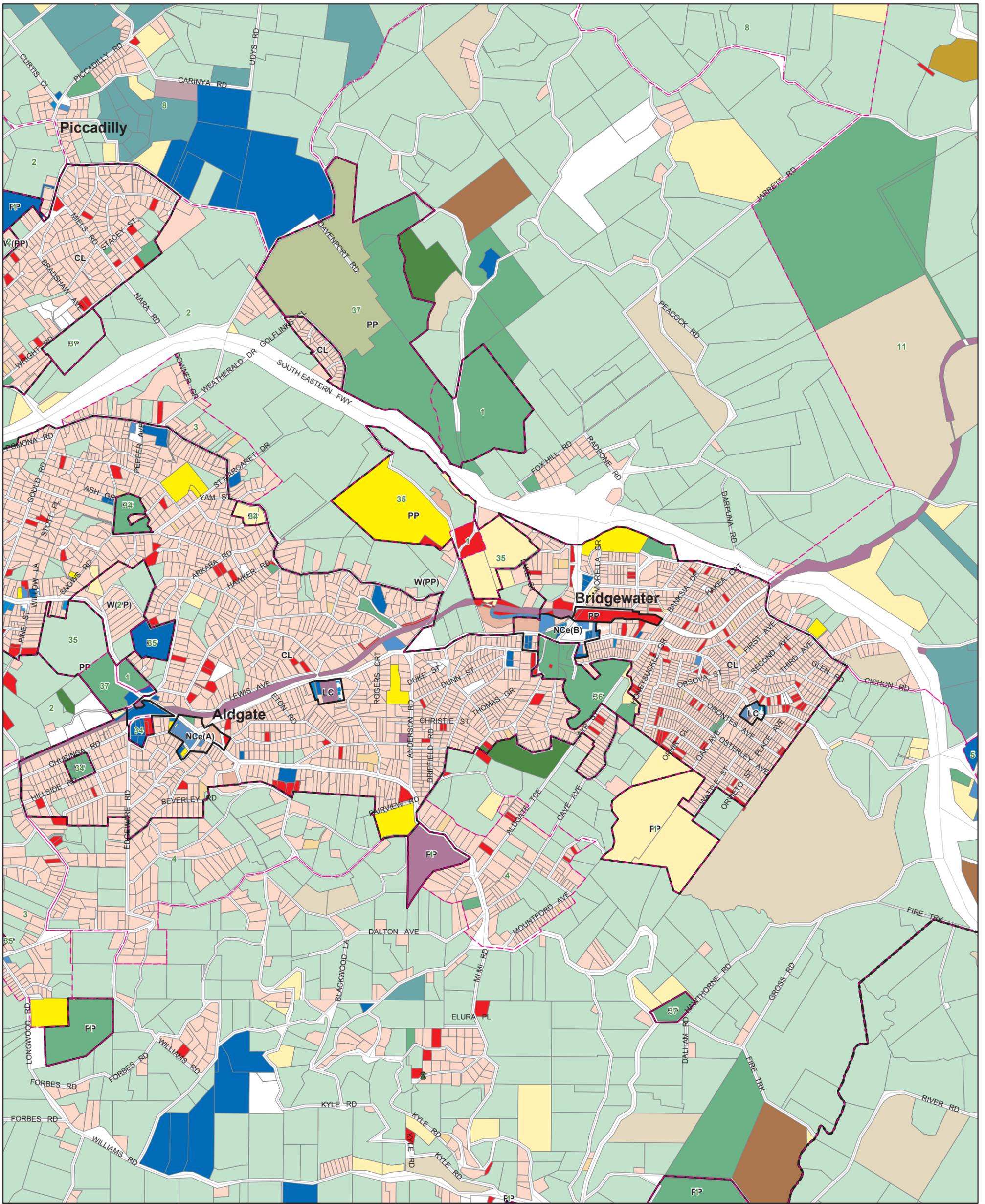
Aldgate is serviced by SA Water mains and sewer infrastructure.



*Photos 11 & 12: Environmental attributes significant stands of native and non-native vegetation.*

## **Recommendations**

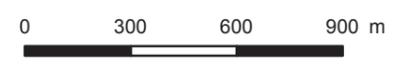
1. Create a specific Country Township (Aldgate and Stirling) Zone which establishes a minimum allotment size that allows a degree of additional sub-division potential appropriate to topographical constraints and character considerations.
2. Review the zoning of properties to the south of the Neighbourhood Centre with a view to allowing additional opportunities for housing.
3. Restrict medium to large scale non-residential uses to the Neighbourhood Centre Zone. Allow small-scale tourist accommodation, consulting rooms and offices within the residential areas.
4. New development within the Neighbourhood Centre should complement the design, landscaping, scale and building materials of existing built form.
5. While acknowledging the diversity of built form within the residential area, new building work should:
  - Be well set-back from the front boundary to allow for significant vegetation to be established in front yards.
  - Include low front fences of an open nature.
  - Include pitched gable or hipped rooves featuring dark tones to blend with surrounding vegetation.
  - If two-storeys in height, be of split-level design to minimise the need for excavation. The upper level should be set-back from side boundaries to reduce the bulk of the building and minimise overlooking.
  - Include front verandas.
6. Freestanding carports may be located closer to the front boundary than the dwelling provided they remain open-sided and feature a pitched, colourbond roof.
7. Review the zoning of township sized properties (currently zoned Watershed (Primary Production)) to the south of Aldgate.



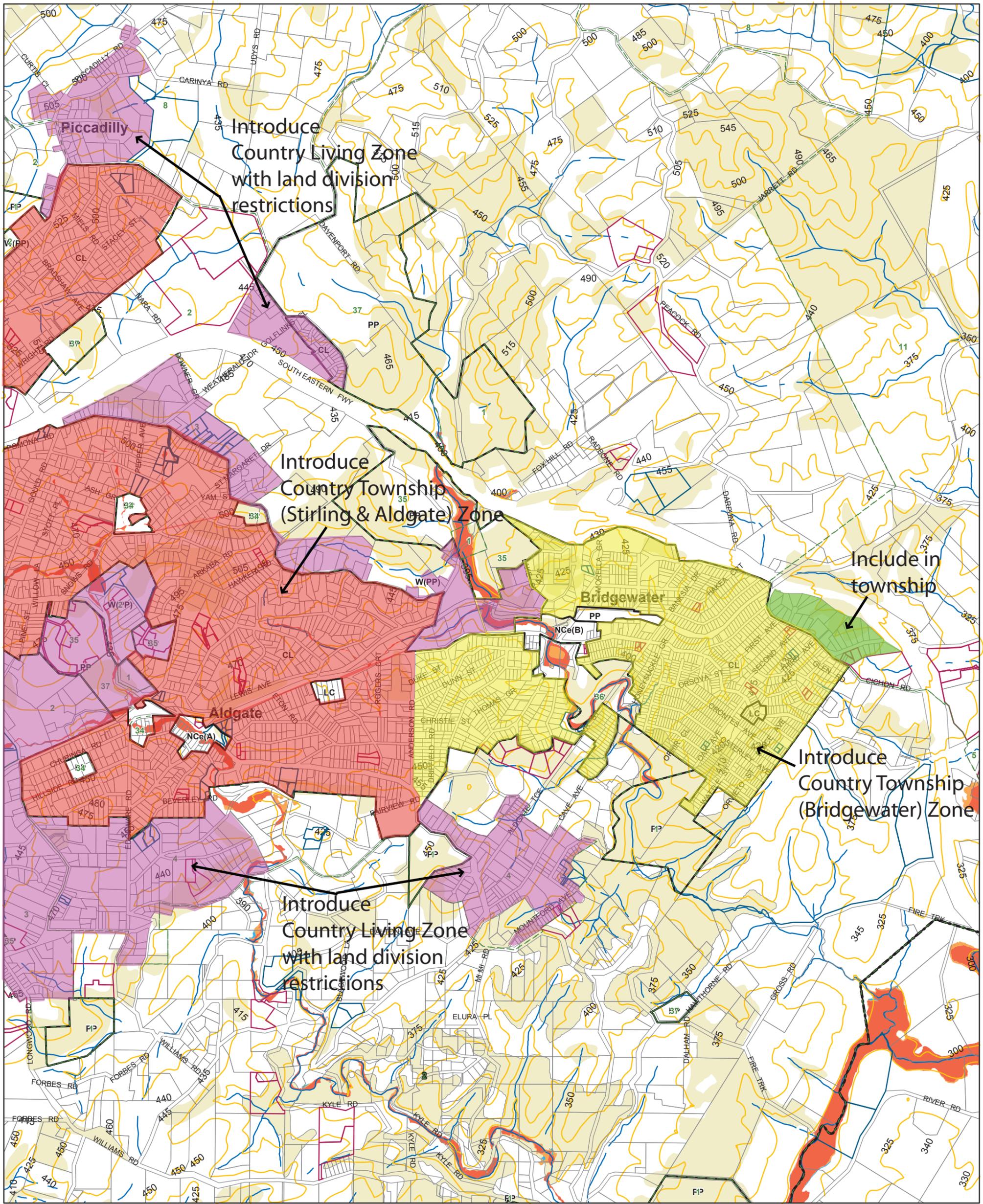
- |                         |                        |                    |             |
|-------------------------|------------------------|--------------------|-------------|
| Vacant Residential Land | Utilities / Industry   | Rural Residential  | Cadastre    |
| Protected areas         | Food Industry          | Vacant             | LGA's       |
| Residential             | Public Institution     | Horticulture       | Roads       |
| Non Private Residential | Government Institution | Forestry           | Policy Area |
| Vacant Residential      | Education              | Agriculture        | Zoning      |
| Commercial              | Recreation             | Livestock          |             |
| Retail Commercial       | Golf                   | Mining / Quarrying |             |

# Bridgewater

## LAND USE



Government of South Australia  
Primary Industries and Resources SA



# Bridgewater & Aldgate

Contours	Low Hazard	Cadastre
Native Vegetation	Moderate Hazard	LGA's
Watercourse	High Hazard	Roads
Urban & Regional Planning Solutions	Extreme Hazard	Land Division Deposits
		Land Division Proposals
		Policy Area
		Zoning

0 300 600 900 m

Government of South Australia  
Primary Industries and Resources SA

## BIRDWOOD CHARACTER ANALYSIS

### Function

Birdwood is located in the north-eastern portion of the Council area, on the upper reaches of the River Torrens. It is a medium sized township within a valley setting featuring a scattered pattern of development. The major roads in the township include Shannon Street and Olivedale Street (forming part of the Adelaide – Mannum Road) and William Street (Birdwood – Mount Torrens Road).

Birdwood acts as a neighbourhood service centre serving the needs of the local and wider farming communities. Birdwood also fulfils an important tourism function through the location of the National Motor Museum within the town boundaries. The Museum is supported by a number of smaller retail outlets including cafes, a wine and cheese tasting centre and a range of small-scale tourist accommodation.

Birdwood's Main Street comprises a mixture of service industry, commercial, community, tourist-related and residential development. The retail centre is located on Shannon Street and includes a supermarket, general store, hotel and cafes. The historic buildings along the main street contribute strongly to the character of Birdwood and, due to their height and scale, dominate the streetscape.



*Photos 1 & 2: Birdwood is a very low density, medium-sized township which features a scattered pattern of development*

### Pattern of Development

Bounded by the River Torrens, the Adelaide-Mannum water pipe line and the Mt Pleasant to Balhannah rail corridor, the town is tightly defined by its rural landscape on all sides except the west, where the oval is located. The town has developed into one long main street with only a small number of side streets. Although there is an identifiable town centre located around the hotel, supermarket and motor museum, there is a significant scattering of non-residential development along the entire length of Shannon Street. This spread

of non-residential development reflects the historical pattern of settlement of Birdwood and has established an interesting and complementary mixture of land uses along Shannon Street.

The minor streets predominantly contain residential development as well as the Lutheran Church complex and access to significant landscape features such as the river and railway corridor. The original subdivisions (linear subdivision pattern radiating from Shannon and Olivedale Streets) make a significant contribution to the character of the township. Parts of these subdivisions have been further subdivided which has resulted in an ad-hoc and irregular allotment pattern.



*Photos 3 & 4: Residential development ranges from historic cottages set within a formal streetscape to more recent development where the distinction between public and private realms is blurred*

## Public Realm

Open space servicing the town includes the substantial Memorial Park Oval with its formal playing fields located at the western entrance, land around the National Motor Museum and Bleeze Reserve (disused station area). While the river runs parallel to Shannon Street, access is generally restricted by the private ownership of the land.

Shannon Street has recently undergone streetscape upgrading, with the footpaths paved using clay pavers. These extend either to the concrete kerbs of the cottage garden beds that run along property frontages. The wide road contains inset parking bays on both sides with power lines underground and goose-necked, dark-green heritage style street lighting. Deciduous low-medium height and gold-yellow autumn foliated street trees have been planted at intervals.

Other streets within the town feature a mixture of concrete gutters and gravel, bitumen, concrete or pounded earth footpaths and overhead power lines. Street trees include Desert Ash, Liquidamber, Bottlebrush, large River Red Gums and Wattle.



*Photos 5 & 6: Playing fields at the western entrance and cemetery on the southern entrance*

## Scenic Prominence

The town has distinctive gateways through rural landscapes and reserves embracing tall trees, which define the town boundaries. The western entrance of the town is marked by the road weaving through a mature open eucalypt forest before allowing a long view of the town. To the south, the town is arrived at along a long rural road that slowly rises up to a low open forested ridgeline that presents an edge to the town marked by the large pipeline, a Department of Transport depot on the left and cemetery on the right. The eastern entrance features an undulating setting of mature eucalypts before the journey opens up with a view and the enclosure of a narrow bridge that thereafter opens up to the image of a long semi-suburban streetscape. The arrival from the north rises over the open-forested ridge, presenting a view to the south before receding into the valley and arriving at the centre of the town.

Landmark structures include the mill, the Blumberg Hotel, the former Pflaum House (within the Primary School), the Shell Service Station, the cemetery and the Birdwood Reserve and gates.

Internal views and vistas are controlled by the linear nature of the streets and as such views are not sweeping but are narrow and focussed upon building form and landmark structures. Occasional side views open up internally but are quick and often veiled by semi-mature open vegetation.



*Photos 7 & 8: Built form is dominated by the Blumberg Hotel and the National Motor Museum*

Views from within the township include a backdrop of tall gums along the approach roads, river valley, rolling hills and farmland.

## Building Design

Buildings within the town are generally single storey with scattered taller historic stone buildings maintaining a strong visual presence. The use of local stone and timber detailing is the unifying theme in older buildings.

The majority of original dwellings are single-storey and generally double-fronted with gable rooves and are generally set back behind a small garden. Some commercial buildings are two storeys or greater. Most commercial buildings along Shannon Street are built either alongside the footpath or set back by the depth of their veranda.

The majority of older buildings have walls constructed of bluestone with some of sandstone. There are some half-timbered cottages and others with red-brick and timber-framed buildings. Dressings of older buildings are of stone, red-brick and timber with timber framed doors and windows.

Historic buildings have gable or hipped corrugated iron rooves combined with various styles of verandas with simple timber posts. Fencing and gates of the older areas of Birdwood include no fencing (especially commercial buildings), post and rail, post and wire, hedges and simple timber pickets. The front gardens in the older areas comprise mown grass with a variety of shrubs and bushes, sometimes with some feature trees. Driveways are earth and gravel with some concrete. Within the older areas, many buildings have carports and outbuildings which are often concealed to their rear.

Post 1970's land divisions include the area located around Blumel Street, Martha Street and Lange Crescent. These have curvilinear street designs with underground power lines, concrete gutters and culs-de-sac. Dwellings are generally brick veneer with hipped rooves clad in either tile or colorbond. Dwellings are generally single storey and have set backs of 8 to 10 metres. Front gardens contain shrubs, moss rocks and lawn. Numerous dwellings have garages and carports under the main roof of the dwelling and outbuildings, mainly to the side or the rear of the dwellings.

Cromer Road is bitumen with a gravel verge containing large River Red Gums lining the eastern side of the road and overhead power lines on the western side. Dwellings are generally brick (except an old brick and stone cottage) and set-back from the road 10 to 15 metres. Driveways are gravel and gardens contain large gums, colourful deciduous trees, bottlebrushes and conifers.

Residential development since the 1930's has largely taken place at the eastern end of the town. Dwellings range from brick and stone, brick, weatherboard to asbestos. The dwellings are single storey at a very low density and are set back 10 to 30 metres from their primary frontage. Olivedale road is a relatively wide road with overhead powerlines on the northern side. The northern edge of the road has a rough bitumen edge and a gravel footpath.

The southern side of the road has gutters and a bitumen footpath. The differing dwelling styles reflect the lengthy period of development with newer dwellings often forming infill between older dwellings.

Dwellings along William, Pool and August Streets were generally developed from the 1940's to the 1990's. Dwellings are generally single storey and constructed from brick and stone, brick, weatherboard and cement fibre. Setbacks range from 3 to 20 metres. Gardens feature large deciduous trees such as English Oak and Silver Birch, with lawn and shrubs beneath.



*Photos 9 & 10: Housing styles vary within Birdwood ranging from modest gable roofed dwellings to more substantial modern 'project' homes*

## Environmental Factors

Stormwater drains south-north through the town to the River Torrens. Drainage lines are not visually apparent. There are a very large number of significant trees within the township. These include a relatively large number of several-hundred year-old River Red Gums. There are also ashes, palms, elms, various hedges and mature oak trees.

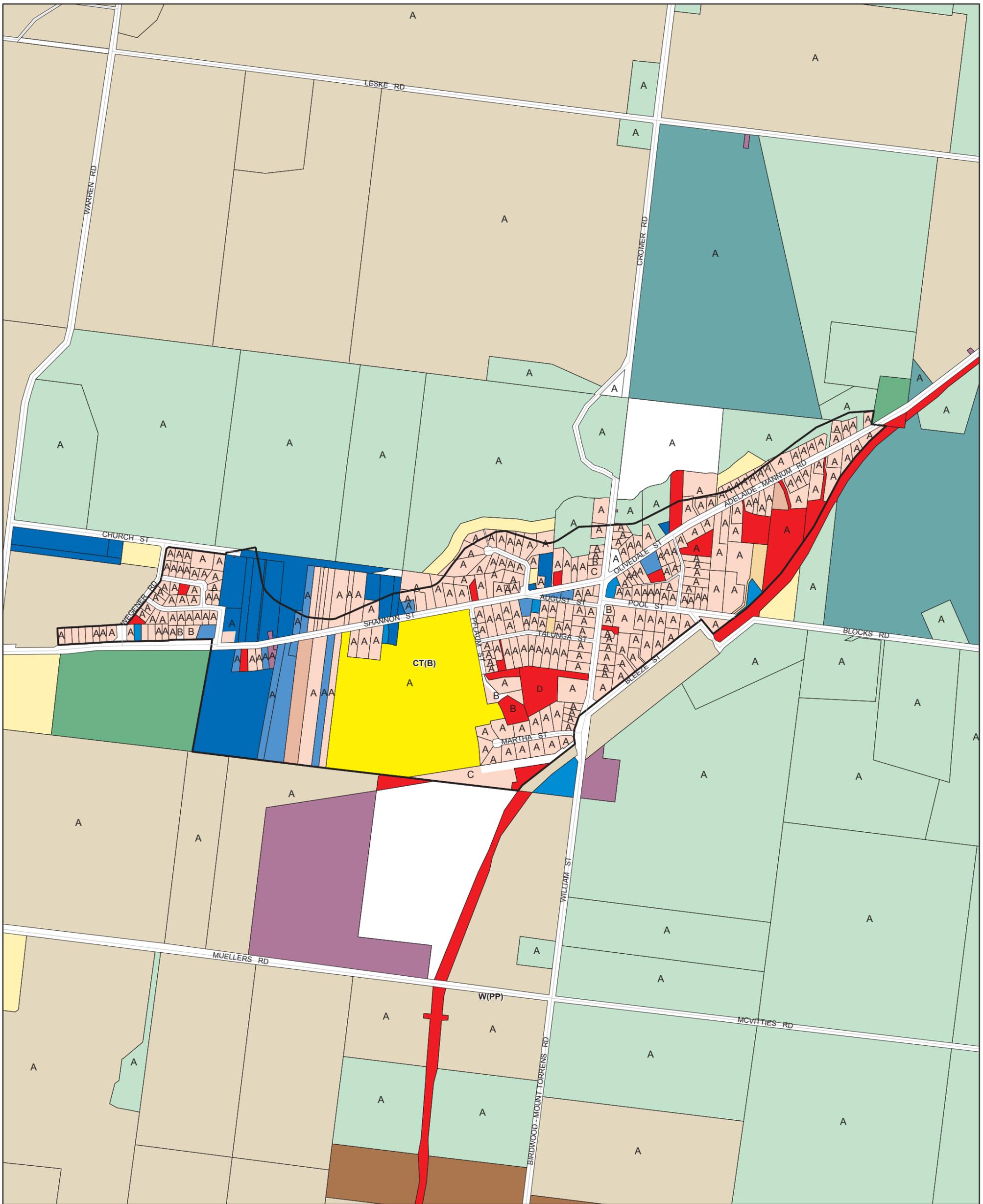
Birdwood is serviced by the Council's Septic Tank Effluent Disposal System. The effluent ponds associated with this system are located approximately one kilometre south of the main street outside the township boundaries.



*Photos 11 & 12: Mature River Red Gums form an important visual feature at the western and northern entrances to Birdwood*

## Recommendations

1. Concentrate commercial (non-industrial) development and medium-scale tourist accommodation along Shannon-Olivedale Streets.
2. Retain and encourage the use of stone, timber and iron in building fabrication, detailing and roofing.
3. Ensure that the presentation of dwellings and other buildings to public spaces is characterised by gardens and landscaping to continue the theme already established along Shannon Street.
4. Ensure that signage is subdued and does not dominate the streetscape.
5. Encourage the use of verandas, eaves, balconies and other features to provide visual interest and to break up the bulk of buildings.
6. Retain all river red gums along the River Torrens and throughout the township as a matter of primary importance to preserve the township's character.
7. Further development and expansion of Birdwood should be limited to the existing township area.
8. Encourage a scattering of small-scale businesses such as home activities, bed and breakfast and consulting rooms within the older portions of Birdwood.
9. Infill, smaller lot (500m<sup>2</sup>), residential development is appropriately located on corner allotments and where streetscape character is not adversely affected in terms of allotment frontage, setbacks and private open space.
10. While a range of housing types, styles and designs are appropriate, new residential development should feature:
  - Front setbacks of at least 6m.
  - Side setbacks of at least 1m for single-storey buildings and 2m for two-storey buildings.
  - Rear setbacks of at least 4m for single-storey buildings and 8m for two-storey buildings.
  - Pitched gable or hipped rooves together with verandas and eaves.
  - Either low front fences or hedges.
11. Include the oval at the western entry within the town boundary and consider allowing small-scale tourist accommodation such as cabins or high-quality camp grounds.
12. Adjust the northern boundary of the township so that it follows the centreline of the River Torrens.



- Vacant Residential Land
- Protected areas
- Residential
- Non Private Residential
- Vacant Residential
- Commercial
- Retail Commercial

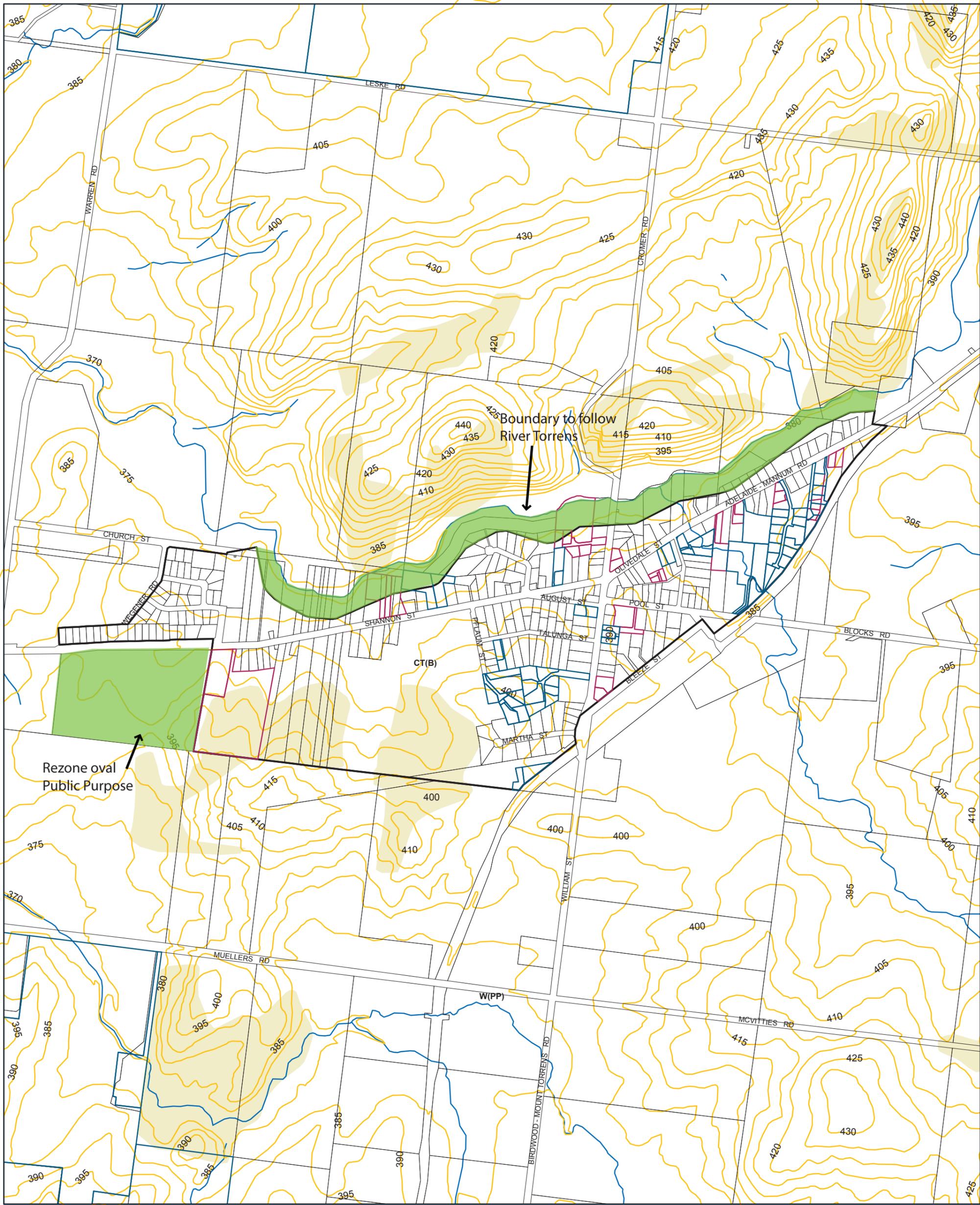
- Utilities / Industry
- Food Industry
- Public Institution
- Government Institution
- Education
- Recreation
- Golf

- Rural Residential
- Vacant
- Horticulture
- Forestry
- Agriculture
- Livestock
- Mining / Quarrying

- Cadastre
- LGA's
- Roads
- Policy Area
- Zoning

- A 1 Dwelling
- B 1 - 3 Dwellings
- C 3 - 5 Dwellings
- D > 5 Dwellings

## Birdwood LAND USE



# Birdwood

-  Contours
-  Native Vegetation
-  Watercourse
-  Low Hazard
-  Moderate Hazard
-  High Hazard
-  Extreme Hazard
-  Cadastre
-  LGA's
-  Roads
-  Land Division Deposits
-  Land Division Proposals
-  Policy Area
-  Zoning

Urban & **U**  
 Regional & **R**  
 Planning & **P**  
 Solutions & **S**



## BRIDGEWATER CHARACTER ANALYSIS

### Function

Located immediately south of the South Eastern Freeway, Bridgewater forms the eastern extent of the Crafers to Bridgewater urban area. Bridgewater is situated on a winding and undulating section of Mount Barker Road on which the majority of buildings of significance in relation to the tourist, community, retail and service industries are located.

Cox's Creek forms a significant visual element within Bridgewater as does the Adelaide to Melbourne railway line. Important through roads include Bridgewater-Carey Gully Road (providing access to the Freeway), Onkaparinga Road and Wembley Avenue.

Bridgewater functions as a neighbourhood centre which provides services to the surrounding residential area. The retail offering within Bridgewater is dominated by a supermarket and associated speciality shops which is visually separated from Mount Barker and Bridgewater-Carey Gully Roads by sloping, vegetated land. A general store/post office and hairdresser is located at the traditional town centre near the oval while a well patronised petrol station/video shop is situated approximately 750m to the east.

A cluster of service industries, including a motor vehicle sales and service centre, kitchen manufacturer and auto-electrician is located at German Town Hill to the east of the town centre along Mount Barker Road. To the west is an attractive precinct of historic commercial buildings which provide an important contribution to the regional tourism industry. These buildings, which include the Bridgewater Mill restaurant and cellar door sales and the Bridgewater Inn, are complemented by the heritage listed Bridgewater Institute and CFS Ladies Auxiliary Shop.

Outside the town centre, land uses are predominantly residential apart from a number of community related activities such as a primary school, churches and kindergarten. While the residential areas are typically very low-density, there are a number of examples of smaller allotments near the town centre and former railway station.



*Photos 1 & 2: Bridgewater is a picturesque township with a range of residential and non-residential land uses.*

## Pattern of Development

Apart from some modification to accommodate the Adelaide to Melbourne railway line and Mount Barker Road, the street layout of Bridgewater is generally more linear in nature than the neighbouring townships of Aldgate and Stirling. This linear layout does not reflect the relatively steep topography of Bridgewater and, while it has resulted in a relatively consistent allotment pattern, it has also resulted in the formation of steeply sloping lots which require significant excavation to create building sites and associated driveways.

Road widths are relatively narrow throughout Bridgewater and, where present, footpaths are similarly narrow and only constructed on one side of the road.

Allotments are relatively consistent in terms of their size and shape throughout Bridgewater. They are rectangular in shape and with frontages of between 15 to 20 metres and depths of between 45 to 50 metres, allotments range from around 700m<sup>2</sup> to 1,000m<sup>2</sup> in area.

Mature vegetation provides a defining feature of Bridgewater and dominates the landscape throughout the township. This vegetation is a mixture of exotic (predominantly near the town centre) and native species and is situated on verges, reserves and within private properties. Vegetation often obscures views of buildings from adjoining streets and contributes to the bushland setting of Bridgewater.

There are currently around 60 vacant residential allotments within Bridgewater. However, their development is likely to be difficult given that, in many circumstances, the land is either steeply sloping or contains mature native vegetation. In addition, the current planning regime means that development opportunities, in terms of subdivision potential, are very limited within Bridgewater.



*Photos 3 & 4: Mature native and non-native vegetation dominates the public realm and obscures views of buildings. Streets are typically narrow and often lack formal kerbs, gutters and footpaths.*

## Public Realm

Within Bridgewater, streets are, typically, informal in character with limited kerb and guttering and narrow, bitumen or gravel footpaths. When combined with minimal use of front fences and heavily vegetated verges and gardens, an informal streetscape has been established where the distinction between the public and private realm is often indiscernible.

Open space within Bridgewater is focussed around Cox's Creek on which the flood prone oval is located. The Heysen Trail, which also follows this creek, links the significant native vegetation of Engelbrecht Reserve south of Bridgewater with the oval, the Lions playground, Bridgewater Mill and the Mount George Conservation Park on the northern side of the Freeway.



*Photos 5 & 6: Although flood prone, the oval provides an important recreational facility. Where present, footpaths are relatively narrow, either bitumen or gravel and contribute to the informal character of the streetscape.*

## Scenic Prominence

There are three main entrances to Bridgewater; to the west from Aldgate, to the north from the Freeway and to the east from Verdun. Of these, the western entrance offers the most significant first impression of Bridgewater with views of the hotel followed by views of the Bridgewater Mill, the Institute, playground and then the oval as Mount Barker Road curves and descends over Cox's Creek. The northern entrance also offers attractive views of the playground to the right and the oval straight ahead. Views of the oval are currently marred by inappropriate advertising signs and temporary fencing. From the east, the approach to Bridgewater is marked on both sides by relatively steep grazing land with associated farm buildings. The eastern entrance is defined by housing which, given the steepness of the land, gives the impression of being stacked on top of one-another, followed by a car sales and service premises located on the ridge.

Views within the residential areas of Bridgewater emphasise the bushland setting of the township and are dominated by numerous mature eucalypts located within the road verge and private gardens.



*Photos 7 & 8: The northern and western entrances to Bridgewater provide attractive views to historic buildings.*

## Building Design

The design of buildings varies considerably throughout Bridgewater. Apart from the impressive non-residential buildings within the Bridgewater Mill precinct, the built form within the residential areas is characterised by relatively non-descript, modest one or two-storey detached dwellings. Typically, these dwellings are of brick veneer construction with front verandas and tiled or colourbond pitched roofs. However, there is a considerable number of weatherboard or asbestos-lined dwellings scattered throughout the township.

Front setbacks vary considerably both within a particular street and from property to property. Setbacks are, however, generally large enough to accommodate heavily vegetated front gardens and often respond to steeply sloping land where a greater setback is required to enable the construction of

a driveway. The lack of a consistent pattern of front setbacks has not necessarily resulted in an undesirable streetscape. This is due to the dominance of mature vegetation within the landscape and the lack of a clearly defined demarcation between the public and private realms.

Side setbacks also vary but it is common for dwellings to be located approximately 1m from the side boundary. Rear setbacks are generally quite large and reflect the significant depth of the majority of allotments within Bridgewater.

Domestic outbuildings, such as garages and carports, are commonly located under the main roof. However, in some cases, they appear as either separate structures to the side or rear of the dwelling. Carports are sometimes located in front of the dwelling – especially on steeper allotments where access is difficult. The building materials and colours of outbuildings varies from corrugated iron to besser block or colourbond.

While it is difficult to identify a common theme of building design, there is a general pattern of large front setbacks, heavily landscaped gardens and low front fences. In addition, the slope of the land in some locations has meant that significant excavation or split-level dwelling designs has been necessary to establish building sites and access roads.



*Photos 9 & 10: Building design ranges considerably. Unifying themes are large setbacks and significant vegetation*

## Environmental Factors

Mature stands of native vegetation as well as individual eucalypts are located throughout Bridgewater in reserves, road verges and private gardens. This vegetation plays an important role in defining the character of Bridgewater while also providing a valuable habitat for native flora and fauna. Cox's Creek is generally within public ownership and is an exceptional asset which provides links to important recreational and environmental resources both within and outside of the Bridgewater township.

Parts of Bridgewater are particularly susceptible to threats from bushfires. This is especially true along the southern portions of Bridgewater where dwellings are located on steep land and adjoin the heavily vegetated Engelbrecht Reserve.

Bridgewater is serviced by SA Water mains and sewer infrastructure.



*Photos 11 & 12: Environmental attributes include Cox's Creek and significant stands of native and non-native vegetation.*

## Recommendations

1. Create a specific Country Township (Bridgewater) Zone which establishes a minimum allotment size that allows a degree of additional sub-division potential appropriate to topographical constraints and character considerations.
3. Restrict medium to large scale non-residential uses to the Neighbourhood Centre Zone. Allow small-scale tourist accommodation, consulting rooms and offices within the residential areas.
4. New development along Mount Barker Road should complement the design, landscaping, scale and building materials of existing built form.
5. While acknowledging the diversity of built form within the residential area, new building work should:
  - Be well set-back from the front boundary to allow for significant vegetation to be established in front yards.
  - Include low front fences of an open nature.
  - Include pitched gable or hipped rooves featuring dark tones to blend with surrounding vegetation.
  - If two-storeys in height, be of split-level design to minimise the need for excavation. The upper level should be set-back from side boundaries to reduce the bulk of the building and minimise overlooking.
  - Include front verandas.
6. Freestanding carports may be located closer to the front boundary than the dwelling provided they remain open-sided and feature a pitched, colourbond roof.

7. Review the zoning of township sized properties (currently zoned Watershed (Primary Production)) near the Freeway.

## BALHANNAH CHARACTER ANALYSIS

### Function

Balhannah is a medium-sized township situated at the junction of Greenhill Road and Onkaparinga Valley Road. Surrounded by rolling, gum-studded hills and located near the Onkaparinga River, Balhannah is a picturesque township with a vibrant centre, historic buildings and pleasant residential areas which provide housing for commuters, retirees and those who work in the district.

Balhannah functions as a neighbourhood level service centre and features two shopping centres (including a medium sized supermarket), service station and a hardware store as well as other services such as medical facilities and nursing/retirement housing.



*Photos 1 & 2: Balhannah provides a range of neighbourhood level retail and recreational services which are surrounded by very low density residential development.*

### Pattern of Development

Balhannah has a historic, rural village character dating back to the 1840's. The relatively compact township expanded around the semi-formal, linear subdivision of its early village centre. Original development was focused on the primary intersection of Greenhill and Onkaparinga Valley Roads in a triangular configuration. The main street is comprised predominantly of medium-sized allotments accommodating single-storey, small scale buildings with simple, traditional facades aligning the street. The modern areas of Balhannah follow a curvilinear pattern of subdivision.



*Photos 3 & 4: Streets in Balhannah range from the more formal, traditional main street with footpaths, street trees and overhead wires to the less formal, more recent streets with no footpaths, underground wires and front gardens which merge with the road reserve.*

## Public Realm

The township includes a range of community facilities such as two churches, a post office, area School and oval. The church, cemetery, hall and manse form a significant, public precinct within Balhannah.

Balhannah contains three main areas of open space. The first forms part of the disused rail corridor located at the end of Junction Road. The other areas of open space (one of which is a residential park with outdoor furniture) are located near the town centre.



*Photos 5 & 6: There are a range of community facilities within Balhannah including the oval which provides a focal point for the town as well as number of churches.*

## Scenic Prominence

The various entry points to Balhannah are highlighted by attractive and distinctive features such as a variety of native and deciduous trees. The primary entrance to Balhannah from the south (along Onkaparinga Valley Road) is marked by a railway and bridge crossing and views of a substation, significantly screened by vegetation. Views of the town itself are marred by a

curve in the road, however they include residential dwellings significantly setback from the road and the hardware store.

The western entrance to the town along West Terrace is characterised by rural landscapes comprising a tree plantation and open fields. Initial views of the town include an older dwelling with a hipped roof and manicured hedge, a smaller, contemporary dwelling and a small bridge over the Onkaparinga River.

The main entrance to Balhannah from the north-east provides little definition between the townships of Balhannah and Oakbank. The entrance is marked by a small paddock and horticulture with views to the main-street and commercial area.



*Photos 7 & 8: Views within and outside of the township are dominated by mature vegetation.*

## Building Design

Balhannah contains a number of significant examples of English design including one and two storey, 19<sup>th</sup> – 20<sup>th</sup> century buildings of traditional stone (often white-light cream with discoloured Carey Gully sandstone), brick, timber and corrugated iron detailing. Significant, landmark buildings are typically set in large, landscaped surrounds. Many of the town's significant buildings have been extended and modernised to meet the needs of the growing population.

Allotments located on the main-street are characteristically relatively small and commercial buildings generally have minimal front setbacks. Typical residential dwellings have setbacks of at least 6m, with well-landscaped and fenced front gardens. Historic building features include pitched corrugated iron roofs and front verandas supported by timber posts.

Newer residential development in Balhannah typically exhibits 1970-1980's subdivision patterns of semi-open appearance. Balhannah West contains more modern residential development including a number of courtyard homes with Dutch gables or hipped and gable architectural features. Balhannah East also contains more modern residential development including mostly single storey, detached dwellings with the majority of carports and garages being located to the side of the dwelling.



**Photos 9 & 10:** While there are a number of historic buildings centred around the main street, the majority of dwellings within Balhannah are of a more modern design.

## Environmental Factors

Balhannah is supplied by SA Water mains and is connected to the SA Water Sewer. The township contains no significant areas of native vegetation with groups of deciduous trees in reserves and gardens. Some native flora can be found outside the township boundary along the river corridor and surrounding ridgelines and country roads. Landmark vegetation includes introduced species such as Radiata Pines and Cypresses on the Onkaparinga Valley Road, Weeping Willows along the river and the Plane Tree outside the Post Office. Landmark native vegetation found in Balhannah includes the line of River Red Gums near the north-eastern entrance.

The north/north-western edges of Balhannah, as well as along Carawa Avenue, experience high risks of flooding.



**Photos 11 & 12:** The environment within Balhannah is enhanced by a number of mature river red gums located along the River and at the entrances to the township.

## Recommendations

1. Small-scale shop fronts along Onkaparinga Valley Road should be encouraged along with policies which regulate signage and encourage outdoor seating.
2. The presentation of buildings to public places should give consideration to the garden and landscape setting, and the minimal use of hard paved areas.
3. Signage should be subdued and not dominate the streetscape.
4. Verandas, eaves, balconies and other features should be used to provide visual interest and to break up the bulk of buildings.
5. The retention of all River Red Gums (*Eucalyptus camaldulensis*) along the Onkaparinga River and throughout the village is of primary importance in preserving the township's character.
7. Further development and expansion of Balhannah should be limited to the existing township area.
8. The use of stone, timber and iron in building fabrication, detailing and roofing should be encouraged.
9. A scattering of small-scale businesses such as home activities, bed and breakfast and consulting rooms should be encouraged within the older portions of Balhannah.
10. Infill, smaller lot (500m<sup>2</sup>), residential development is appropriately located on corner allotments and where streetscape character is not adversely affected in terms of allotment frontage, setbacks and private open space.
11. While a range of housing types, styles and designs are appropriate, new residential development should feature:
  - Front setbacks of at least 6m.
  - Side setbacks of at least 1m for single-storey buildings and 2m for two-storey buildings.
  - Rear setbacks of at least 4m for single-storey buildings and 8m for two-storey buildings.
  - Pitched gable or hipped rooves together with verandas and eaves.
  - Either low front fences or hedges.

## OAKBANK CHARACTER ANALYSIS

### Function

Oakbank is a medium sized township located along Onkaparinga Valley Road in the upper headwaters of the Onkaparinga River. Oakbank is situated less than 700m north-east of Balhannah which, when accompanied by development creep along Onkaparinga Valley Road, has resulted in an erosion of the visual separation between the two townships. The Onkaparinga River, which is prone to flooding, is adjacent to the town's northern boundary.

Oakbank acts as a local centre providing its residential community with a range of services including a general store/post office, hotel, pizza shop, agricultural supplies, medical consulting rooms and a kindergarten. The town contains a relatively consistent historic main street, characterised by commercial, institutional and residential buildings.



*Photos 1 & 2: Functioning as a local centre, Oakbank contains a reasonably intact historic streetscape apart from a number of exceptions such as a farm machinery premises where inappropriate signage dominates.*

### Pattern of Development

Oakbank has a historic rural village character dating back to the 1840's with a semi formal linear pattern of subdivision. The town is set amidst rolling hills with a westward slope (toward the river) and dense tree plantings (both public and private) along the eastern side of the street. Oakbank lacks a formal town centre with its commercial activities interspersed with residential development along the main street. Residential development has extended to the northern and southern areas of the township without visibly altering the historic setting from Onkaparinga Valley Road.

Onkaparinga Valley Road is relatively broad (approximately 15m) and straight with wide, bituminised footpaths on each side. The north-eastern end of the main street is marked by a cluster of small, single-storey shops with narrow fronts and canopies/verandas extending over the width of the footpath while the south-western section is dominated by larger buildings including the two-storey

Oakbank Hotel, the Soldiers Memorial Hall and the kindergarten. The western side also contains overhead cables and suspended street lights.

The streets within the older section of Oakbank are laid out in a grid-like manner feeding off Onkaparinga Valley Road and leading in either a north-westerly direction towards the River or south-westerly direction towards Dalintober House. The streets are straight and relatively narrow (approximately 5-6m wide) with equally narrow bitumen or gravel footpaths (approximately 1.5m wide).

The allotment pattern reflects the layout of the streets with most facing either north-east or south-west. The majority of allotments are rectangular in shape with areas in the order of 850m<sup>2</sup> to just over 1,000m<sup>2</sup> with frontages typically greater than 26m in width. This allotment pattern establishes a sense of space between buildings, which, notwithstanding the reasonably narrow streets, is a feature of the older portions of Oakbank.

There are a number of smaller, more recently created, allotments of around 500m<sup>2</sup> in the older portions of Oakbank which have begun to alter the character of the area. These new allotments typically contain a more modern style of dwelling with greater site coverage and smaller street frontage. These divisions, however, have not yet reached a point whereby the smaller lots have begun to dominate the character.

There a number of contemporary subdivisions located on Oak Drive, Elm Drive and Nightingale Court. Within these areas, there are no footpaths and the streets feature roll-over gutters rather than the upright kerb and gutters found in the older parts of Oakbank.

Development potential within Oakbank is very limited with only 2 vacant residential allotments. While there is a theoretical potential to create over 30 additional allotments of 1,000m<sup>2</sup>, this is unlikely given that this would require either the creation of hammer-head allotments or the demolition of existing housing stock of a high capital value.



**Photos 3 & 4:** *The older portions of Oakbank feature narrow north-south orientated streets, upright kerbs and gutters, footpaths, overhead wires and minimal setbacks to buildings. The newer portions feature wider roads, roll-over gutters, no footpaths, underground wires and large setbacks to buildings.*

## Public Realm

While there is a limited amount of publicly accessible reserves within Oakbank, the nearby Oakbank Racecourse, golf course and Oakbank Area School provide a strong sense of open space. Within the town boundary, the only reserves are located along the Onkaparinga River and adjacent to the kindergarten.

Onkaparinga Valley Road and the streets within the older portion of Oakbank feature a formal arrangement of upright kerb and gutter followed by bitumen or paved footpaths then front fence. Street trees are present along the main street, however, they have been severely lopped on the northern side of the road to avoid interference with the overhead powerlines.



*Photos 5 & 6: There is a marked difference between the public realm within the older and newer portions of Oakbank. This is expressed most notably by a sense of formality and compactness within the older portions of Oakbank.*

## Scenic Prominence

Significant tree plantings at both the north-eastern and south-western entry points to Oakbank provide for attractive entrances to the town. The approach from the south-west is characterised by a small area of open, pastoral land and a number of scattered dwellings with significant setbacks from the main road. The south-western entrance offers views of gum trees lining the main street (predominantly the southern side) with overhead powerlines to the north and street lights to the south. The avenue of trees opposite the entrance to Nightingale Court contributes toward creating a strong entrance in this area.

The primary entry point from the north-east is characterised by the racecourse, open pastoral land, rolling hills and clusters of large Eucalypts. The north-eastern entrance offers views of historically significant buildings and structures such as the racecourse and grandstand, the Brewery and Oakbank House including features such as iron gates and fences. Such views contribute significantly to the historic feel of the town.



*Photos 7 & 8: While there is a limited supply of open space within the town boundaries, a sense of openness is created by surrounding land uses such as the racecourse and historic Oakbank House.*

## Building Design

While existing dwellings in the older portions of Oakbank vary in style and design, the predominant character is one of single-storey, detached, modest houses sited close to the street on separate allotments of greater than 850m<sup>2</sup>. Typically, the houses have reasonably wide frontages and feature:

- Corrugated iron and timber front verandas.
- Separate garages set to the side or rear.
- Low front fences of various styles and materials.
- Side and rear fences of corrugated iron or colourbond.
- Substantial rear yards which take advantage of a small front set-back of between 3 and 5m.
- Landscaping containing trees and bushes of small to medium height.
- Pitched corrugated iron rooves.
- Brick and stone building materials

Residential development within the newer portions of Oakbank is considerably different from the older portions and, typically, features substantial single-storey detached dwellings with hipped tiled or colourbond rooves, brick veneer walls and garages located under the main roof. Dwellings are setback at least 8m from the front boundary behind well-landscaped gardens without front fences.



*Photos 9 & 10: Buildings within the older portions of Oakbank are located close to the front street, have pitched rooves, verandas and low-scale fences. There are some examples of more recent infill development which fits successfully within the character of the streetscape.*

## Environmental Factors

Oakbank has access to SA Water Mains and utilises the SA Water Sewer System. The township contains no significant parcels of native vegetation though a number of indigenous species are located along the river corridor. Reserves and gardens typically utilise deciduous trees.

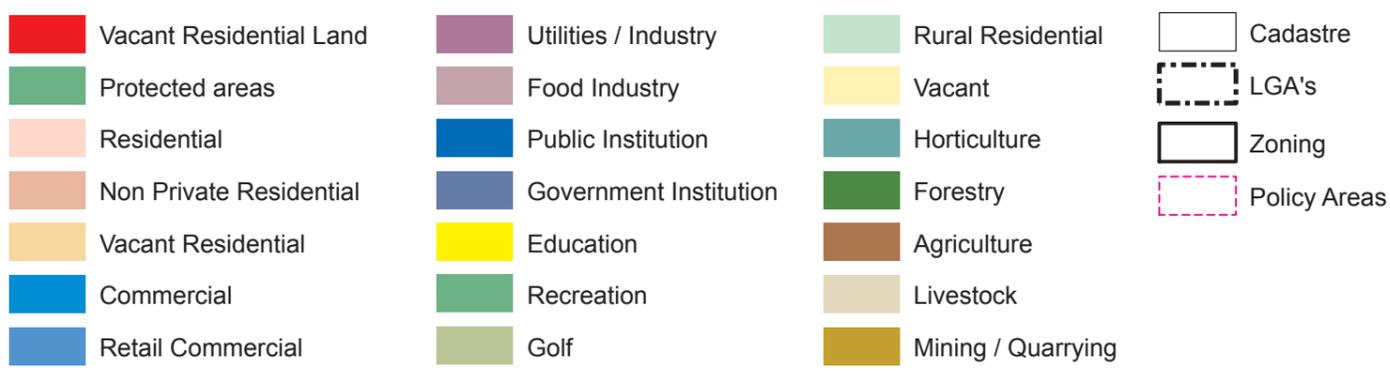
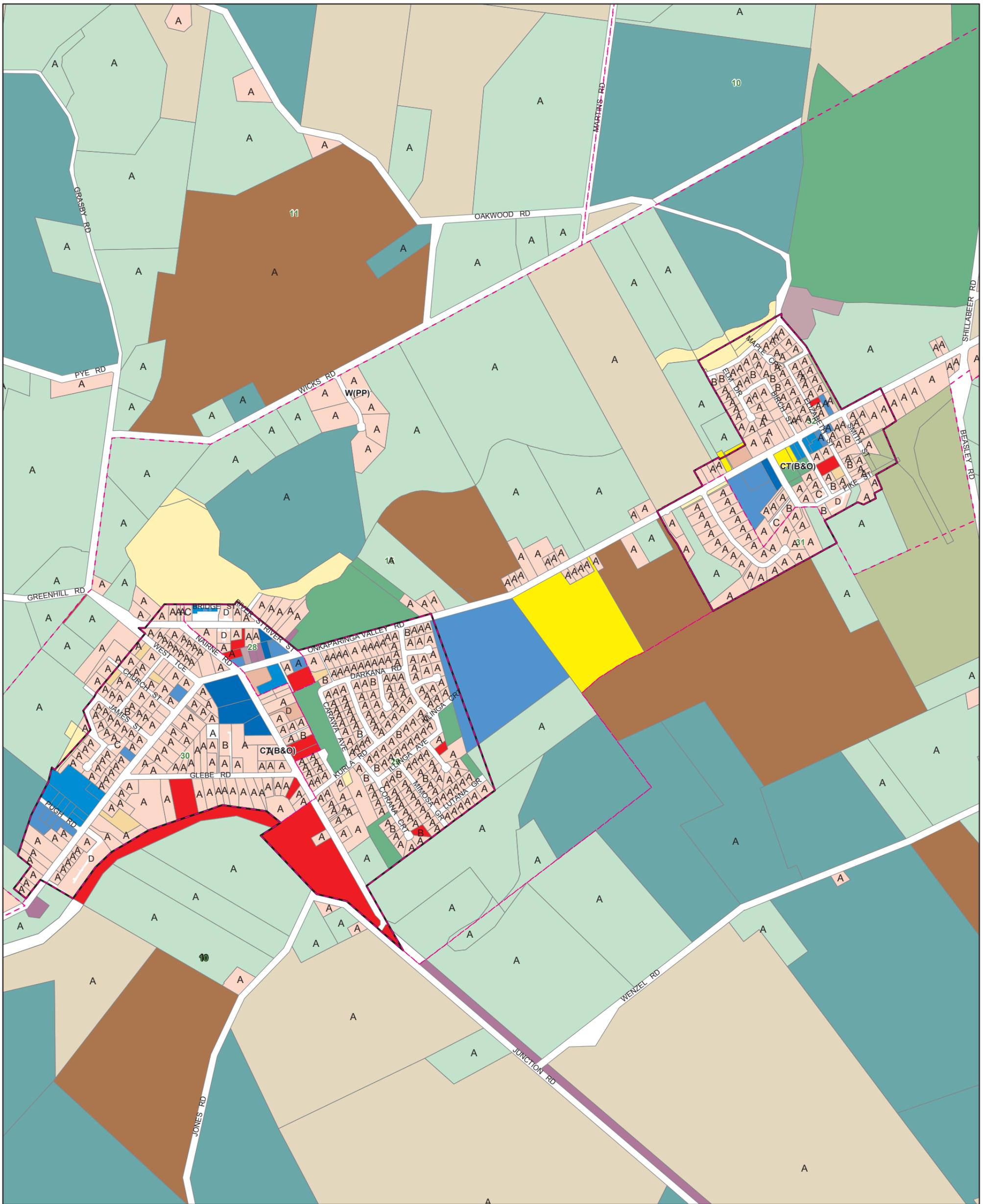


*Photos 11 & 12: Mature vegetation provides an important backdrop to Oakbank and marks the main entrances. However, the town centre is generally devoid of significant vegetation.*

## Recommendations

1. Maintain and reinforce the historic character of Oakbank by incorporating a Historic Town Centre Policy Area where land division is restricted and dwellings (including additions) complement the existing built form.
2. Retain the built form elements of the historic character of Oakbank including:

- Corrugated iron and timber front verandas.
  - Separate garages set to the side or rear.
  - Low front fences of either wooden pickets, post and wire or low walling.
  - Side and rear fences of corrugated iron or colourbond.
  - Small front set-backs of between 3 and 5m.
  - Pitched corrugated iron rooves.
  - Brick and stone building materials
3. Allow sensitively designed infill development on the south-western side of Onkaparinga Valley Road where modest detached and semi-detached dwellings may be appropriate subject to planning guidelines regarding site coverage, height, setbacks, garage dominance, front fences, roof pitch and the use of verandas and eaves.
  4. Retain and protect existing deciduous tree avenues and copses, as well as indigenous regrowth copses and river corridor growths.
  5. Maintain a primarily single storey built form throughout the older portions of Oakbank but enable discreet two-storey elements within the roof space.
  6. Seek to achieve a streetscape not dominated by car parks or signage.
  7. The presentation of house and buildings to public spaces should be characterised by gardens and landscaping;
  8. Protect and conserve the open landscape setting of Oakbank established by the racecourse, river environs and the Area School.
  9. In general, maintain the current town boundary apart from the inclusion of township size properties immediately adjoining Oakbank as well as the Oakbank Brewery located on the banks of the Onkaparinga River.

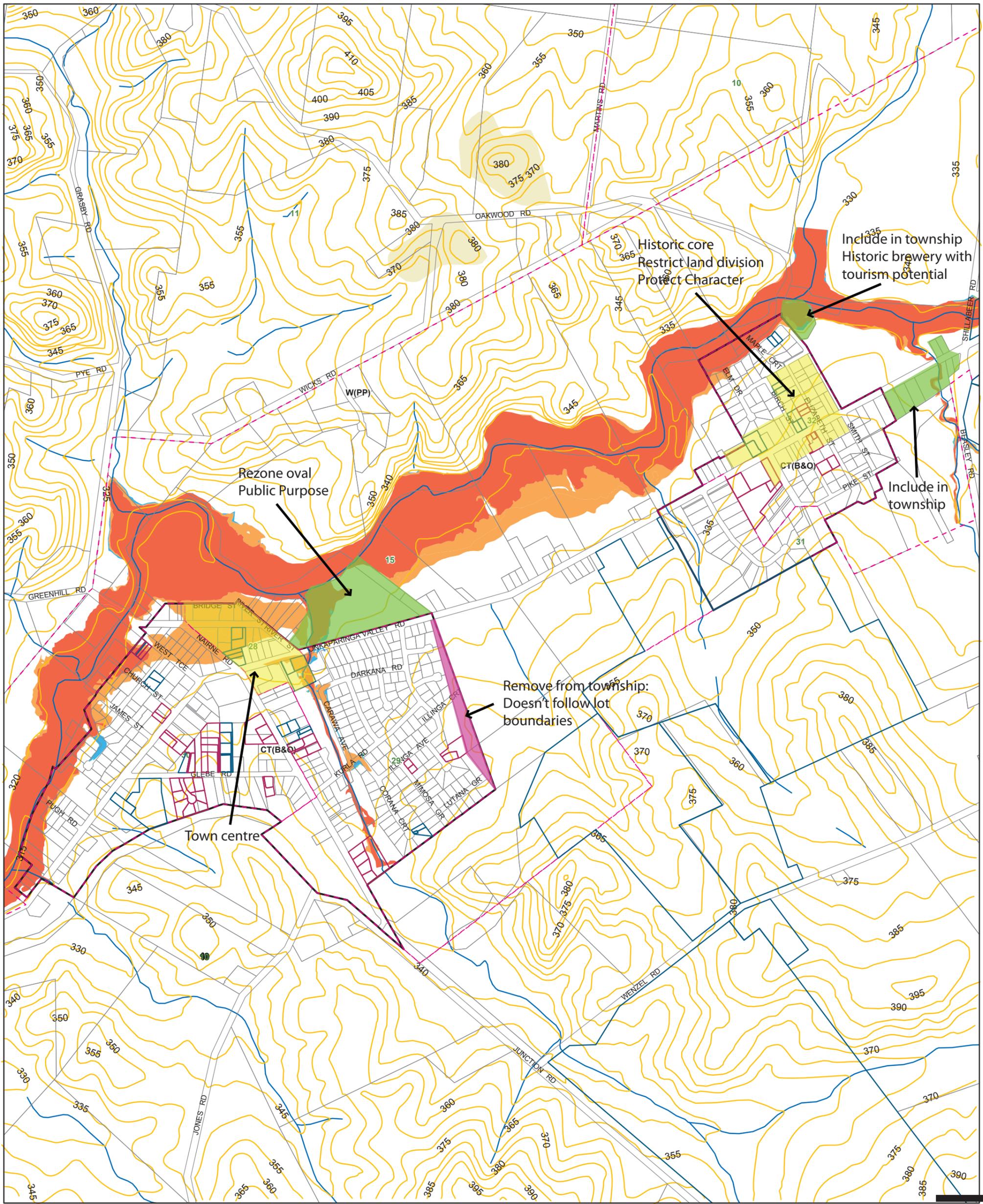


# Balhannah & Oakbank

## LAND USE

- A 1 Dwelling
- B 1 - 3 Dwellings
- C 3 - 5 Dwellings
- D > 5 Dwellings





# Balhannah & Oakbank

- |                      |                 |                         |
|----------------------|-----------------|-------------------------|
| Contours             | Low Hazard      | Cadastre                |
| Native Vegetation    | Moderate Hazard | LGA's                   |
| Watercourse          | High Hazard     | Roads                   |
| Urban & <b>U</b>     | Extreme Hazard  | Land Division Deposits  |
| Regional & <b>R</b>  |                 | Land Division Proposals |
| Planning & <b>P</b>  |                 | Policy Area             |
| Solutions & <b>S</b> |                 | Zoning                  |

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Government of South Australia  
Primary Industries and Resources SA

## CHARLESTON CHARACTER ANALYSIS

### Function

Charleston is located a short distance north of Woodside, on the Onkaparinga Valley Road, east of Lobethal. The major roads in the township are the Onkaparinga Valley Road and Newman Road.

A relatively small township, Charleston has a rural setting with rolling hills to the east and the Onkaparinga River to the west. The township functions as a local level rural service centre with a limited range of non-residential land uses including a hotel, recreational facility, a general store and a motor repair station.

Buildings within the town are generally single storey with the notable exception being the two-storey Charleston furniture building in the southern part of the town. The town has a very low density of built form.



*Photos 1 & 2: Charleston is dominated by very low density residential development with a limited range of commercial buildings.*

### Pattern of Development

The original linear subdivision of Charleston was defined by Onkaparinga Valley Road and the Balhannah to Mount Pleasant rail corridor. More recent land divisions have seen an expansion of the town along Newman Road and have introduced a modern cul-de-sac pattern. Other recent land divisions include irregular shaped allotments to the rear of the original allotments along Onkaparinga Valley Road.

The topography of the town is relatively flat with rolling hills to the east, the Onkaparinga River and Onkaparinga Valley Road forming the western edge of the town with rolling hills beyond. Dwellings are generally set back behind a small garden comprising a variety of shrubs and bushes (mostly European), usually with some feature trees.



*Photos 3 & 4: The original development of Charleston was centred around Onkaparinga Valley Road.*

## Public Realm

A triangular reserve is located on the corner of Onkaparinga Valley Road and Newman Road, with a prominent memorial arch at the apex. The arch identifies the reserve as the 'Newman Centennial Park' and commemorates the State's Centenary and one of the district's most significant early settlers. Significant features of the park include the memorial arch, the mature pin oak, and four memorial benches. The reserve includes a community playground and tennis courts. Other open areas include the disused railway corridor.

Footpaths and verges within the town are asphalt and gravel and informal grass. Overhead powerlines are present in most streets with street lights projecting from the stobie poles. Street trees include eucalypts and large deciduous trees, particularly along the eastern side of Onkaparinga Valley Road.



*Photos 5 & 6: Public open space is limited to the reserve on the corner of Newman Road. The hotel forms an important feature in the streetscape.*

## Scenic Prominence

Charleston is situated within an attractive undulating landscape featuring views from within the town including rolling pasture, views along the river and views to the south-east of the town. All views, both internal and external to the township, are dominated by the presence of mature River Red Gums.

There are four entry points to the town. From the west, Graeber Road, is marked by the crossing of the Onkaparinga River, with the river and River Red Gums on either side and views of the Newman Centennial Park and historic buildings. From the north, the entry is marked by a mixture of older and modern dwellings to the east and the river landscape to the west. From the east, along Newman Road, the entry to the town is marked by recent land divisions on the right with farm buildings on the left followed by open rural land before viewing the dwellings on the left once over the watercourse. From the south, along the Onkaparinga Valley Road, the arrival is marked by the low density buildings on the right and the river landscape on the left.

Landmark buildings within the town include the Charleston Memorial Hall, the Arch to Newman Centennial Park, the Charleston Hotel, the Charleston Furniture Building, the chocolate factory, and the Charleston Garage and Farm Services building.



*Photos 7 & 8: Landmark buildings are limited within Charleston.*

## Building Design

All original dwellings are single-storey and generally setback behind a small garden. Most commercial buildings are set back from the street, with a few only being set back by the depth of their veranda. Early dwellings are all detached and generally asymmetrical cottages with modern dwellings being of a contemporary design with hipped roofs.

Older dwellings are generally constructed of local stone but some are half-timbered, or part-timbered, cottage and buildings (German origin) with some red-brick and timber-framed buildings. Dressings of older buildings are generally stone, red-brick and timber with all windows and doors built of timber.

Older buildings have a combination of hipped and gabled rooves with roof materials consisting of corrugated iron. Most verandas have raked rooves and simple timber posts with no lace. Chimneys of older buildings are simple red-brick chimneys, several with cornices and some rendered.

Front fencing is either absent or includes post and rail, post and wire or hedges. Older buildings have carports and outbuildings often concealed to the rear. More recent dwellings have garages and carports under the main roof of the dwelling.



*Photos 9 & 10: Buildings are generally single-storey, detached and on large allotments.*

## Environmental Factors

The landscape of Charleston is dominated by the Onkaparinga River and by a significant number of mature River Red Gums. There are also several significant mature eucalypts located within road reserves. Along the main road the majority of introduced street trees are in poor condition due to power-lines.

Stormwater generally flows northwest through the township to the Onkaparinga River. A number of tributaries of the Onkaparinga River dissect the town, in particular a tributary that crosses Newman Road in the eastern portion of the town. A tributary also flows in a north-easterly direction through the southern portion of the town. The river and its tributaries are subject to flooding. The development potential of land to the rear of allotments that front Onkaparinga Valley and Newman Roads is limited by flooding of the tributary which flows through the centre of the town, north of Newman Road.

Charleston is served by SA Water mains and a Council owned Septic Tank Effluent Disposal System.

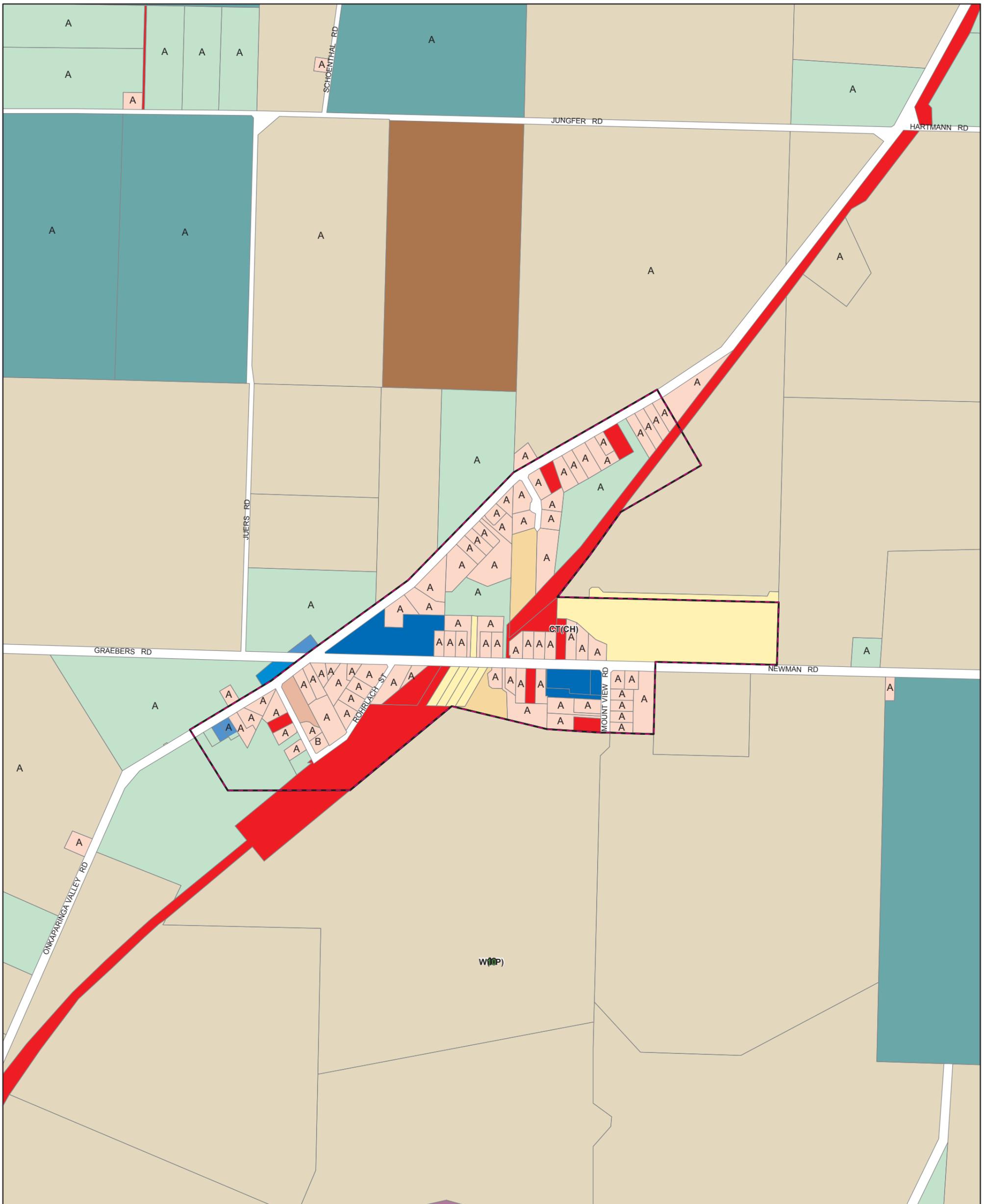


*Photos 11 & 12: Internal and external views are dominated by mature River Red Gums.*

## Recommendations

1. Additional landscaping should be provided to screen residential development along Onkaparinga Valley Road along the approach to Charleston from the north.
2. Non-residential development should be restricted to the centre of Charleston in order to strengthen the sense of a village centre and common gathering point.
3. Further linear development along Onkaparinga Valley and Newman Roads should be prevented.
4. Retain and protect existing avenues of trees as well as native vegetation along the river corridor.
5. Limit signage and use of strong or visually prominent colours in the main street and on commercial buildings in Charleston.
6. Verandas, eaves, balconies and other features should be used to provide visual interest and to break up the bulk of buildings.
7. New development should minimise hard-paved areas in order to preserve a vegetated landscape character.
8. The use of stone, timber and iron in building fabrication, detailing and roofing should be encouraged.
9. A scattering of small-scale businesses such as home activities, bed and breakfast and consulting rooms should be encouraged within the older portions of Charleston.
10. Infill, smaller lot (500m<sup>2</sup>), residential development is appropriately located on corner allotments and where streetscape character is not adversely affected in terms of allotment frontage, setbacks and private open space. Development opportunities exist to the south and north of the township behind existing allotments fronting Onkaparinga Valley Road.
11. While a range of housing types, styles and designs are appropriate, new residential development should feature:

- Front setbacks of at least 6m.
  - Side setbacks of at least 1m for single-storey buildings and 2m for two-storey buildings.
  - Rear setbacks of at least 4m for single-storey buildings and 8m for two-storey buildings.
  - Pitched gable or hipped rooves together with verandas and eaves.
  - Either low front fences or hedges.
12. Adjust the town boundaries to follow the disused rail corridor to the north and to include the former railway station land to the south.



- Vacant Residential Land
- Protected areas
- Residential
- Non Private Residential
- Vacant Residential
- Commercial
- Retail Commercial

- Utilities / Industry
- Food Industry
- Public Institution
- Government Institution
- Education
- Recreation
- Golf

- Rural Residential
- Vacant
- Horticulture
- Forestry
- Agriculture
- Livestock
- Mining / Quarrying

- Cadastre
- LGA's
- Roads
- Policy Area
- Zoning

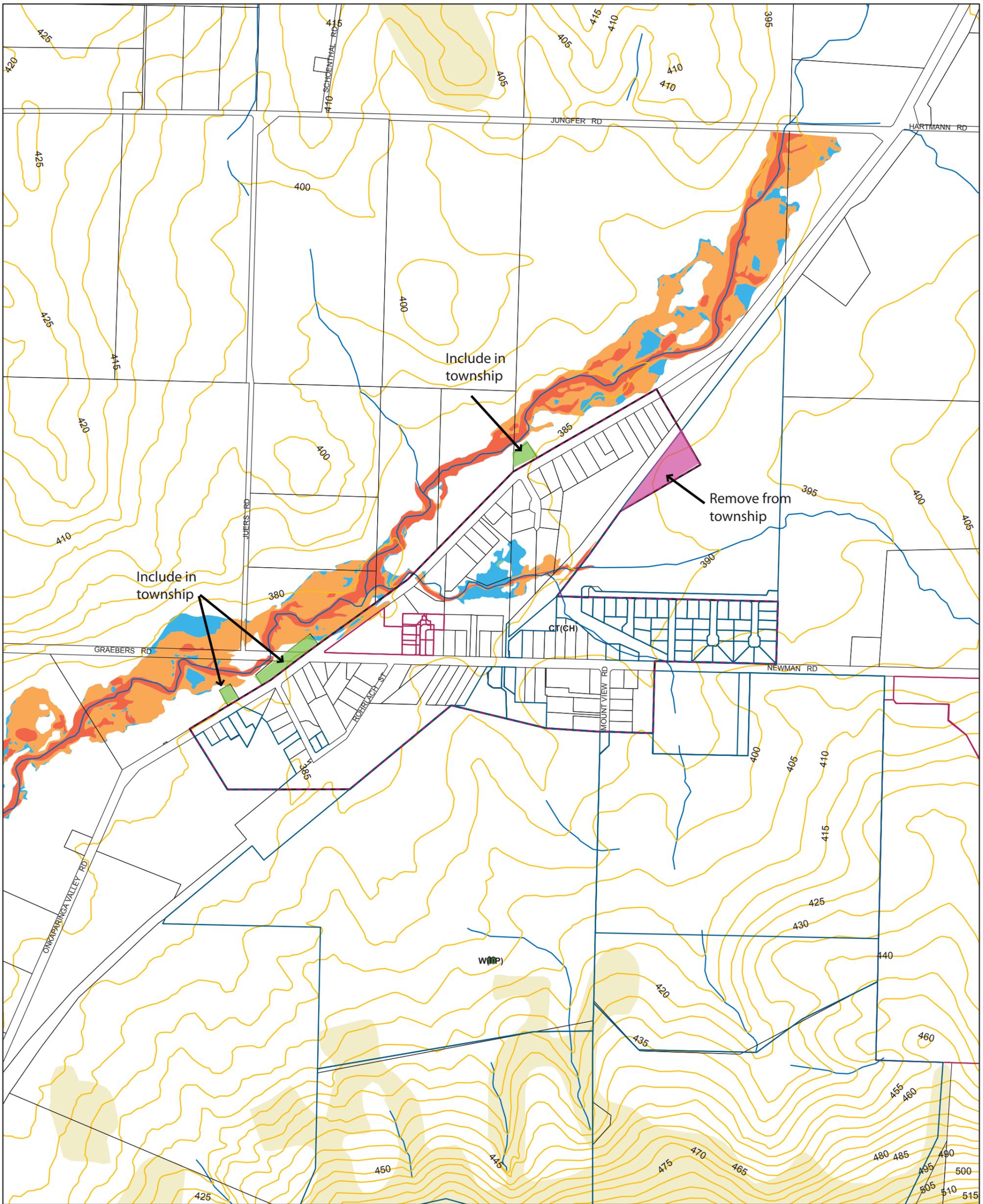
- A 1 Dwelling
- B 1 - 3 Dwellings
- C 3 - 5 Dwellings
- D > 5 Dwellings

# Charleston

## LAND USE



Government of South Australia  
Primary Industries and Resources SA



# Charleston

Contours	Low Hazard	Cadastre
Native Vegetation	Moderate Hazard	LGA's
Watercourse	High Hazard	Roads
Urban & <b>U</b>	Extreme Hazard	Land Division Deposits
Regional & <b>R</b>		Land Division Proposals
Planning & <b>P</b>		Policy Area
Solutions & <b>S</b>		Zoning

0 100 200 300 m

**Government of South Australia**  
Primary Industries and Resources SA

SPAR ID: 957

## GUMERACHA CHARACTER ANALYSIS

### Function

Gumeracha is located on the middle reaches of the River Torrens on the Adelaide to Mannum Road. Surrounding townships include Forreston to the north, Lobethal to the south and Birdwood to the east. The main streets within Gumeracha include Randell Terrace, Albert Street, Victoria Street and John Fisher Avenue.

Gumeracha acts as a local centre serving the needs of the local community and surrounding farming district. While the retail offerings within Gumeracha are limited to a number of small shops, the town also contains a hospital, primary school and branch office of the local Council. These more significant land uses reflect the historic role of Gumeracha as the administrative centre of the Torrens Valley.

Gumeracha also plays an important role in the regional tourism industry with the nationally recognised Big Rocking Horse located on the eastern outskirts of the township.

The township boasts an attractive valley setting with the majority of non-residential buildings situated on Albert Street which winds its way past the hospital and school at the top of the hill down towards Kenton Creek which is located in the centre of the town. The town has a feel of history mixed with modern activity.



*Photos 1 & 2: The retail centre of Gumeracha and the district hospital – both located on Albert Street*

### Pattern of Development

The township has a compact subdivision pattern comprising two parts – the historic village embraced by Albert Street, Victoria Street and John Fisher Avenue, and the more recent subdivisions of Alan Street, Beavis Court and Ebenezer Place to the north-east of the town centre. The newer residential areas of Gumeracha are separated from the historic village by the significant

and attractive recreation facilities surrounding Kenton Creek. The small retail centre is focused on Albert Street with a number of significant historic buildings including the general store, hotel and adjoining premises.

The historic portion of the township has a linear subdivision pattern with narrow side streets, particularly the older streets of McLaren, Murray, David and Wellington Streets and Kenton Terrace. More recent development in the north-eastern portions of Gumeracha feature modern cul-de-sac subdivision patterns with irregular shaped allotments.



*Photos 3 & 4: The pattern of development varies between newer subdivisions and the more traditional streetscapes*

## Public Realm

Gumeracha is well served with substantial, attractive and functional areas of open space. The central area features the informal recreational area of Federation Park as well as formal playing fields comprising a football oval and, on the eastern side of Albert Street, a lawn bowls facility. Other open space reserves are located in 'The Ring of Oaks' and a small reserve in Beavis Court.

Vegetation provides an important contribution to the character of the township. English Oaks feature prominently in the original village while mature river red gums dominate other parts of the township – especially around Federation Park and the watercourses.

Footpaths and verges are generally bitumen or gravel with some paved footpaths, with concrete kerbing and guttering. Contemporary streetscaping in the newer sections of Gumeracha includes underground powerlines, 'heritage' street lighting and verges consisting of lawn and landscaped gardens from the front property boundaries to the 'roll-over' gutters with no formal footpaths.

Road side vegetation includes the extensive use of deciduous street trees along John Fisher Avenue and Victoria Street, Desert Ash, English Oak and Italian Poplar.



*Photos 5 & 6: Newer subdivisions lack footpaths, feature irregular shaped blocks on cul-de-sacs*

## Scenic Prominence

The original and newer portions of Gumeracha have distinctive rural entrances to the town through farming landscapes. To the west, the road winds along the rolling hills before rising up presenting the hospital and school before diving down the slope into the commercial heart of the town. To the south, the road travels from Lobethal progressively winding in an open setting before hill slopes start narrowing inward and quickly through a small gully visually presenting the old flour mill as a symbol of arrival. To the east, the road undulates from Birdwood and then sweeps through a River Red Gum open forest with the Big Rocking Horse on one side before sweeping around through a copse of English Oaks, English Elms and Bunya Bunyas. To the north, the road sweeps across the River Red Gum dotted river corridor before entering Gumeracha.

Internal views are directed towards Federation Park as well as landmark buildings such as the Town Hall, the hotel and the hospital. Outward views are of the landscape beyond the town, controlled by road alignments, and are, in the main, of the backdrop of hills scattered with a combination of River Red Gums and introduced trees, including fruit trees, vineyards and wooded ridgelines.



*Photos 7 & 8: Prominent buildings include the town hall and the Big Rocking Horse*

## Building Design

The township has a range of building types including residential, community, and retail. Buildings are generally single storey with scattered taller historic stone buildings maintaining a strong visual presence. The north-eastern portion of Gumeracha has a number of two-storey detached dwellings, particularly within Ebenezer Place and Ivan Drive.

While dwellings are generally set back from the footpath behind a garden, some early buildings have minimal setbacks with narrow roadside gardens. Commercial buildings are generally flush to the footpath or set back a few metres.

Dwellings in the older portion of Gumeracha date from every decade. Mid-19<sup>th</sup> Century dwellings are generally freestanding symmetrical single-storey English-style stone buildings while late 19<sup>th</sup> century cottages have hipped rooves and verandas. Walls generally consist of local stone construction with some use of exposed brick. Earliest buildings have stone dressings while later buildings generally have red-brick dressings.

Windows and doors are timber framed while roof materials consist of corrugated iron. Verandas on historic buildings are symmetrical (some approached via central steps) with rooves that are raked or concave (some hipped, some bull-nose) with timber posts (some turned) and minimal detailing.

Some original dwellings have reverted to outbuildings after a large new house has been built closer to the street.

Fencing in the older portion of the town is generally minimal and low with materials including timber pickets, post and wire, hedging and the occasional low masonry fence. Within this portion of the town, most front gardens comprise lawns with a variety of shrubs and trees, driveways are mainly earth and gravel and older outbuildings include stone and timber-framed corrugated iron clad buildings.

The use of local stone and brick construction, with timber and corrugated iron detailing is a unifying theme in older buildings.

Dwellings in the newer portions of Gumeracha on Randell Terrace, Beavis Court, Ebenezer Place and Alan Street have a mixture of roofing styles but, in the main, have low hipped rooves while a number have decorative gables.

Verandas are a feature of the majority of buildings in Gumeracha and vary from small verandas on the side of the dwellings, to heritage style bullnose verandas and colonial style verandas circling the whole dwelling. Garages and carports vary with open carport additions to the side of older dwellings while garages and carports under the main roof are common amongst newer dwellings. Double garage and carport doors are generally roller or tilt-up doors separated by a central pillar or masonry feature.

The newer developed areas are characterised by wide street frontages, landscaped manicured front gardens interspersed with remnant gums. Setbacks between dwellings and side boundaries vary between approximately one to three metres. Front fences are generally absent but there are colourbond fences to the side and rear of dwellings. There is a mixture of driveway surfaces including paving and concrete.

Ebenezer Place is characterised by larger dwellings on steeper land than the rest of the township. There is a larger proportion of two-storey dwellings in this locality often featuring minimal eaves, some front verandas, some retaining walls, along with short, steep driveways between landscaped gardens.



*Photos 9 & 10: The majority of more recent dwellings feature hipped rooves, verandas, are of stone or brick construction and are set well back behind substantial front gardens.*

## Environmental Factors

Significant landscape features of the town include Federation Park, particularly along Kenton Creek containing mature River Red Gums. Important vegetation includes the row of mature golden poplars with parallel backdrop of green poplars on John Fisher Avenue, the Ring of Oaks Reserve (included in the State Heritage Register), and a row of mature elms flanked by River Red Gums on the northern side of Victoria Street. The old flour mill property located on the Gumeracha-Lobethal Rd and Kenton Creek contains a significant avenue of mixed deciduous trees and bushes (mostly elms and fruit trees), scattered mature River Red Gums, and remnant of a pioneer orchard and garden. The Salem Baptist Church complex on Victoria Street, has a row of substantial elms along a path to the cemetery joined to a continuous row of elms and then oaks framing the cemetery.

The majority of the stormwater within the township flows to Kenton Creek and then in a north-westerly direction to the River Torrens.

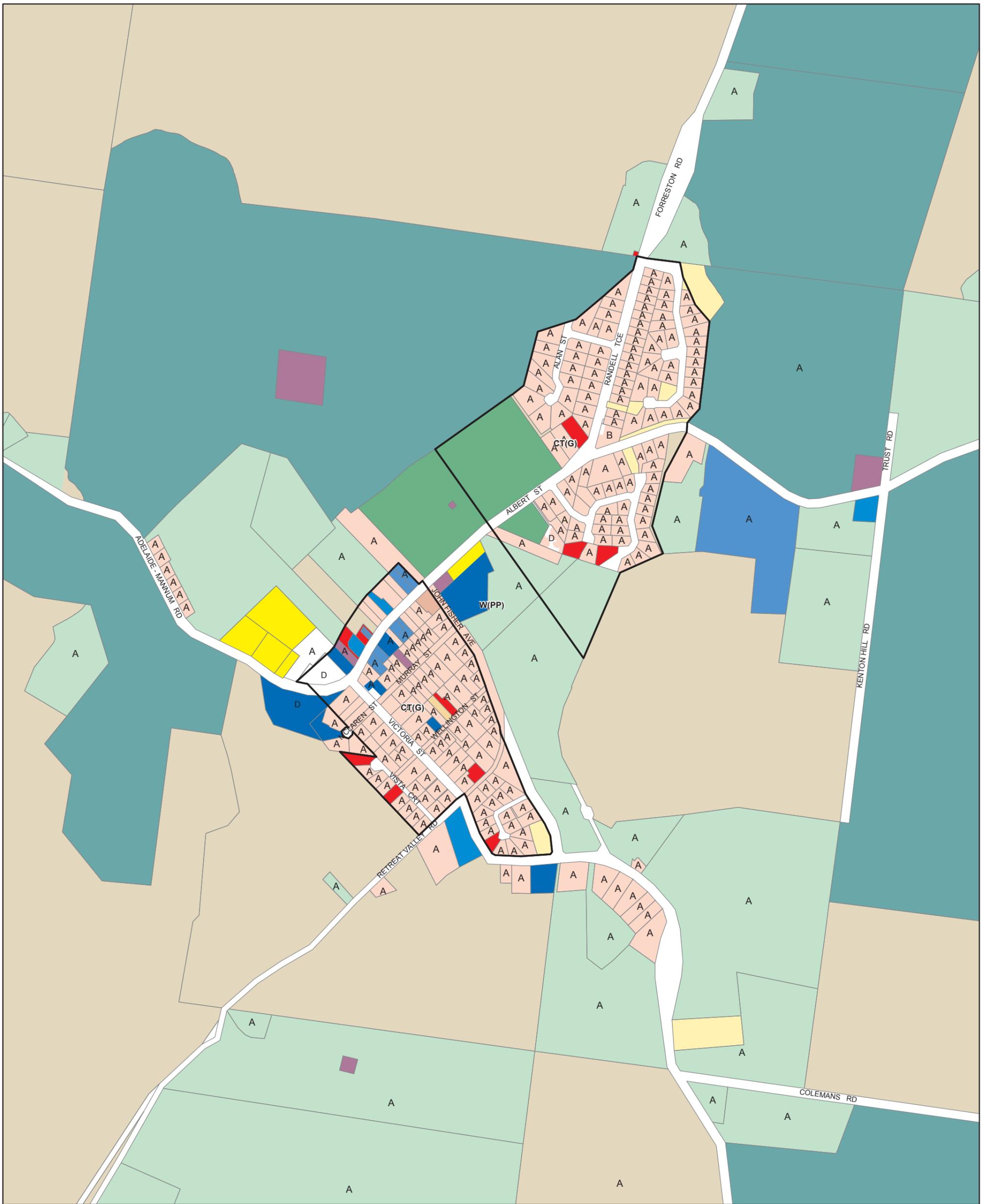


*Photos 11 & 12: Substantial River Red Gums are visible from most vantage points throughout Gumeracha*

## Recommendations

1. Retain the visual importance of Kenton Creek as a linear open space corridor which separated the historic portion of the township from the newly developed areas.
2. Retain the historic character of Albert Street and the surrounding residential area through the protection of heritage buildings and the sympathetic development of properties within the precinct.
3. Allow minor adjustments to the town boundary to encompass existing 'township' development such as the hospital, primary school, the former cold store and residential development within the 50 km/h sign on the Gumeracha-Lobethal Road.
4. Retract the town boundary on the north-eastern part of the township where the land is currently developed as a vineyard and access is difficult.
5. Consider the inclusion of the Big Rocking Horse within the town boundary or a Policy Area within the Watershed (Primary Production) Zone to better reflect current land uses and to allow for the possible expansion of tourist related activities.
6. Retain and encourage the use of stone, timber and iron in building fabrication, detailing and roofing.
7. Retain and protect existing deciduous tree avenues and copses, as well as indigenous regrowth copses and river corridor growths.
8. Maintain a streetscape not dominated by car parks, car parking signage and infrastructure, street poles and street directional signage.
9. Retain open space between buildings to break up facades and to protect views of the surrounding countryside.
10. Restrict commercial development to the area on Albert Street between John Fisher Avenue and Victoria Street.

11. Limit signage and use of strong or visually prominent colours in the main street and on commercial and semi-commercial buildings in Gumeracha.
12. Residential development in the north-eastern portion of Gumeracha should feature:
  - Front setbacks of at least 6m.
  - Side setbacks of at least 1m for single-storey buildings and 2m for two-storey buildings.
  - Rear setbacks of at least 4m for single-storey buildings and 8m for two-storey buildings.
  - Pitched gable or hipped rooves together with verandas and eaves.
  - Either low front fences or hedges.



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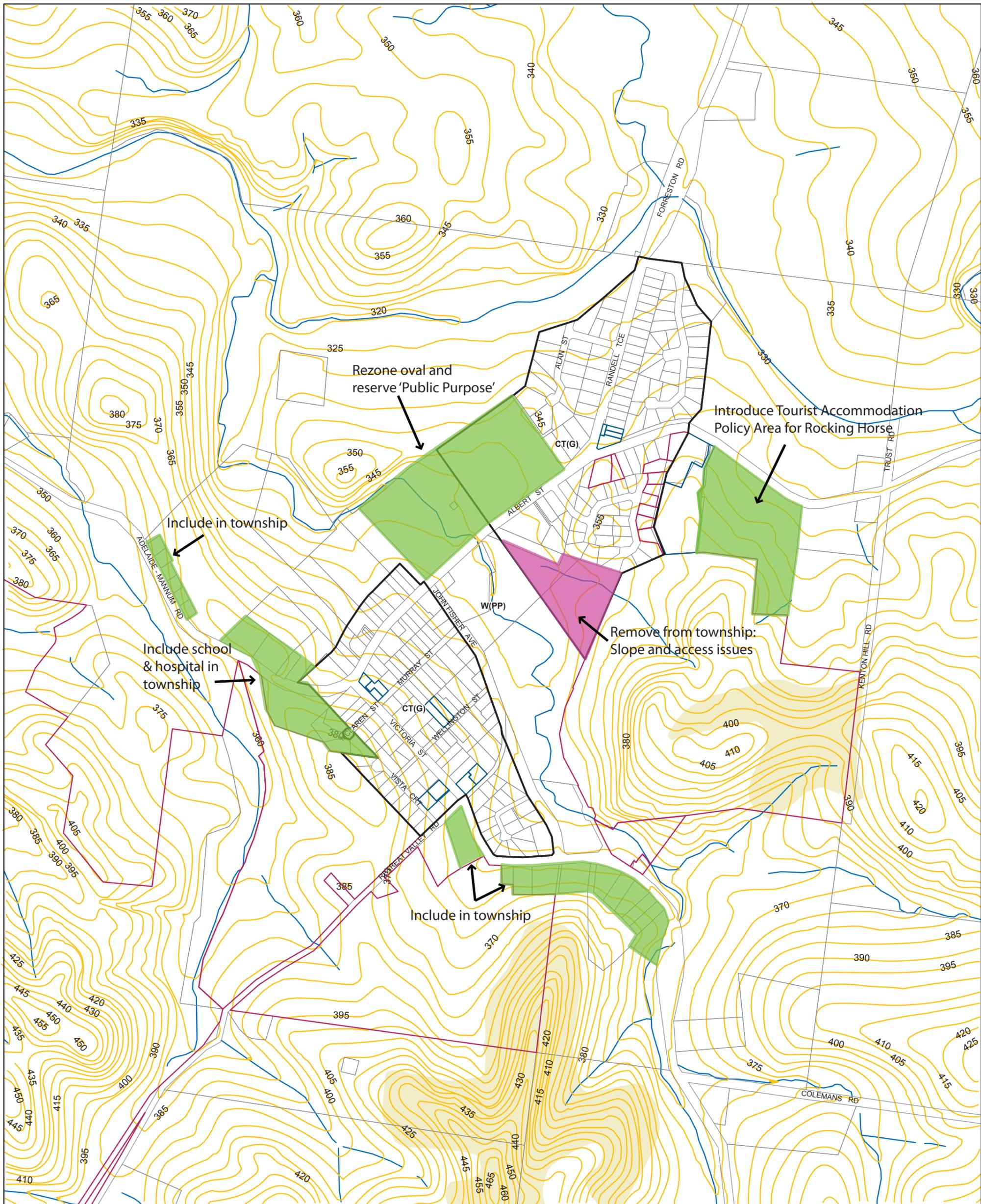
- Cadastre
- LGA's
- Zoning

- A 1 Dwelling
- B 1 - 3 Dwellings
- C 3 - 5 Dwellings
- D > 5 Dwellings

## Gumeracha LAND USE



Government of South Australia  
Primary Industries and Resources SA



# Gumeracha

-  Contours
-  Native Vegetation
-  Watercourse

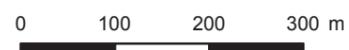
Urban & **U**

Regional & **R**

Planning & **P**

Solutions & **S**

-  Cadastre
-  LGA's
-  Roads
-  Land Division Deposits
-  Land Division Proposals
-  Policy Area
-  Zoning



Government of South Australia  
Primary Industries and Resources SA

## HOUGHTON CHARACTER ANALYSIS

### Function

The township of Houghton is located in the lower end of the Torrens Valley near the intersection of Lower North East Road and North East Road. The township is sited alongside a creek line which follows Lower North East Road and Houghton Hollow Road. Located on one of the main access routes into the Hills from the northern suburbs, Houghton forms an entrance to the Torrens Valley. Main roads include Lower North East Road, William Street, Black Hill Road and Houghton Hollow Road.

Houghton functions as a small local centre with a very limited range of services and facilities. Buildings are at very low densities and generally single storey with a scattering of two storey historic stone buildings which provide a strong visual presence.



*Photos 1 & 2: Houghton is a small, very low-density, predominantly residential township.*

### Pattern of Development

Houghton has a small village character in a distinctive setting in a hollow or bowl-shaped valley, bounded by ridge tops and wooded hills. The original 1841 subdivision of Houghton, which is still apparent in the current layout of the town, has significance as one of the State's earliest town plans.

Open space and topography play a particularly strong role in defining the character of the township. A number of watercourses pass through the town, notably a creek flowing northward parallel, and to the west of, Lower North East Road and Houghton Hollow road along with a creek running westward parallel to Blackhill Road.

Remnant historic building groupings surround a central reserve formed by the conjunction of local roads. The English character of the centre of the township has been enhanced by the 20th-century creation of a formal village green on the triangular site of the town's original hotel. This green now provides a significant focus and landscape feature for the township.



## **Public Realm**

The village green is an important feature of the public realm within Houghton. It provides a centre for the township and a landscape setting around which the majority of significant buildings are located.

There is an ample provision of open space within Houghton including a substantial oval with picnic facilities. A network of local recreational trails exists within and around the township.

Footpaths and verges are generally comprised of lawn with minimal concrete kerbing and guttering. Street furniture is limited to a white-painted post and chain fencing along footpaths and around the village green. Street trees include eucalypts and deciduous trees.

## **Scenic Prominence**

Houghton features distinctive rural entrances to the township through forested landscapes and rolling hills. From the north, along Houghton Hollow Road, is open to the left beyond which is a steep rise and a vista of the village green. From the southeast, along Blackhill Road, is a historic cottage to the left and a stand of poplars to the right as well as a vista of the village green. From the southwest, along Lower North East road, to the left is an early cottage and attached two storey dwelling above a stone embankment adjacent to a creek and to the right, a treed common giving way to former shop and row of dwellings along William Street with a vista to the village green on the left and hill to the right.

The significant views from Houghton contribute to the strong sense of place as well as providing an important backdrop for the township. These views include tiered layers of deciduous trees and mature eucalypts around the perimeters of the township as well as exotic vegetation within gardens with a backdrop of tall gums along the streets.



*Photos 3 & 4: There are a number of significant buildings within Houghton which provide links to the early settlement of the township*

## Building Design

The majority of buildings in the township are dwellings (three of these are former shops) along with three churches and two halls. Older, single-storey dwellings are interspersed with larger churches and smaller modern houses. The mixture of land uses and informality of development is a factor of the irregular road layout and undulating topography.

The majority of buildings are set back from the footpath behind a garden. Exceptions are the former shop at 1 William Street and Robenia Cottage, both of which have a minimal setback with narrow roadside gardens. Setbacks on the western side of Lower North East Road in the southern portion of the town are very large (in the order of 150 metres) to cater for a watercourse dissecting these allotments and running parallel to the road.

Notable residential development includes several free-standing double-fronted symmetrical cottages, a pair of attached cottages and two larger two storey dwellings. The walls of older dwellings are constructed of local sandstone with dressings of either sandstone or red-brick. Windows and doors are timber with timber-frames. The use of local stone and timber detailing is a unifying theme in older buildings.

Older dwellings have symmetrical hipped rooves while the Churches and halls have gable rooves. Roof materials are generally corrugated iron while chimneys are simple red-brick. Verandas are symmetrical with some

approached via central steps. Veranda rooves are bull-nose or concave with some hipped with timber posts, some of which are turned, with timber detailing and no iron.

Some buildings do not have front fences, while others have fencing which is minimal and low. Fencing materials include local sandstone, timber pickets, and post and chain around the village green.

Driveways are generally of earth and gravel.



*Photos 5 & 6: Dwellings feature verandas, pitched rooves and low front fences with open gardens.*

## Environmental Factors

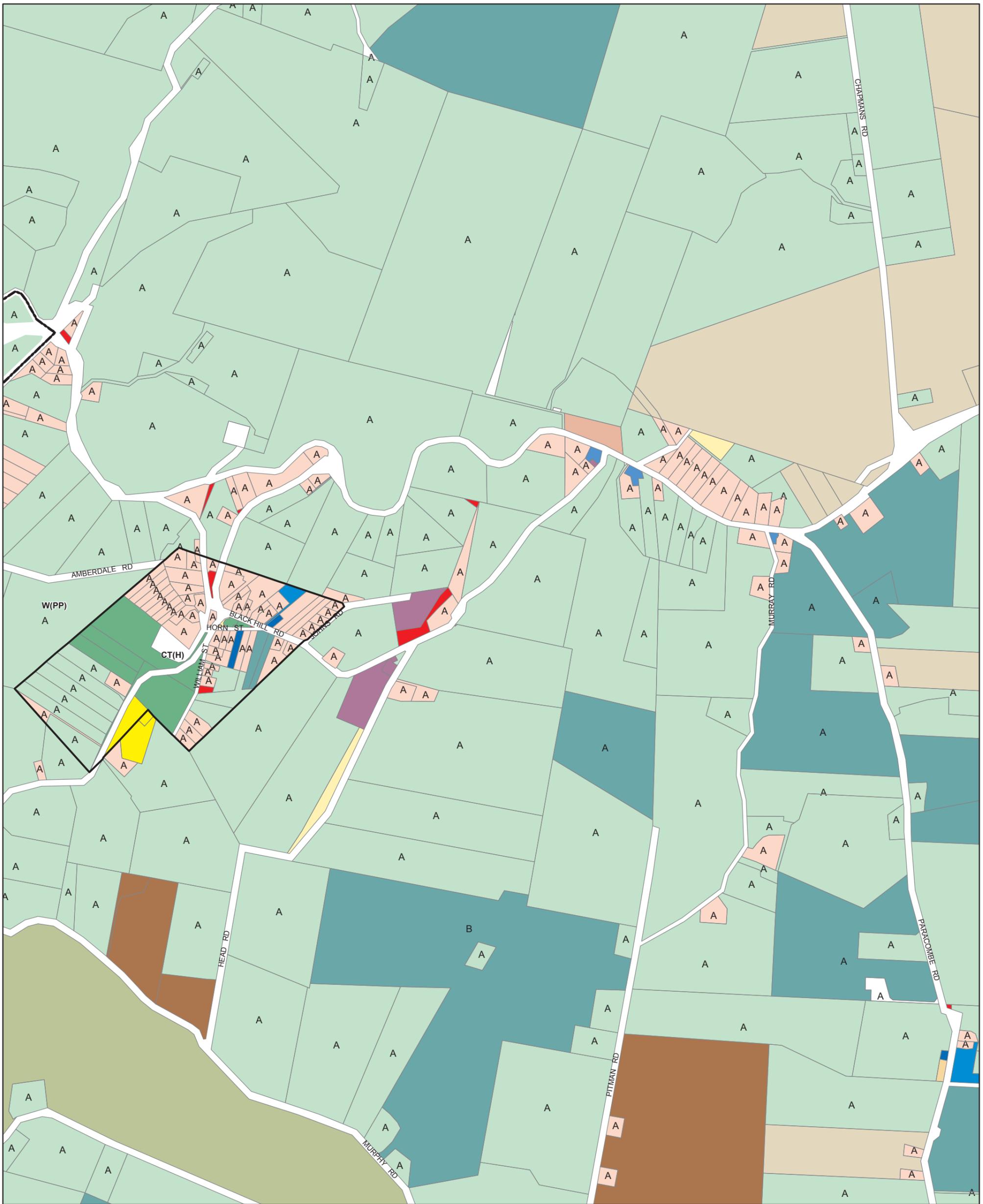
Existing mature trees (over 50 years old) include poplars, eucalypts, pinus ponderosa (western yellow pine) and cedar. There are also several significant stands of vegetation, both native and exotic. There is a significant remnant area of native vegetation on the hill overlooking the town from the south-west. There is also a significant stand of European trees (mainly mature poplars) in front of the Union Chapel and CWA building.

The town is serviced by SA Water mains but there is no sewer or Septic Tank Effluent Disposal System servicing the town.

## Recommendations

1. New buildings surrounding the village green should feature low fences with open gardens, front verandas, pitched colourbond rooves and non-dominant garages.
2. Significant mature natives should be retained.
3. Existing township boundaries should be retained and no additional allotments of less than 4,000m<sup>2</sup> in area should be created given the lack of CWMS and the potential for pollution of watercourses.
4. A scattering of small-scale businesses such as home activities, bed and breakfast and consulting rooms should be encouraged.

5. Retain and encourage the use of cream-coloured sandstone, timber and iron in building fabrication detailing and roofing.
6. Ensure that two-storey buildings feature a traditional architectural style including the use of stone.
7. Limit signage and strong use or visually prominent colours in Houghton.
8. Maintain road verges with a preference towards non-concrete and non-bitumen road verge treatments.
9. Provide flexibility in relation to the siting of new dwellings in order to complement the established character of the adjoining property.



- Vacant Residential Land
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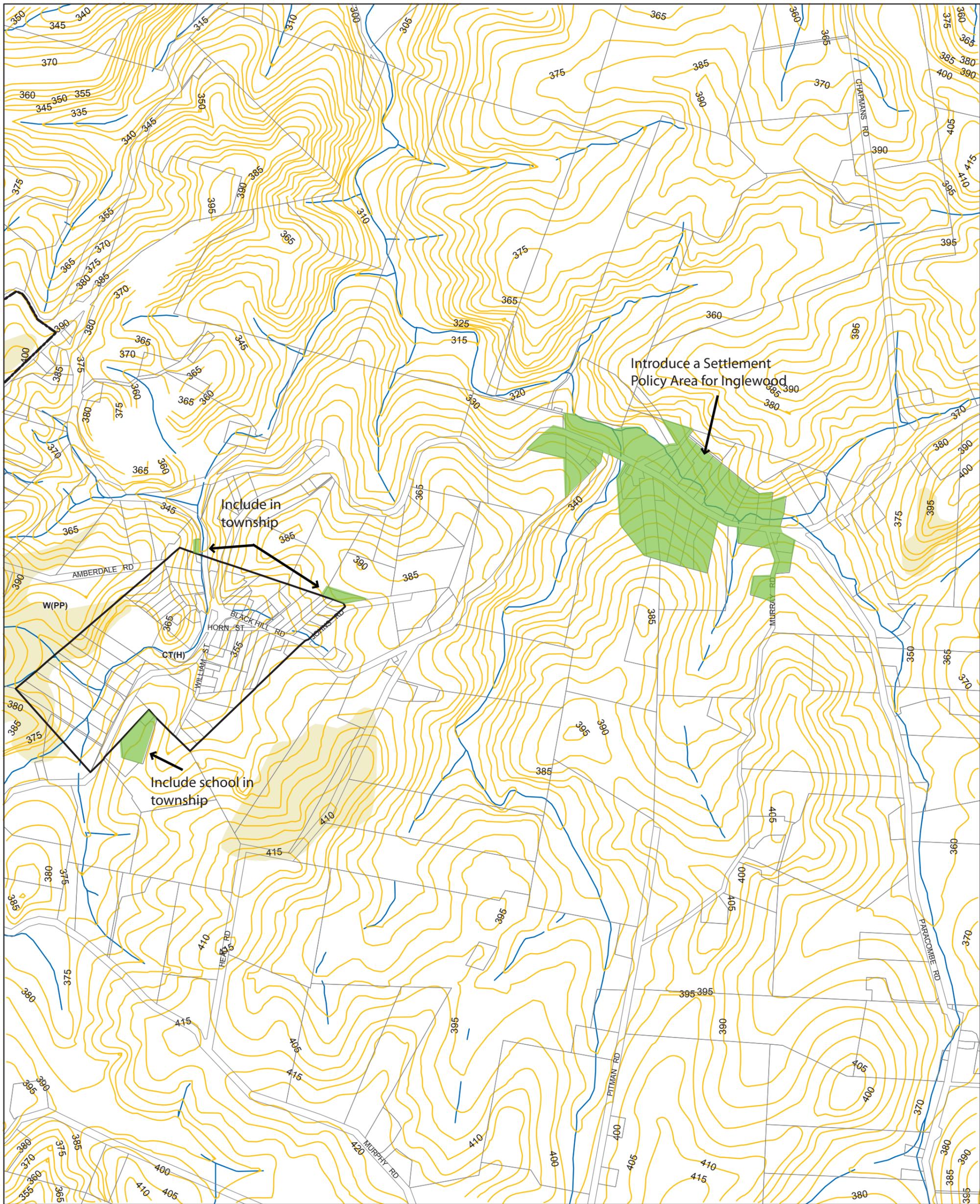
- A 1 Dwelling
- B 1 - 3 Dwellings
- C 3 - 5 Dwellings
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# Houghton

## LAND USE



Government of South Australia  
Primary Industries and Resources SA



# Houghton & Inglewood

- Contours
- Low Hazard
- Moderate Hazard
- High Hazard
- Extreme Hazard
- Native Vegetation
- Watercourse
- Cadastre
- LGA's
- Roads
- Land Division Deposits
- Land Division Proposals
- Policy Area
- Zoning

Urban & **U**  
 Regional & **R**  
 Planning & **P**  
 Solutions & **S**

0 100 200 300 m



Government of South Australia  
 Primary Industries and Resources SA

## INGLEWOOD CHARACTER ANALYSIS

### Function

Inglewood is a small roadside settlement located on North East Road between Houghton and Gumeracha. The landscape character of the small township is largely formed by creek running adjacent to the main street and the undulating surrounding hills rising to the north and declining to the south.

The township acts as a historic, local centre, providing limited service to the surrounding farm district. Inglewood's small retail centre is limited to a Hotel and a service station/general store.



*Photos 1 & 2: Inglewood is a very low-density rural settlement focussed on North East Road.*

### Pattern of Development

The small settlement has no defined boundaries and is relatively spread out along North East Road with historic groupings of dwellings featuring attractive English-style gardens. Relating strongly to the main road, the majority of allotments front North East Road, although a small number extend south along Murray Rd. Allotment sizes and shapes vary throughout Inglewood, as do building styles. The township contains a number of detached, double fronted cottages (of different styles) with varying setbacks. Buildings situated on North East Road are generally located relatively close to their front boundaries including the Hotel. However, dwellings to the south of the township, are positioned on deep, rural residential style allotments with large setbacks.

### Public Realm

The spacing between buildings and the topography play a strong role in defining the character of Inglewood. The main street is relatively open with informal, gravel footpaths running each side of the road between the hotel and the general store. Overhead powerlines run along North East Road although the main road is not equipped with street lights. A lack of kerbs and gutters as well as minimal use of front fencing and thick road side vegetation, contributes toward the spacious character of the street.

## Scenic Prominence

Inglewood is characterised by distinctive, rural entrances to the township through picturesque farming landscapes. The primary entrance from the east is characterised by thick vegetation including scattered river red gums and views to the surrounding hills. When entering from the west the town and its main street are presented following a bend in North East Road. The entrance offers a clear view along the main street to the footbridge and general store to the right, the Hotel to the left and rolling hills in the distance. The southern entrance to the town is more gradual with a scattering of houses to the west of Blackhill Road and open paddocks vegetated with pine and gum trees to the east. This southern entrance offers elevated, scenic views over the township and the surrounding landscape.



*Photos 3 & 4: Inglewood is surrounded by scenic gum-studded rural landscapes.*

## Building Design

Inglewood is comprised of a combination of service and residential buildings, including several houses, two shops, a hotel and a number of historic farm buildings and outbuildings. Dwellings situated along the roadside are typically single storey (occasionally with a loft) although two buildings contain a second storey to the rear of the dwelling (facing the watercourse). A number of buildings are constructed using local sandstone, contributing to the area's historic character. Dressings tend to be of stone or red brick while openings such as windows and doors are constructed with timber frames. The majority of dwellings have corrugated iron, hipped rooves. The Hotel and former grocers however, have gabled roof forms with large bargeboards. Red brick chimneys and bullnose verandas with timber posts are typical.



*Photos 5 & 6: Buildings feature simple designs, hipped rooves, verandas and a generally single-storey.*

## Environmental Factors

Inglewood runs adjacent to a watercourse and features a scattering of mature trees, both native gums and European species such as the copse of oaks near the Hotel. While the township is connected to SA Water mains, there is no access to common effluent disposal systems.



*Photos 7 & 8: Mature trees are a feature of the landscape character of Inglewood.*

## Recommendations

1. Consolidate existing development along North East Road and prevent the creation of additional allotments.
2. Encourage the use of stone, timber and iron in building fabrication, detailing and roofing.
3. Protect existing avenues of deciduous tree, as well as native vegetation and growths along river corridor.
4. Ensure that two-storey buildings feature a traditional architectural style including the use of stone.
5. Limit signage and the use of strong or visually prominent colours in the main street.

6. Maintain road verges with a preference towards non-concrete and non-bitumen road verge treatments.
7. New residential development should complement adjacent existing development in terms of setbacks, scale, height, building materials, colours, roof pitch and the use of verandas.

## KERSBROOK CHARACTER ANALYSIS

### Function

Kersbrook is located in the northern portion of the Council area, on the Little Para Road, north of Mount Crawford Forest and south of Williamstown. Kersbrook acts as a local centre which provides services for its residential area and surrounding rural properties. The township is set within a rural, undulating tree lined valley, edged with eucalypt-fringed hills. A watercourse runs from north to south through the town crossing Scott Street and Glover Street and running along a portion of the eastern side of Spring Street.

The streets in the township include Scott Street, the well-treed High and Spring Streets, the narrow Bowden Street, Kent Street, James Crescent and the additional residential streets of Glover and Emma Streets and Smithers and Memorial Courts. The township is bounded to the west by Osborne Road and the primary school, to the north, south and east by the recreation centres and farmland.

The town is generally characterised by very low-density residential development with a scattering of commercial and community buildings including a service station/general store, post office, hairdresser, medical consulting rooms, landscape supply, hotel, nursery, recreation facilities, church and community institute.



*Photos 1 & 2: Kersbrook is predominantly a very low-density residential township with a local centre service function.*

### Pattern of Development

The original subdivision pattern took a linear form with allotments fronting Scott Street and Glover Street and either side of Spring Street and High Street. Variations to this linear pattern are the cul-de-sac subdivisions of Smithers and Memorial Courts and Wakefield Place. The allotments within the original town layout are, in the main, deep rectangular shaped while the allotments within the culs-de-sac are irregular in shape. Allotment sizes vary substantially within

the town, from large 5,000m<sup>2</sup> allotments on the north western side of Scott Street to approximately 950m<sup>2</sup> within Memorial Court.

The centre of the township is focused on the intersection of Glover and Scott Street with the hairdresser building, petrol station/general Store and Institute forming the low density core. The residential areas are very low-density and feature significant space between buildings and ample front set backs. There is less space between the dwellings within the Memorial Court subdivision area where allotments are smaller and dwellings are larger. Front gardens comprise lawns or open areas with a variety of native and deciduous trees and bushes, especially mature eucalypts.



*Photos 3 & 4: Non-residential development such as the Institute building and the church is located along the main road.*

## Public Realm

While there is limited open space within the centre of the township, there is a substantial modern sporting complex to the east of the township, which incorporates major formal playing fields and facilities for horse riding events.

The streetscape of the township centre is characterised by generous spaces between buildings which are set relatively close to the road. Significant vegetation includes Desert Ash trees near the Institute and large River Red Gums along Scott Street, north of Glover Street which provide a strong landscape element.

Footpaths and verges are earth and gravel with minimal concrete kerbing and guttering. Memorial Court has roll-over gutters and landscaped and lawn road verges with no formal footpath.



*Photos 5 & 6: Kersbrook boasts a substantial, regional level sporting facility. Newer subdivisions feature roll-over kerbs, an absence of footpaths and a lack of front fences.*

## Scenic Prominence

There are three main entrances to the town. From the north-west, the town is marked by a row of pines to the right then the open space of the primary school oval with a view down James Crescent of the rear of the Institute building. From the south, along South Para Road, the entry is marked by two dwellings on the eastern side of the road and views of a row of pines to the north across open rural land and a vista along Scott Street. Entry to Kersbrook from the north is marked by newer dwellings within Memorial Court to the left and views of the Kersbrook Hotel in the distance, and to the right, open rural land with scattered gums.

The Kersbrook Institute building on Scott Street and corner Glover Street is the most visually prominent building and reflects the early significance of the location (as a road junction) for community activities. Other landmark structures include the Kersbrook Hotel, the Church of Christ buildings, general store/service station and post office/hairstylist building.



*Photos 7 & 8: External views from Kersbrook feature attractive rural landscapes while internal views are dominated by significant European vegetation.*

## Building Design

The majority of buildings in the township are single storey with some second storey additions. Generally, they have staggered setbacks and are set well away from their neighbours, creating an informal layout which fits well with the topography and significant vegetation within the area. However, side setbacks in the newer land division are significantly less.

Older dwellings are generally detached symmetrical cottages with gable rooves while dwellings in the newer land division have hipped rooves with decorative gables. Older dwellings are either timber-framed cottages clad with pressed metal, corrugated iron or weatherboard, or constructed of stone with corrugated iron roof cladding. There is a combination of stone and red-brick dressings in the town. Windows and doors are timber. Verandas are generally symmetrical with bull-nose or concave rooves and timber posts.

Within the newer portions of Kersbrook, red-brown bricks, stone facades and tiled or Colourbond rooves dominate.

In the older parts of the town fencing is generally minimal and low, allowing gardens to be integrated with the roadside landscape. Older fences are mostly hedgerows or different versions of post and wire or post and rail fencing. Within the Memorial Court land division, front fences are lacking and boundary fences generally consist of Colourbond.

Driveways are generally earth and gravel in the older portions of the town and paved or concrete in the newer parts.

Carports, sheds and outbuildings are generally free-standing outbuildings in the older portion of the town whereas the newer developments have garages or carports under the main roof of the dwelling along with the odd outbuilding at the rear of the dwelling.



*Photos 9 & 10: The older dwellings in Kersbrook feature pitched rooves, verandas and low front fences.*

## Environmental Factors

Stormwater, in the main, flows along the streets to the watercourse. Kersbrook is serviced by SA Water mains and the Council's Septic Tank Effluent Disposal System.

Landscaping in the town is dominated by mature eucalypts along the creek and roadsides along with other mature trees, fruit trees and hedgerows within gardens.

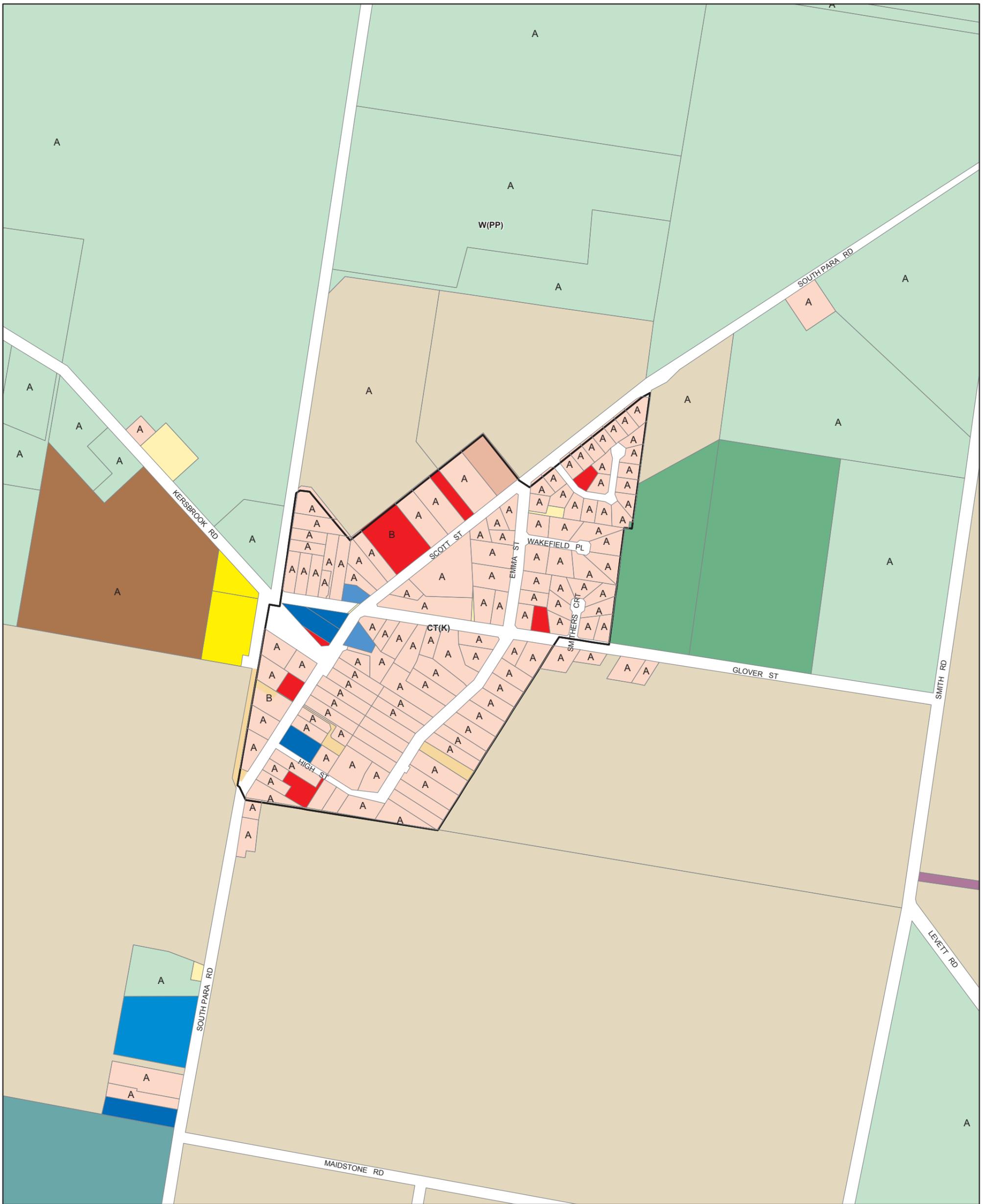


*Photos 11 & 12: A watercourse winds its way through a number of residential properties.*

## Recommendations

1. Restrict further commercial development to the defined centre of the township, to avoid a sprawl extending from the post office to the hotel.
2. Reinforce the visual focus of the township centre at the junction of Scott Street and Kersbrook Road.
3. Allow adjustments to the town boundary to encompass existing 'township' development such as the primary school and oval.
4. Encourage the use of stone, timber and iron in building fabrication, detailing and roofing.
5. Retain and protect existing deciduous tree avenues and copses, as well as indigenous regrowth copses and river corridor growths.
6. Maintain a streetscape not dominated by car parks, car parking signage and infrastructure, street poles and street directional signage.
7. Retain open space between buildings to break up facades and to protect views of the surrounding countryside.
8. Limit signage and use of strong or visually prominent colours in the main street and on commercial and semi-commercial buildings in Kersbrook.
9. Residential development should feature:
  - Front setbacks of at least 6m.

- Side setbacks of at least 1m for single-storey buildings and 2m for two-storey buildings.
  - Rear setbacks of at least 4m for single-storey buildings and 8m for two-storey buildings.
  - Pitched gable or hipped rooves together with verandas and eaves.
  - Either low front fences or hedges.
10. Infill, smaller lot (500m<sup>2</sup>), residential development is appropriately located on corner allotments and where streetscape character is not adversely affected in terms of allotment frontage, setbacks and private open space.



- Vacant Residential Land
- Protected areas
- Residential
- Non Private Residential
- Vacant Residential
- Commercial
- Retail Commercial

- Utilities / Industry
- Food Industry
- Public Institution
- Government Institution
- Education
- Recreation
- Golf

- Rural Residential
- Vacant
- Horticulture
- Forestry
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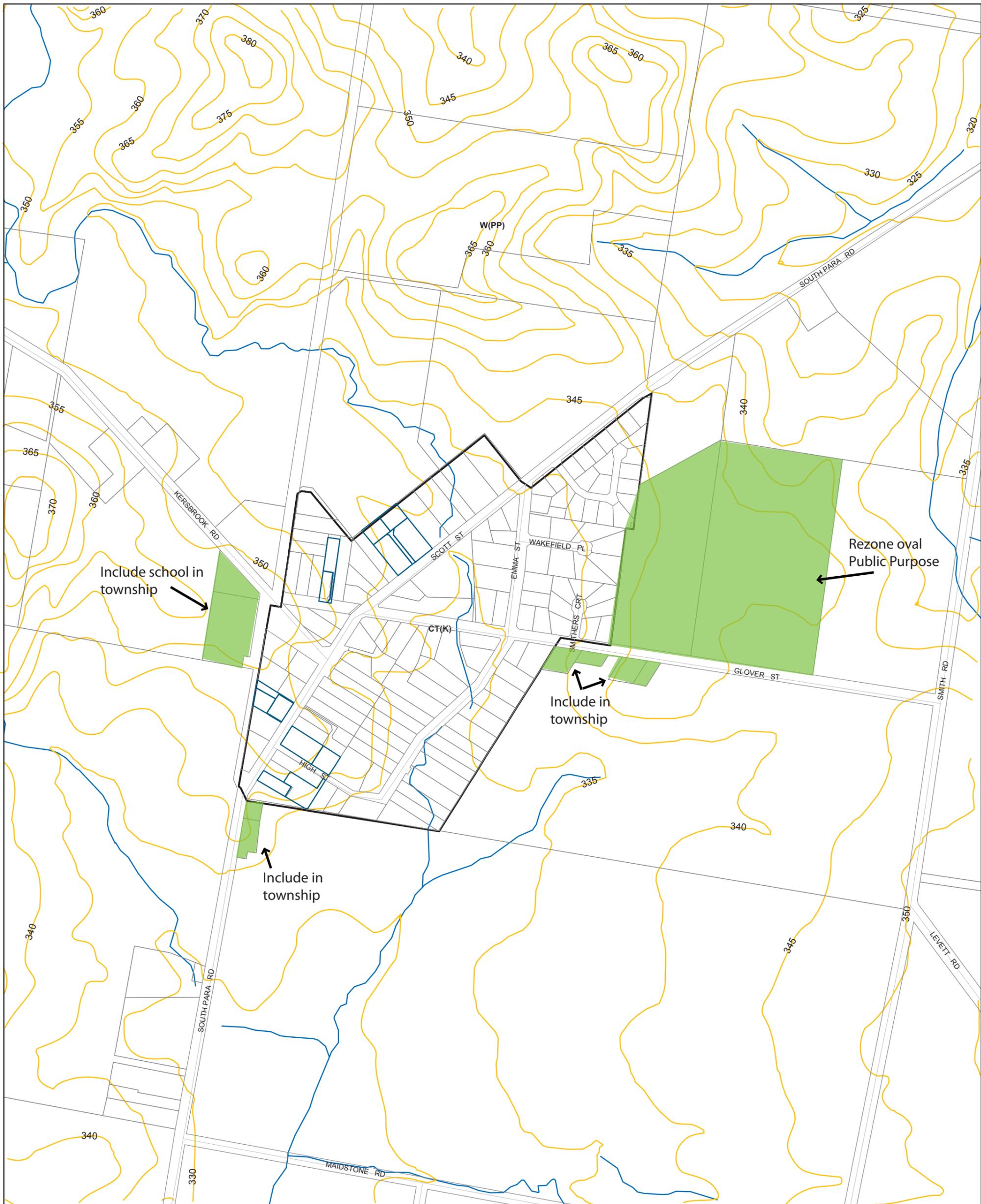
- Cadastre
- LGA's
- Zoning

- A 1 Dwelling
- B 1 - 3 Dwellings
- C 3 - 5 Dwellings
- D > 5 Dwellings

## Kersbrook LAND USE



Government of South Australia  
Primary Industries and Resources SA



# Kersbrook

- |                   |                 |                         |
|-------------------|-----------------|-------------------------|
| Contours          | Low Hazard      | Cadastre                |
| Native Vegetation | Moderate Hazard | LGA's                   |
| Watercourse       | High Hazard     | Roads                   |
| Urban &  U        | Extreme Hazard  | Land Division Deposits  |
| Regional &  R     |                 | Land Division Proposals |
| Planning &  P     |                 | Policy Area             |
| Solutions &  S    |                 | Zoning                  |



## LENSWOOD CHARACTER ANALYSIS

### Function

Lenswood is a relatively small settlement located on Adelaide-Lobethal Road between Lobethal and Ashton. Lenswood is known for its horticultural produce including apples, pears, strawberries and grapes. Topography within the township varies from steeper hills to the north to gentler slopes along Swamp Road.

Development within Lenswood is relatively spread out with occasional, small pockets of buildings, including the general store, post office, coldstore, CFS Station and hardware store. Residential development is predominantly comprised of detached dwellings on large allotments or acreage.



*Photos 1 & 2: The general store and coldstore form the retail centre of Lenswood.*

### Pattern of Development

Due to a relatively inconsistent and spacious pattern of development, Lenswood does not boast an identifiable town centre. The spatial centre of the town is located at the intersection of Swamp Road and the Adelaide Lobethal Road and is comprised of some residential houses, the general store and church. The second, larger commercial and residential hub however, is situated to the east and contains the coldstore, hardware store, bowling green and CFS Station. The majority of residential allotments are located along the Adelaide Lobethal Road.

Land to the south/south-east of the main road is used primarily for agricultural production. Dwelling styles in this area encompass a variety of setbacks, fencing and landscaping.

### Public Realm

The Adelaide-Lobethal Road is quite narrow and does not contain footpaths or formed kerbs or gutters. This lack of public infrastructure in conjunction with the presence of overhead power lines, the minimal use of street lighting, a variety

of setbacks and a lack of front fences contributes towards the creation of an informal streetscape character.

## Scenic Prominence

The primary entrance to Lenswood from the south-west is characterised by a winding road enveloped by trees, offering views to the Lenswood Primary School and eventually, Lenswood Recreation Park. The north-eastern entrance to the town along Coldstore Road passes between the Coldstore and Lenswood Bowling Club with views over the township.



*Photos 3 & 4: Lenswood is set within an attractive and highly productive rural landscape.*

## Building Design

Building styles within Lenswood are somewhat diverse however the majority of dwelling styles date from early to mid 20<sup>th</sup> century including a number of 1950's/60's style houses. Residential development situated on the Adelaide-Lobethal Road is mostly low lying, modern brick dwellings with hipped rooves, verandas and no front fences.

While the majority of buildings within Lenswood are single storey, there are individual two-storey dwellings scattered throughout. A large percentage of buildings are set back significantly from the road and encompass separate carports and garages to the side of the dwelling.



*Photos 5 & 6: Building styles feature pitched rooves with brick walls and either tiled or colourbond rooves.*

## Environmental Factors

Lenswood has access to SA Water Mains along Adelaide-Lobethal Rd, Rogers Rd, Swamp Rd and Tiers Rd. Stormwater runs west through the area toward the south-flowing watercourse.

The township contains Lenswood Recreation Park, a native vegetation heritage agreement reserve.



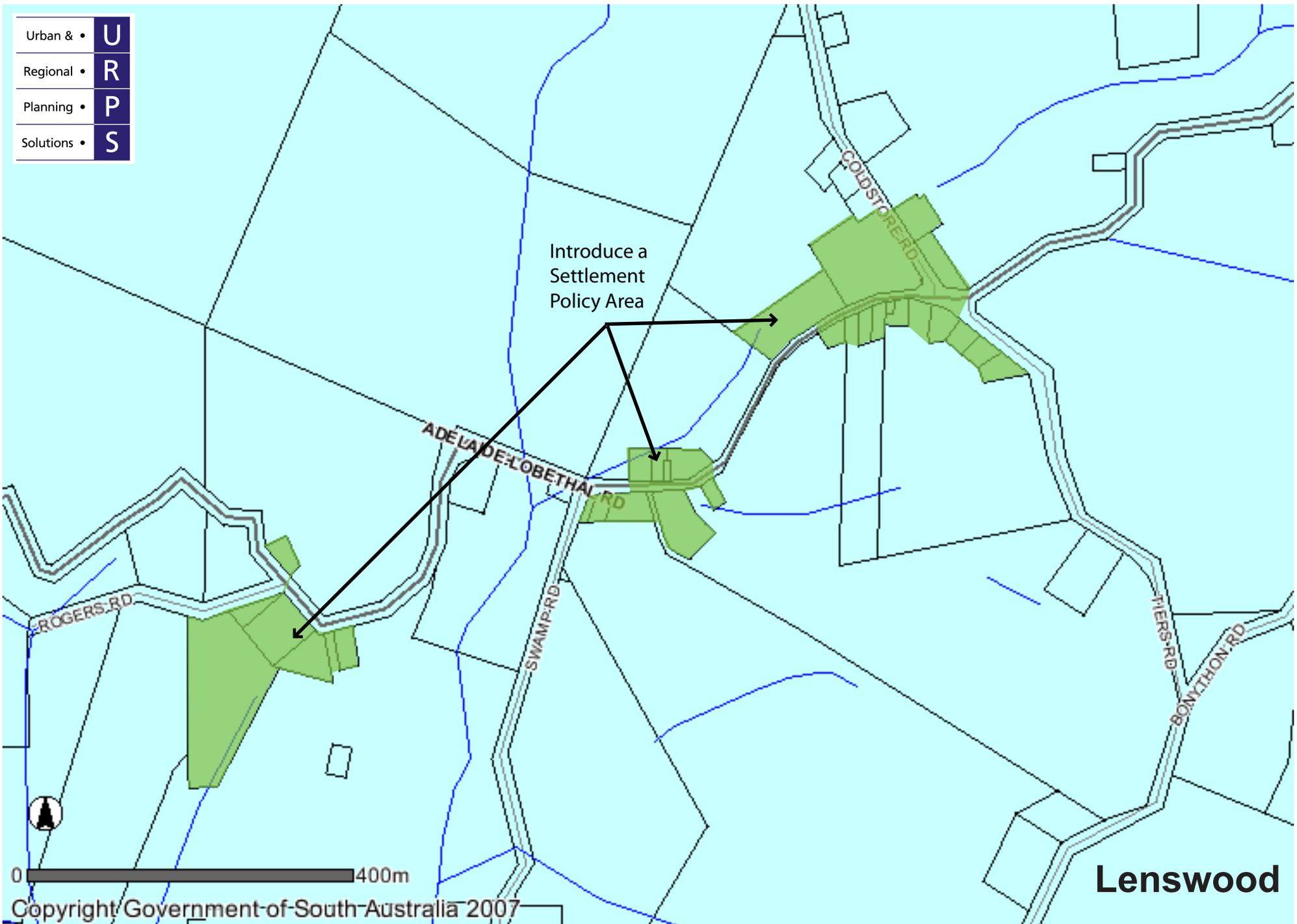
*Photos 7 & 8: Mature native vegetation forms an important landscape feature of Lenswood.*

## Recommendations

1. Consolidate existing development along Adelaide-Lobethal Road and prevent the creation of additional allotments.
2. Encourage the use of stone, timber and iron in building fabrication, detailing and roofing.
3. Protect existing avenues of deciduous tree, as well as native vegetation and growths along river corridor.
4. Ensure that two-storey buildings feature a traditional architectural style including the use of stone.
5. Limit signage and the use of strong or visually prominent colours in the main street.
6. Maintain road verges with a preference towards non-concrete and non-bitumen road verge treatments.
7. New residential development should complement adjacent existing development in terms of setbacks, scale, height, building materials, colours, roof pitch and the use of verandas.

Urban &	•	<b>U</b>
Regional	•	<b>R</b>
Planning	•	<b>P</b>
Solutions	•	<b>S</b>

Introduce a Settlement Policy Area



**Lenswood**

## LOBETHAL CHARACTER ANALYSIS

### Function

Lobethal is located in the Onkaparinga Valley north of Woodside and south of Gumeracha. It is a township of significant size with a low scale and density. The linear town centre extends along the main street. Lobethal acts as a neighbourhood level centre which serves the needs of its significant residential population as well as the surrounding farming properties.

There are a wide range of land uses within the town including two hotels, a supermarket, specialty shops, a public and private primary school, churches, community halls, service industries, tourist related development and residential uses.



*Photos 1 & 2: Lobethal is a significant township with a strong non-residential local economy.*

### Pattern of Development

Lobethal is set within a valley, edged with eucalypt-fringed hills that strongly mark its western, northern and eastern edges. Cudlee Creek flows north-south through the western half of the town, to the east and parallel with Mill Road.

The original German 'hufendorf' layout featured allotments stretching between two parallel access roads (Mill Road and Ridge Road) incorporating the creek that runs north south through Lobethal. The original main road in Lobethal was Mill Road, although this was soon replaced as a main thoroughfare by Main Street (an old bullock track) which cut diagonally through the original parallel plan. The hufendorf plan was broken up by further early subdivisions including the creation of connecting roads such as Post Office Road and Church Street.

The spatial arrangement of the town feeds off Main Street and is generally linear in pattern with variations being 1950's and 60' elbow-style of road patterns and more recent semi-curveilinear and cul-de-sac land division patterns. The original hufendorf subdivision pattern still strongly influences the intensity and location of new buildings and infill land division proposals.

The township now extends along Gumeracha Road to the north with an industrial area, and east along the road to Mount Torrens, as well as west to the ridgeline, and southeast on Woodside Road.

Lobethal has a dispersed nature of shops, community and business premises intermingled with residences along Main Street between the Adelaide Hills Business and Tourism Centre (Woollen Mills) and David Street.



*Photos 3 & 4: Residential development features a range of architectural styles.*

## Public Realm

Lobethal has substantial open space reserves at the northern and southern ends of the town. An oval, playground, football clubrooms, polo fields and scout reserve is located to the south. Bushland Park is located to the north of the township on the western side of the Lobethal-Gumeracha Road.

Street trees are limited within the town, particularly Main Street where the presence of overhead power lines and underground utilities has limited any street plantings. Street plantings in other streets have been hampered by the narrow width of road reserves. Exceptions are the small avenue of Desert Ash that edge the Old Woollen Mill on Adelaide-Lobethal Road and the northern portion of Main Street.

Streets have concrete gutters, bitumen, gravelled and grassed footpaths along with overhead powerlines. Newer land divisions have concrete gutters with garden and grassed verges with no overhead powerlines.



*Photos 5 & 6: Main Street is a car dominated environment while the oval to the south of the township provides an important regional recreational facility.*

## Scenic Prominence

Lobethal has very distinctive entrances marked by roads which weave through rolling open eucalypt-cloaked hill slopes before descending sharply into the township and presenting overviews of the urban area.

From within the town, the valley setting is prominent along the main street terminating views outwards and to the south whereas the view to the north lifts upwards into the sky. External views are limited to the western and eastern hill slopes.

Landmark structures include the old woollen mill, the Centennial picture theatre, Uniting Church and the two hotels.



*Photos 7 & 8: Views of surrounding agricultural land and landmark buildings within the township.*

## Building Design

The centre of Lobethal is characterised by a variety of shops and businesses abutting the main street, interspersed with dwellings and significant civic buildings, representing various building styles from the late 19<sup>th</sup> century to today. Buildings in the central business section of the town are generally of medium scale, with frontages of 8-15 metres. Single-storey buildings dominate.

However, there are also two-storey buildings which contribute to the character of the area. Setbacks vary from zero to approximately 4 metres. Many of the commercial building frontages have canopies or verandas extending over the width of the footpath.

Stone, corrugated iron, red brick and timber are applied throughout the town. However, red brick has become more visually dominant through its use on dwelling facades, on many of the mill's walls and the side facades of several visually prominent community buildings. Cream paint colours are common throughout the town, particularly along Main Street with natural brick colours more common further away from Main Street.

Considerable infill development has occurred along Main Street which has resulted in a mix of development styles and forms with no common thread or theme. Away from Main Street, housing developments from the 1950's through to the 1970's have been undertaken in brick veneer conventional styles. There are also patches of 1920's-30's brick and fibro-cement veranda edged dwellings to the west. Newer infill developments have introduced a mixture of 1990's-2000's style of suburban architecture into the town and include dwellings of single storey brick veneer, often with stone facades, tiled rooves and setbacks of eight to 10 metres. Detailing of these dwellings replicates those of older cottages yet their scale is larger.

Other dwelling styles include the 1920's to 1930's bungalow developments along Jeffrey Street. The typical dwelling is the single storey brick and stone bungalow with roof tiles, setbacks of five to seven metres and feature front verandas with large stone or brick pillars.

The north Lobethal residential area (from Rose Street to opposite Pioneer Avenue on the eastern side of Main Street and from opposite David Street to the northern side of Pioneer Avenue on the western side) has dwellings typically constructed of cream brick, asbestos or occasionally weatherboard. They are single-storey, have tiled rooves with timber or aluminium window and door frames. Set backs are from five to 12 metres and most allotments are the traditional quarter acre. Bungalows and brick homes from the 50's to the 70's are predominant in Pioneer Avenue.

The outer northern residential area (Frick, Kumnick, Kleinschmidt Streets and a portion of Ridge and Mount Torrens Roads) has dwellings constructed of brick with tiled rooves. Set backs are six to 10 metres on smaller allotments and up to 40 metres on larger allotments. Allotment sizes vary and include the more traditional quarter acre block. Gardens are lawn with shrubs and cottage borders. The larger allotments have expansive grounds with the dwellings well set back and gardens of lawn with deciduous trees. Small orchards are also common. Fencing is either absent or often timber and wire which contributed to the openness of the area.



*Photos 9 & 10: Building styles, designs and materials vary significantly throughout Lobethal.*

## Environmental Factors

Landscape character elements along the creek and at town entries have been diminished over time. Contributory landscape features include the tree avenue, Adelaide-Lobethal Road landscape and the tree avenue, Main Street (north) landscape.

Stormwater drains westerly through the town to Cudlee Creek before flowing southwards. Drainage through the town, in the main, follows the streets but there are examples of rear of allotment drains and stormwater lines following east-west allotment boundaries. The areas adjacent to Cudlee Creek that are subject to flooding form an impediment to further development on the western side of Main Street.

Lobethal is served by SA Water Mains and SA Water sewerage.

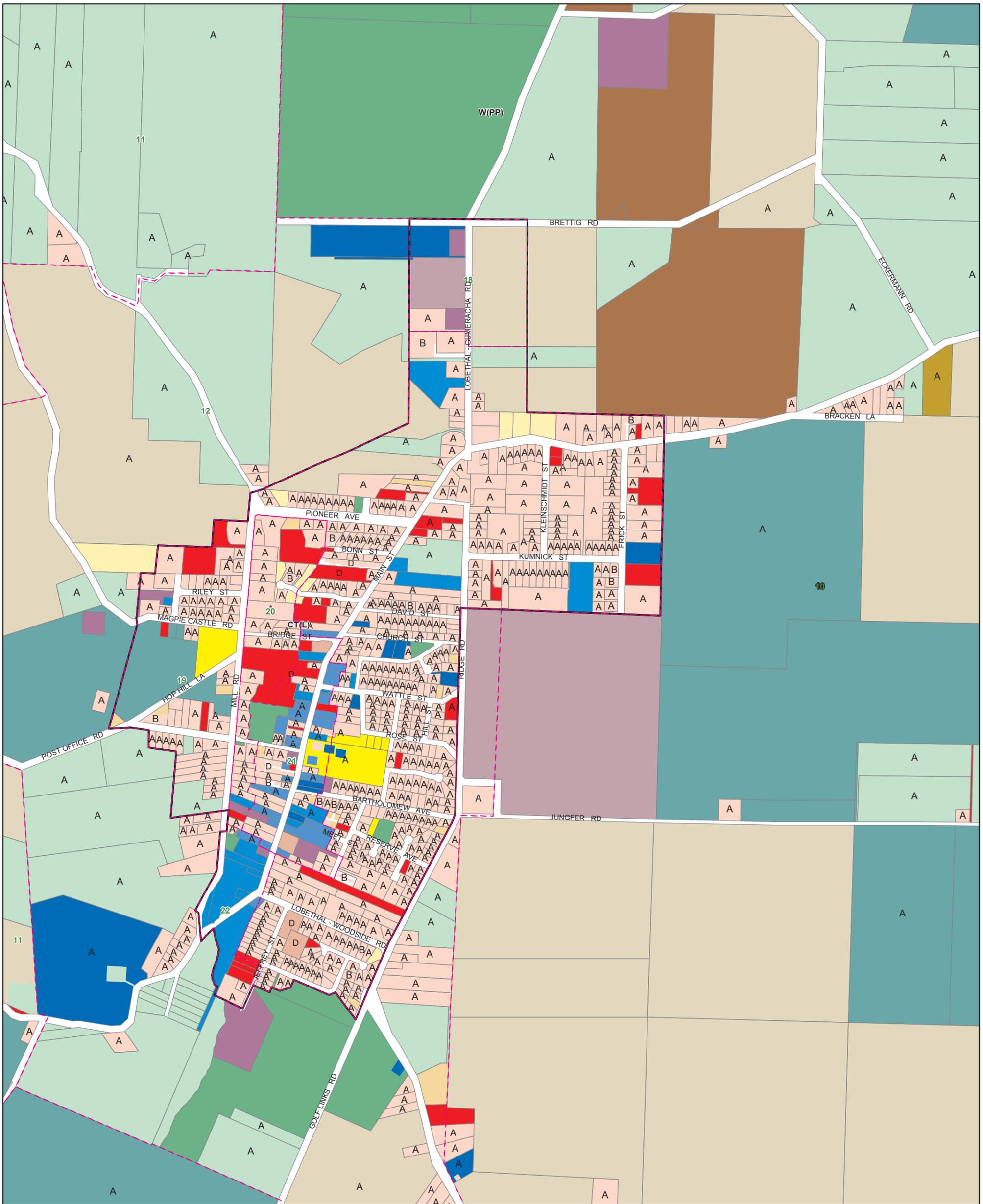


*Photos 11 & 12: Mature vegetation contributes to the landscape character of Lobethal.*

## Recommendations

1. Reinforce the historic town centre of Lobethal by restricting non-residential development on the fringes.

2. Ensure that infill development is compatible within the historic residential area.
3. Retain the elements of the historic character of the older portion of the village including building foot-prints, subdivision configurations, foot-prints of fence-lines, narrow bitumen road surfaces, plantings, fences and fence-lines, the use of stone and corrugated iron.
4. Encourage the use of stone, red brick, timber and iron in building fabrication, detailing and roofing.
5. Do not permit further residential subdivision expansion of Lobethal to the north, west, south and east but rather seek to consolidate existing areas and enable infill developments within the existing footprint of the township.
6. Limit signage and use of strong or visually prominent colours in the main street and on commercial and semi-commercial buildings in Lobethal.
7. Encourage the separation and the definition of edges between the residential and industrial areas.
8. Verandas, eaves, balconies and other features should be used to provide visual interest and to break up the bulk of buildings.
9. A scattering of small-scale businesses such as home activities, bed and breakfast and consulting rooms should be encouraged within the older portions of Woodside.
10. Infill, smaller lot (500m<sup>2</sup>), residential development is appropriately located on corner allotments and where streetscape character is not adversely affected in terms of allotment frontage, setbacks and private open space.
11. While a range of housing types, styles and designs are appropriate, new residential development should feature:
  - Front setbacks of at least 6m.
  - Side setbacks of at least 1m for single-storey buildings and 2m for two-storey buildings.
  - Rear setbacks of at least 4m for single-storey buildings and 8m for two-storey buildings.
  - Pitched gable or hipped rooves together with verandas and eaves.
  - Either low front fences or hedges.



- Vacant Residential Land
- Protected areas
- Residential
- Non Private Residential
- Vacant Residential
- Commercial
- Retail Commercial

- Utilities / Industry
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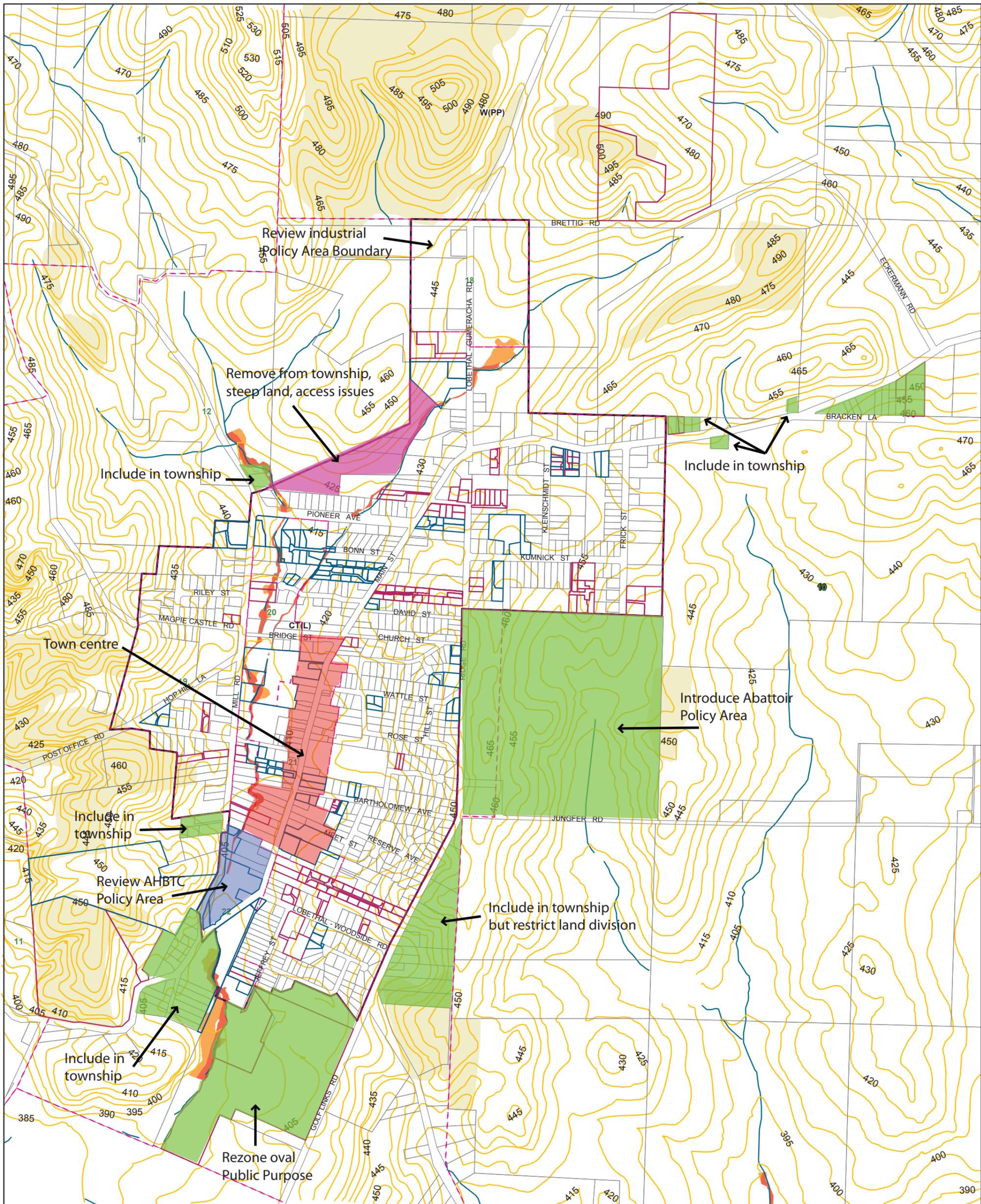
- Cadastre
- LGA's
- Zoning

- A 1 Dwelling
- B 1 - 3 Dwellings
- C 3 - 5 Dwellings
- D > 5 Dwellings

## Lobethal LAND USE



Government of South Australia  
Primary Industries and Resources SA



# Lobethal

- Contours
- Native Vegetation
- Watercourse
- Low Hazard
- Moderate Hazard
- High Hazard
- Extreme Hazard
- Cadastre
- LGA's
- Roads
- Land Division Deposits
- Land Division Proposals
- Policy Area
- Zoning

Urban & **U**

Regional & **R**

Planning & **P**

Solutions & **S**



Government of South Australia  
Primary Industries and Resources SA

## MOUNT TORRENS CHARACTER ANALYSIS

### Function

Mount Torrens is located south of Birdwood on Mount Torrens-Birdwood Road. Other main roads, within and around the township, include Lobethal-Mount Torrens Road, Mount Torrens-Tungkillo Road, Springhead Road and Townsend Street. Minor streets are Tuck, Sinkinson, Thomas and Prescott Streets and Oval and Mount View Roads.

Mount Torrens functions as a local centre which services the day-to-day needs of its residential community as well the surrounding farming land. Land uses within the township include a hotel, churches, rural supplies store, general store and primary school along with very low-density residential development. Mount Torrens also boasts a substantial recreational facility along Oval Road which includes playing fields and associated clubrooms.



*Photos 1 & 2: Mount Torrens is a small, State Heritage listed township with very low-density development and a limited range of services.*

### Pattern of Development

The town lies within a valley at the base of the heavily vegetated Mount Torrens. A seasonally flowing creek, which was originally thought to be the source of the River Torrens, meanders through the township and lies within the backyards of the majority of properties fronting Townsend and Tuck Streets.

Mount Torrens features a State Heritage Area which comprises the core of the town. This area contains the majority of historically significant buildings within a roughly rectangular area along Townsend Street between Mount Torrens-Tungkillo Road and Oval Road. The State Heritage Area boundaries also extend westward to take in the open space behind the hotel, St George's Church and cemetery, and the entrance to the township along Lobethal-Mount Torrens Road.

The town has a linear street structure with allotments generally having an east-west orientation. The notable exception is the more recent land division

surrounding Sinkinson Street which is a curvilinear street and features irregular shaped allotments.

Typically, the township has large allotment sizes of over 1,000m<sup>2</sup> with varying degrees of landscape cover but generally providing sufficient setback to allow for gardens to be a strong visual element of streetscape character.

The growth of Mount Torrens is limited by the fact that there are only 3 vacant parcels of residential land within the town boundary. Theoretically, there is some potential to create around 15 additional allotments of 1,000m<sup>2</sup> outside the State Heritage Area near the northern end of Tuck Street and near the intersection of Townsend Street and Springhead Road. However, the development potential of these sites would only be realised through the creation of hammer-head allotments or through the creation of allotments with a frontage of around 15m.

The most significant development opportunity within Mount Torrens is located on the southern portion of the town on a 5.3 hectare parcel of land which is currently used for grazing. This land has the potential to accommodate over 30 new dwellings subject to the protection of existing native vegetation and the provision of suitable access arrangements.



*Photos 3 & 5: Historic development within Mount Torrens is centred around Townsend Street while more recent development is located towards the east.*

## Public Realm

While there the main street contains very little useable open space, the oval and playground (outside of the town boundary) provide important facilities for the local and wider community.

Other than within Townsend Street, road verges contain gravel or no footpaths, concrete gutters (other than in Tuck Street) and overhead power lines. Townsend Street contains bitumen footpaths, concrete gutters and overhead power lines. Street trees include planted deciduous trees, planted gums and remnant gums.



*Photos 5 & 6: The public realm offers an informal country town feel.*

## Scenic Prominence

The southern entrance to the township along Springhead Road is marked by dwellings on the eastern side of the road and an open forest of eucalypts on the west followed by open grazing land. Further along this road, views of the township down Townsend Street are available. From the east, along Mount Torrens-Tungkillo Road, the entrance to the town is marked by a creek crossing with vegetation on each side of the road views to the main intersection of the town. From the west, once around a bend in the Lobethal-Mount Torrens Road, the entrance of the town is marked by a bridge crossing with small paddocks on the right and the rear of the hotel on the left. Arrival to the town from the north along Birdwood-Mount Torrens Road is marked by that road's intersection with Mount View Road, Oval Road and Townsend Street with open pasture on the left and the creek to the right with the oval beyond.

Views from within the township are of grazing land and vineyards beyond which are the forested slopes of Mount Torrens and the ridgeline to the east of the town that runs parallel with the main street.

Land mark buildings include the Anglican Church, the building on the south-eastern corner of the main intersection, the general store and Townsend House.



*Photos 7 & 8: The landscape surrounding Mount Torrens presents a stunning setting for the township.*

## **Building Design**

The majority of buildings in Townsend Street, particularly on the western side, were built by 1870 and many retain early outbuildings or other features such as retaining walls, drains, paths or gardens.

The scale of the historic area and the similarities of building detail and materials contribute to the distinctive character. Buildings are principally of stone although a few are brick (most likely constructed from locally made bricks). No particular local stone dominates, rather the materials demonstrate the range of stones available from local quarries.

The majority of buildings in Mount Torrens are generally single-storey in scale, with dwellings set in cottage or landscaped gardens. However, a number of significant buildings in the State Heritage Area are two-storey, including four buildings that have a single-storey shop or cottage extension attached to the two-storey residence. The historic settlement has limited visible modern development. More recent dwelling developments are generally limited to Sinkinson Street and allotments on the eastern side of Springhead Road in the southern portion of the town.

Dwellings fronting Springhead Road are a mixture of older cottages, some with bullnose verandas as well as bungalows mixed in with more modern homes which are located further from the centre of town. These more recent dwellings generally have low colourbond hipped rooves, some with decorative gable frontages with double garages under the main roof of the dwellings. In addition to the garages, the majority of newer dwellings have large outbuildings to the rear. Set backs in the northern part of Springhead Road vary from around two metres near Townsend Street to more than six metres further south.

Tuck Street is a bitumen road with no footpaths with large eucalypts on either side of the road. Dwellings fronting this street vary in age and style and setbacks range from 8 metres to more than 30 metres. In the main, dwellings have low roof structures with hipped rooves with low pitches. Numerous allotments also contain very large outbuildings. Some dwellings are setback behind cottage gardens while others have landscaped gardens, lawn areas and numerous trees and bushes,

Sinkinson Street is developed with contemporary homes which appear to have been constructed in the 1970's - 80's. These dwellings have hipped rooves, front set backs of up to 10 metres and a mixture of carports constructed to the side of the dwelling or freestanding with outbuildings to the rear.

Throughout the town, front fences are either absent or small in height and of light weight construction. Fences are generally constructed of wooden pickets, post and rail, low walling or hedges. Side and rear fences vary considerably ranging from post and wire within the older portions of the township to colourbond in the newer sections.



*Photos 9 & 10: The historic core of Mount Torrens features a relatively consistent building style with pitched corrugated iron rooves, verandas and low front fences.*

## Environmental Factors

Landscaping within Mount Torrens is low key. Stormwater flows south-north through the town along the main creek and tributaries.

The town is serviced by SA Water mains and the Council's Septic Tank Effluent Disposal System.

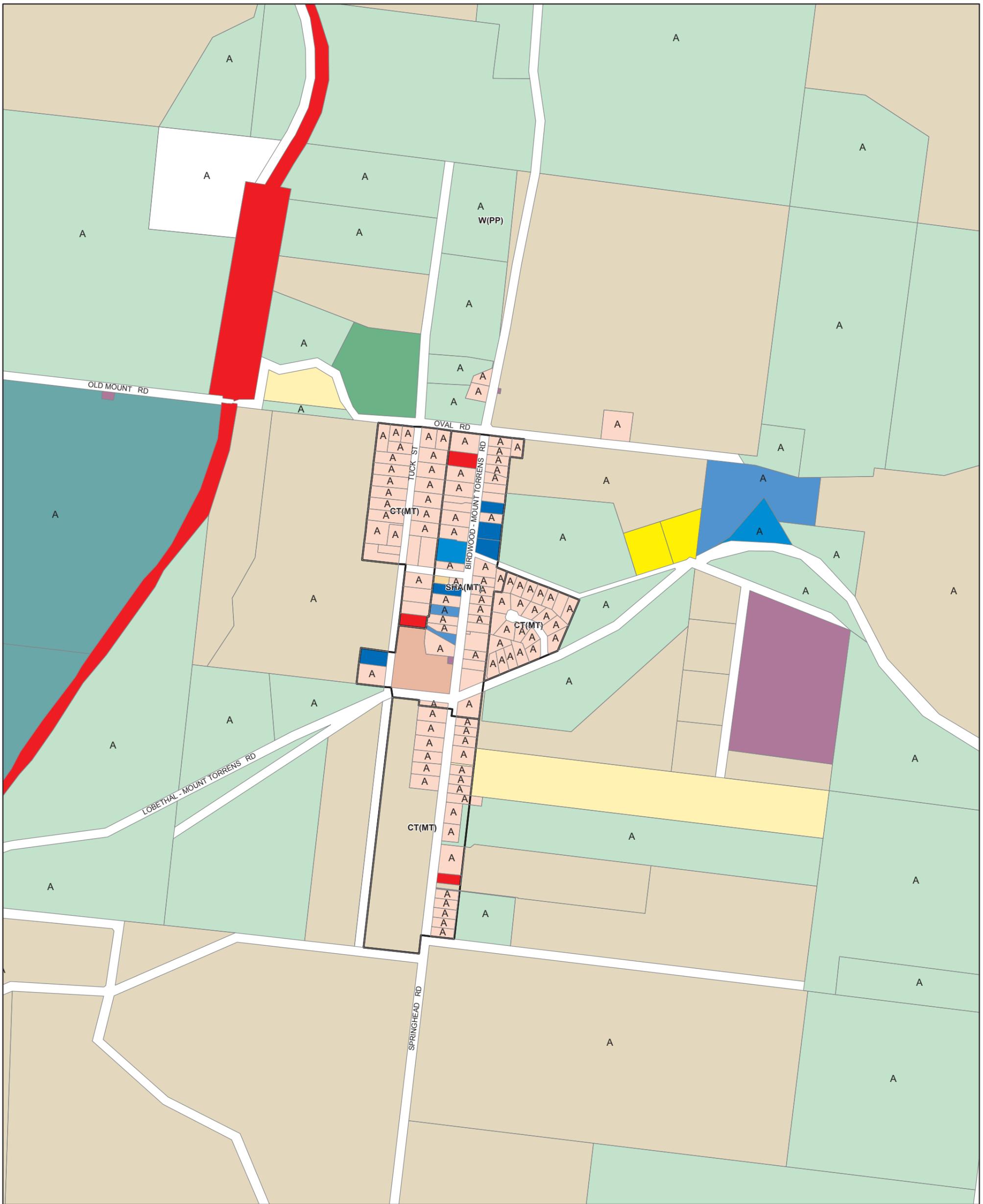


*Photos 11 & 12: Mature native vegetation, both within and outside of Mount Torrens is one the defining characteristics of the township.*

## Recommendations

1. Retain the existing policy regime for the State Heritage Area and develop a new policy framework for surrounding residential area which ensures that development does not detrimentally affect the historic core.
2. Restrict significant non-residential development to Townsend Street while allowing small-scale tourist accommodation, consulting rooms and offices within existing buildings in other areas.
3. Development outside the State Heritage Area should achieve:

- Minimum lot sizes of 1,000m<sup>2</sup> with minimum frontages of approximately 20m.
  - Front setbacks of at least 6m or the average of the adjoining dwellings.
  - Side setbacks of at least 1m for single-storey buildings and 2m for two-storey buildings.
  - Rear setbacks of at least 4m for single-storey buildings and 8m for two-storey buildings.
  - Pitched gable or hipped rooves together with verandas and eaves.
  - Low front fences built of wood, stone or hedges.
4. Retain the existing town boundary apart from the inclusion of the recreational facilities and the primary school within a Public Purpose Zone.



- Vacant Residential Land
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- C 3 - 5 Dwellings
- D > 5 Dwellings

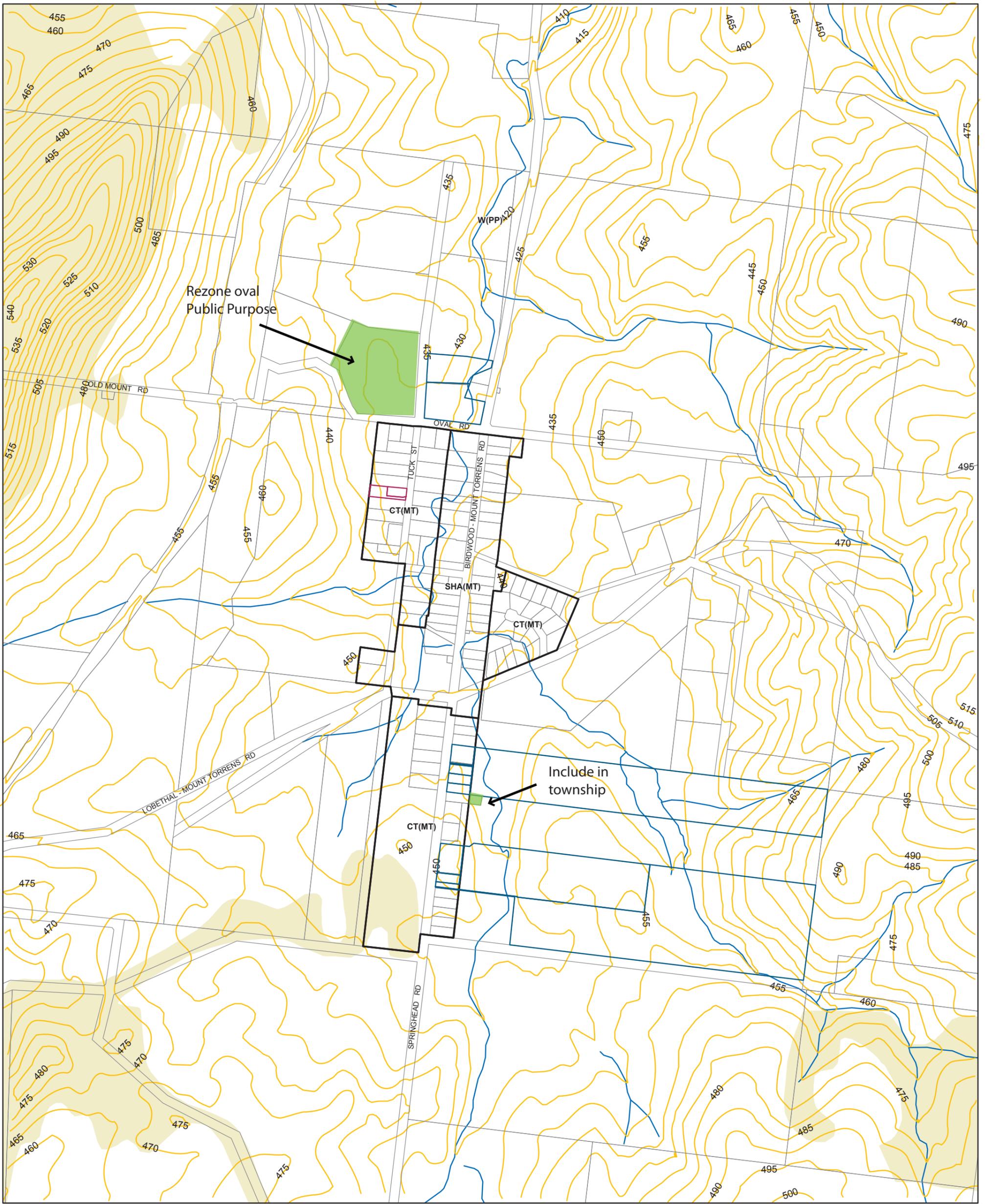
## Mt Torrens

### LAND USE

0 100 200 300 m



Government of South Australia  
Primary Industries and Resources SA



# Mt Torrens

- |                      |                 |                         |
|----------------------|-----------------|-------------------------|
| Contours             | Low Hazard      | Cadastre                |
| Native Vegetation    | Moderate Hazard | LGA's                   |
| Watercourse          | High Hazard     | Roads                   |
| Urban & <b>U</b>     | Extreme Hazard  | Land Division Deposits  |
| Regional & <b>R</b>  |                 | Land Division Proposals |
| Planning & <b>P</b>  |                 | Policy Area             |
| Solutions & <b>S</b> |                 | Zoning                  |



Government of South Australia  
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## MYLOR CHARACTER ANALYSIS

### Function

Mylor is a relatively small township located on Strathalbyn Road near the southern boundary of the Council area. The township is enclosed on three sides by highly valued remnant vegetation which forms the Mylor Parklands. Leslie Creek and Aldgate Creek, which are subject to minor flooding, meander through the township before joining up with the Onkaparinga River to the south. Topography within the township varies from the relatively gentle slopes along Strathalbyn Road to steeper land west of Second Street.

The township generally functions as a local service centre with a number of non-residential uses which cater for the needs of the local community. These uses include a general store, café and rural supply business. The township also includes a number of institutional buildings such as a primary school, community hall, CFS station and churches. Combined, these uses play an important role in sustaining the township of Mylor.

Residential development within Mylor predominantly comprises detached dwellings on large allotments.



*Photo 1 & 2: Mylor functions as a local service centre to the surrounding community*

### Pattern of Development

The street layout of Mylor is based on a grid pattern running north-south and east-west. Allotments are generally rectangular in shape, have dual frontages and are approximately 1,000m<sup>2</sup> in area.

While buildings are set back a considerable distance from Strathalbyn Road to accommodate an attractive avenue of mature deciduous trees and a footpath, they are generally located reasonably close to their front boundaries. A number of properties utilise rear access opportunities from First Street which has reduced the number of crossovers, carports and garages visible from Strathalbyn Road.

Dwellings fronting First and Second Streets are generally set back a considerable distance from their front boundaries which places emphasis on the heavily landscaped front gardens – many of which contain mature Eucalypts.



*Photos 3 & 4: Front setbacks vary but are generally large enough to accommodate significant vegetation*

## Public Realm

Recreational facilities within Mylor include tennis courts to the north-west as well as a substantial oval with associated clubrooms, playground and picnic facilities to the east. In addition, Mylor is well served by a network of walking trails (including the Heysen Trail) which connect the township to areas of environmental significance such as the nearby Mylor Conservation Park.

First and Second Streets are narrow local roads which do not contain footpaths or formed kerbs and gutters. This lack of public infrastructure, combined with minimal use of front fences and heavily vegetated gardens, has created an informal streetscape where the distinction between the public and private realm is somewhat blurred.

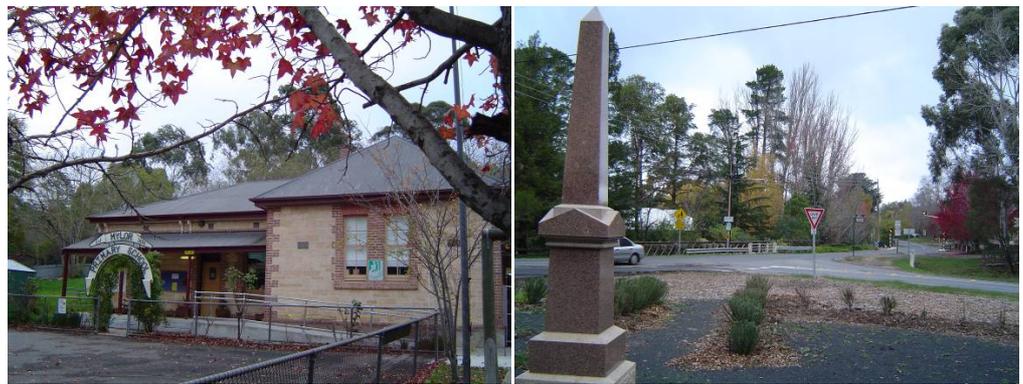


*Photos 4 & 5: The informal streetscape of First and Second Streets*

## Scenic Prominence

The main entrance to Mylor from the north is marked by bridge crossings of Leslie and Aldgate Creeks, the war memorial and views to an avenue of deciduous trees which define the centre of the township. From this approach, views of the historic building within the primary school are restricted by the unfortunate siting of more recent transportable classrooms.

Other important views along Strathalbyn Road include to the general store and rural supplies establishment which are located on higher land to the west.



*Photos 6 & 7: Important views to the primary school and war memorial*

## Building Design

The dwellings and buildings fronting Strathalbyn Road establish the historic character of Mylor through a relatively consistent use of stone walls, corrugated iron gable or hipped roofs, verandas and low front fences. While buildings within this precinct are a mixture of one and two storeys in height, the bulk of larger buildings is reduced through the use of verandas, varied roof forms, mature landscaping and large side set-backs.

Dwellings fronting First and Second Streets are much more varied in style, design and use of building materials than those along Strathalbyn Road. However, there is a general pattern of large front setbacks, heavily landscaped gardens and low front fences. The slope of the land towards the west has meant that significant excavation has been undertaken on a number of properties to establish building sites and access roads.



*Photos 8 & 9: Buildings on First and Second Street are varied in style, design and building materials*

## Environmental Factors

The township of Mylor is framed by a significant stand of relatively intact remnant native vegetation. This vegetation provides a valuable habitat for native flora and fauna while also providing unstructured recreational opportunities for the local and wider community.

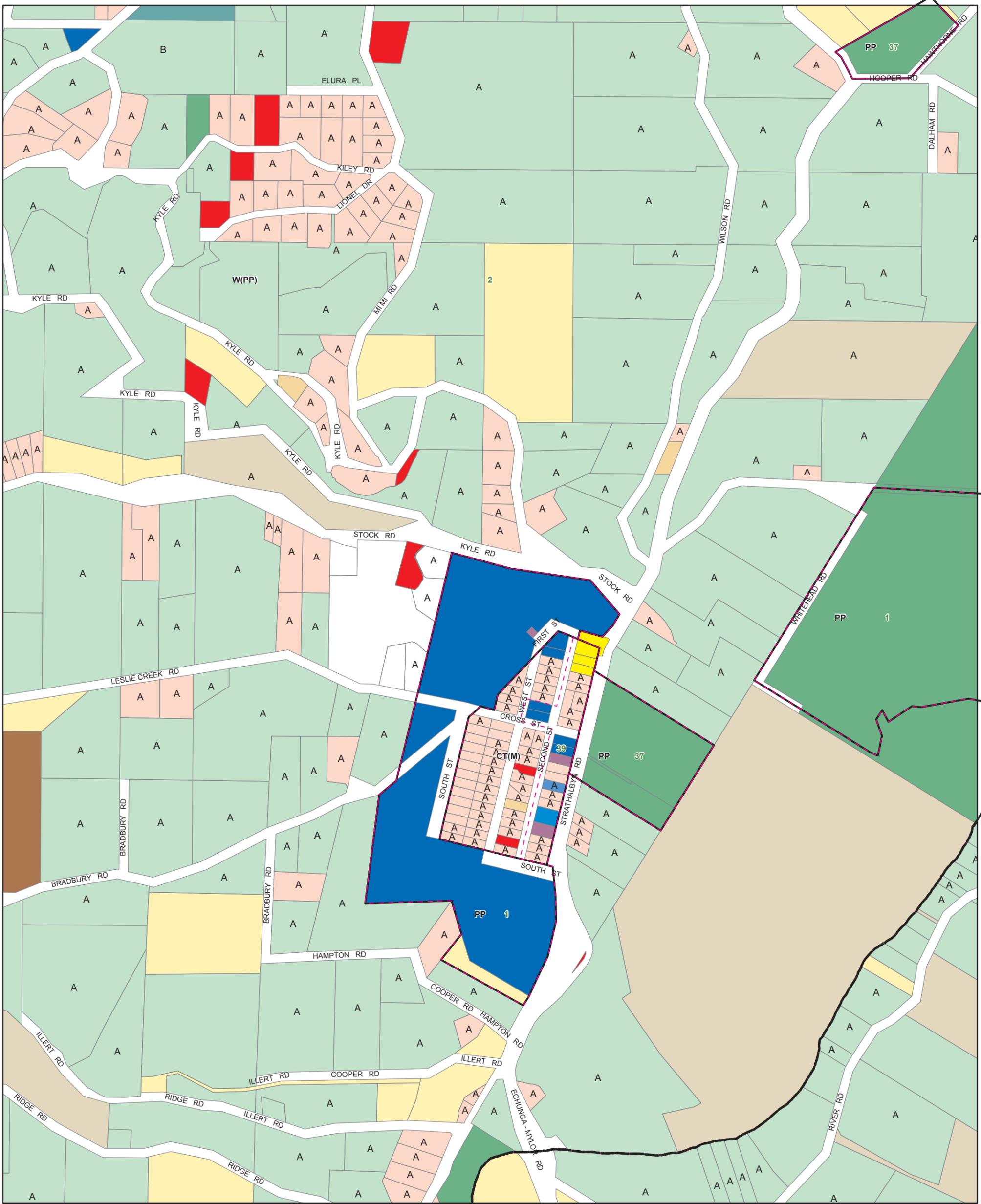


*Photos 10 & 11: Mylor is framed by valuable remnant vegetation*

## Recommendations

1. The Low density character should be retained due to a lack of a common effluent disposal scheme, sloping land and remnant vegetation.
2. Additional non-residential uses are appropriately located within existing buildings along Strathalbyn Road. These uses may include small-scale offices, consulting rooms, tourist accommodation and shops.
3. New development along Strathalbyn Road should complement the design and building materials of existing historic buildings.
4. While acknowledging the diversity of built form within the First and Second Street precinct, new building work should:

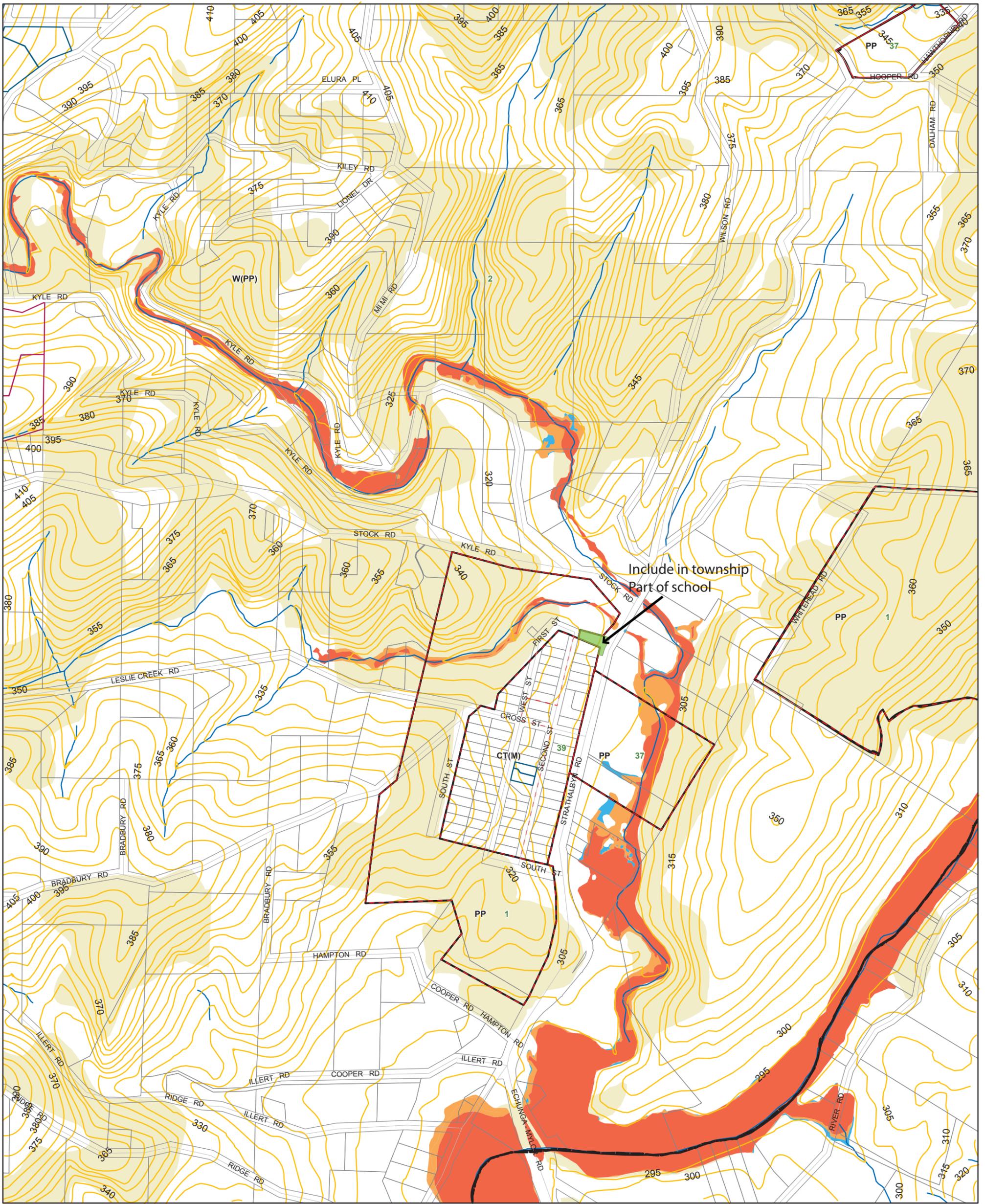
- Be well set-back from the front boundary to allow for significant vegetation to be established in front yards.
  - Include low front fences of an open nature.
  - Include pitched gable or hipped rooves featuring dark tones to blend with surrounding vegetation.
  - If two-storeys in height, be of split-level design to minimise the need for excavation. The upper level should be set-back from side boundaries to reduce the bulk of the building and minimise overlooking.
  - Include front verandas.
5. Freestanding carports may be located closer to the front boundary than the dwelling if they remain open sided and feature a pitched colorbond roof.
6. New Development on land adjoining the Mylor Parklands should be landscaped with indigenous species to minimise the threat of weed invasion. Stormwater should be directed away from native vegetation.



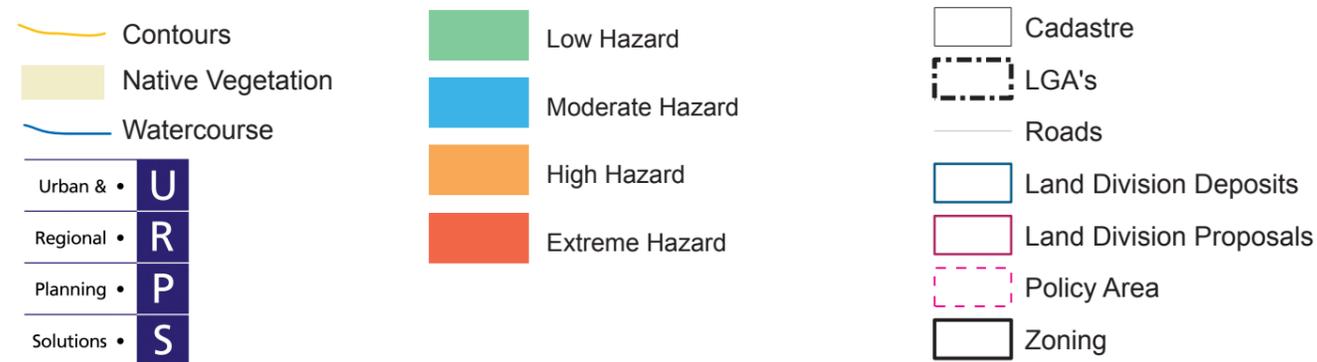
Vacant Residential Land	Utilities / Industry	Rural Residential	Cadastre	A 1 Dwelling
Protected areas	Food Industry	Vacant	LGA's	B 1 - 3 Dwellings
Residential	Public Institution	Horticulture	Zoning	C 3 - 5 Dwellings
Non Private Residential	Government Institution	Forestry	Policy Areas	D > 5 Dwellings
Vacant Residential	Education	Agriculture		
Commercial	Recreation	Livestock		
Retail Commercial	Golf	Mining / Quarrying		

# Mylor LAND USE





# Mylor



Government of South Australia  
Primary Industries and Resources SA

## NORTON SUMMIT CHARACTER ANALYSIS

### Function

Norton Summit is a small settlement situated on the ridgeline of the Adelaide hills face, at the road junction of Norton Summit Road, Old Norton Summit Road, Colonial Drive, Debneys Road and Lobethal Road. The township is set amongst high quality farm land with open backdrops consisting of cleared and vegetated land.

The centre of the settlement is situated at the intersection of the main roads and functions as a very limited local centre with a hotel, post office, CFS Station, churches and the former Council office which now contains a natural resource centre. The centre is surrounded by very low-density residential development, farm land and a primary school.



*Photos 1 & 2: Norton Summit features spectacular views of surrounding farm land. Non-residential uses are dominated by the hotel which sits at the intersection of the main roads.*

### Pattern of Development

There is no discernible pattern of development within Norton Summit. The street layout, which radiates out from the hotel, has created irregular shaped allotments with significant variations in size ranging from 1,700m<sup>2</sup> to 5,000m<sup>2</sup> and larger. Allotment frontages and depths also vary considerably.

### Public Realm

The public realm of Norton Summit is characterised by its rural village character that is derived from overhead powerlines, lack of street kerbing and footpaths, narrow road verges and extensive landscaping and native vegetation along road verges and in front and rear yards.

There are limited community facilities, open space and parks within the settlement, with the exception of the Thomas Playford Reserve that features public seating and a water fountain. Nearby, the Heysen Trail runs along the main street and links nearby Conservation Parks such as Horsnell Gully and Morialta.



*Photos 3 & 4: Norton Summit lacks footpaths and the roads are relatively narrow.*

## Scenic Prominence

Norton Summit enjoys significant views of the Adelaide Plains and foothills to the west. A number of other vistas are available from parts of the town such as the view from the St Johns Church at the top of the hill down to the south of the settlement and the view from the War Memorial and Gardens of the Scenic Hotel and Adelaide Hills.



*Photos 5 & 6: Magnificent views are available from many locations to the surrounding countryside.*

## Building Design

The built form is characterised by very low-density development which consist, predominantly, of single and two-storey detached dwellings on large allotments. There is a mix of new and old with many old buildings listed as heritage items. An important character element is the presentation of feature gardens and extensive landscaping in front and rear yards.

The historic grouping of buildings close to the major road junction reflects the early village character. Heritage buildings are characterised by their consistent use of stone brickwork, pitched rooves and galvanised metal roof sheeting and also commonly incorporate architectural design elements such as eaves, brick quoin work, corbels, brick chimneys and verandas.

More recently constructed buildings consist of large single and two storey detached dwellings, constructed of a variety of building styles and materials. Common wall materials include brick, stone, and weatherboard and common roof materials used include colourbond, corrugated iron and tiles.

Building setbacks vary for buildings, although there is generally always some front setback to allow for the presentation of significant gardens and landscaping in front and side yards. Another feature is the sense of open space that is derived from the significant side setbacks of buildings from boundaries. Outbuildings and freestanding carports are also common in front, side and rear yards, but are generally unobtrusive and are obscured by vegetation which limits their visual impact from the street.



*Photos 7 & 8: Building design varies from historic dwellings to more recent structures.*

## Environmental Factors

The settlement is characterised by its extensive eucalypt-fringed hills and cleared areas for farming and horticulture (in particular - orchards and vineyards). A number of significant tree stands also exist such as the plantation of Pine Trees to the south of the Thomas Playford Monument and the stand of candlebark gums along Colonial Drive.

Norton Summit is not serviced by SA Water mains or sewer.



*Photos 9 & 10: Environmental attributes significant stands of native and non-native vegetation.*

## **Recommendations**

1. Given the location of the majority of non-residential buildings within the Hills Face Zone, it is not considered that any policy changes should be introduced in relation to the settlement of Norton Summit.

## WOODFORDE AND ROSTREVOR CHARACTER ANALYSIS

### Function

Woodforde and Rostrevor are located at the foothills of the Mount Lofty Ranges and form part of the eastern boundary of the Adelaide suburban area. Major roads include Glen Stuart and Stradbroke Roads to the west, Morialta Road to the north, and Norton Summit Road to the south. Land uses are dominated by Rostrevor College, the Magill Youth Training Centre and the Morialta Conservation Park. Less dominant land uses include two pockets of residential development located to the east of Rostrevor College and to the north of Morialta Conservation Park. With Hills Face Zone bordering the precinct to the east, this area plays an important transition role by separating the higher density urban area from the low-density, rural character of the Adelaide Hills.



*Photos 1 & 2: Land uses include Rostrevor College and pockets of residential development.*

### Pattern of Development

The residential areas of Woodforde and Rostrevor are characterised by their relatively steep and winding streets which are situated on sloping land adjoining the Hills Face Zone to the east. The street pattern consists of local access roads and cul-de-sacs which meander along the steep and varied topography.

The allotment pattern is generally typical of most urban residential development built in the 1970's to 1980's, consisting of rectangular shaped allotments with relatively wide road frontages. Allotment sizes are generally in excess of 750 square metres with street frontages greater than 20 metres. The exception to this is the area to the south of the Magill Youth Training Centre on Norton Summit Road where the allotment pattern is more varied and supports several residential flat buildings.

Both Rostrevor College and the Magill Youth Training Centre contain significant areas of open space which have, generally, been developed as formal playing fields. A number of buildings associated with these land uses are clustered towards the centre of their respective sites.

Morialta Conservation Park retains a natural landscape with the addition of a number of buildings and structures used for the management of the Park and in association with recreation opportunities.



*Photos 3 & 4: Rostrevor and Woodforde are characterised by steeply sloping and winding streets.*

## Public Realm

The streetscape of the residential area is characterised by relatively steep and winding streets with well landscaped front gardens and road verges and the consistent presence of large Eucalypts, particularly east of Tay Road. Most streets contain overhead powerlines and there is a notable absence of footpaths and other street amenities.

Given the slope of the land, three large water holding tanks are required to provide water supply to dwellings in Woodforde. These tanks are situated on three separate land parcels fronting Kintyre Road to the south.



*Photos 5 & 6: Main streets have formal kerbs, gutters and footpaths while local streets are less formal with a lack of a clear distinction between the public and private realm.*

## Scenic Prominence

Woodforde and Rostrevor are situated on the lower slopes of the Mount Lofty Ranges meaning that parts of the suburbs have extensive views of the Adelaide plains to the west and north. There are also significant views from parts of Kintyre Road down to the valley along Norton Summit Road to the

south. Where the land is particularly steep, flexibility in the application of criteria to protect privacy needs to be considered when development is proposed so that views are enjoyed over the plains.

While there are no specific landscape elements which define the entrances to the suburbs of Woodforde and Rostrevor, the entrances to Rostrevor College and the Morialta Conservation Park are noteworthy and should be protected.



*Photos 7 & 8: Views of Adelaide are available from many locations.*

## Building Design

The residential areas are characterised by low-density built form consisting predominantly of large single and two storey detached dwellings on large allotments. The building stock was constructed predominantly during the 1970's and 1980's with a consistent usage of brick walls with tiled roofs. A number of sites with views of the Adelaide Plains contain larger dwellings – some of which feature three levels on sloping land.

Exceptions to this character include a number of more recent dwellings which feature a range of architectural styles and a variety of building materials. There is also wide variation in use of colours, with reds, browns and creams common for older brick homes and brighter coloured rendered walling common for new dwellings.

To the south of the Magill Correctional Facility, the building character is more varied consisting of residential flat buildings fronting Glen Stuart Road and Norton Summit Road. There is also a relatively new subdivision along Kiln Court directly to the north of Norton Summit Road.

Building setbacks vary considerably depending on the topography, while side setbacks generally maintain a clear sense of space between dwellings. Fences forward of the dwelling are generally absent or are low in height. There is a consistent theme of extensive front landscaping and retention of mature native vegetation in front yards, which tends to obscure direct views of dwellings from the road. Large retaining walls are common in front, side and rear yards and consist of a range of designs including 'moss' rocks, and brick walling, which are often stepped up the slope of the allotment.

Garages and outbuildings vary in terms of size and siting, with some under the main roof or as freestanding carports or garages. Their design commonly matches the associated dwelling in terms of roof pitch, colours and building materials. Tennis courts, and swimming pools are often located at the front and rear of existing dwellings.



*Photos 9 & 10: Dwellings are generally large and feature a range of heights, designs and materials.*

## Environmental Factors

Large mature Eucalypts are quite common along road verges and in front and rear yards, particularly east of Tay Road. Notable road islands are situated at the intersection of Argyle Court and Tay Road, and Tay Court which support the retention of many large Eucalypts. Wide road verges featuring extensive vegetation are located at a number of intersections around Arcoona and Spring Gully Roads.

A number of creeks traverse the precinct including Fourth Creek which flows on the southern side of Wandilla Drive and has been developed into an attractive linear park which provides a recreational and environmental link between the Morialta Conservation Park and the Campbelltown Council offices.

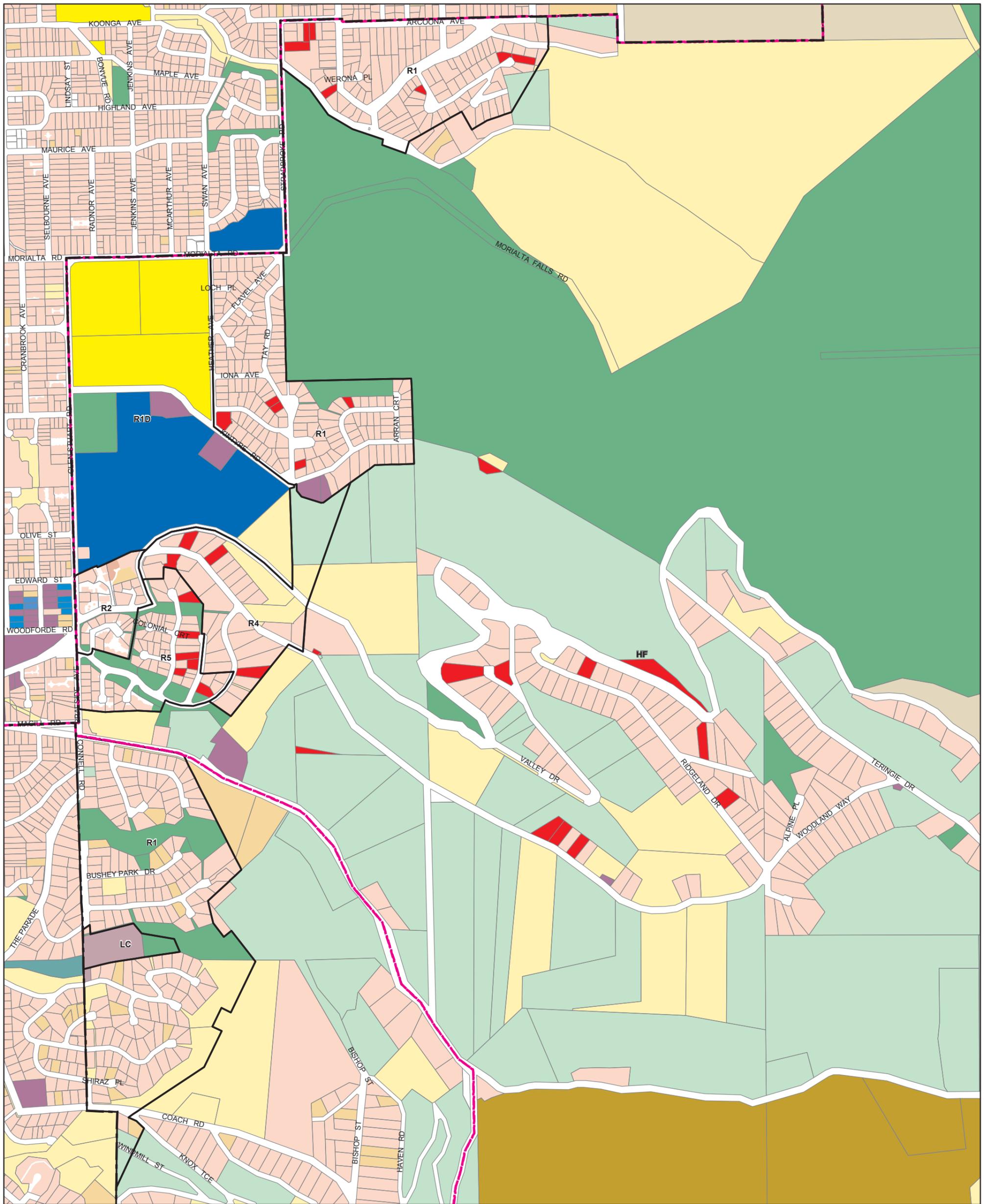
Stormwater is discharged through kerb and gutter draining to the west as part of the River Torrens catchment. Given the slope of the land, flooding is unlikely.



*Photos 11 & 12: Mature eucalypts form an important character element of Rostrevor and Woodforde.*

## **Recommendations**

1. The low density character of the residential area should be retained due to the steeply sloping nature of the land and in order to protect native vegetation.
2. The non-residential uses of Rostrevor College and the Magill Youth Training Centre should be acknowledged and opportunities to expand or redevelop should be considered together with the retention of a reasonable proportion of open space.
3. While acknowledging the diversity of built form within the residential areas, new building work should:
  - Be well set-back from the front boundary to allow for significant vegetation to be established in front yards.
  - Include low front fences of an open nature.
  - Include pitched gable or hipped rooves featuring dark tones to blend with surrounding vegetation.
  - If two or three-storeys in height, be of split-level design to minimise the need for excavation. The upper level should be set-back from side boundaries to reduce the bulk of the building and minimise overlooking.
  - Include front verandas.



- Vacant Residential Land
- Protected areas
- Residential
- Non Private Residential
- Vacant Residential
- Commercial
- Retail Commercial

- Utilities / Industry
- Food Industry
- Public Institution
- Government Institution
- Education
- Recreation
- Golf

- Rural Residential
- Vacant
- Horticulture
- Forestry
- Agriculture
- Livestock
- Mining / Quarrying

- Cadastre
- LGA's
- Zoning

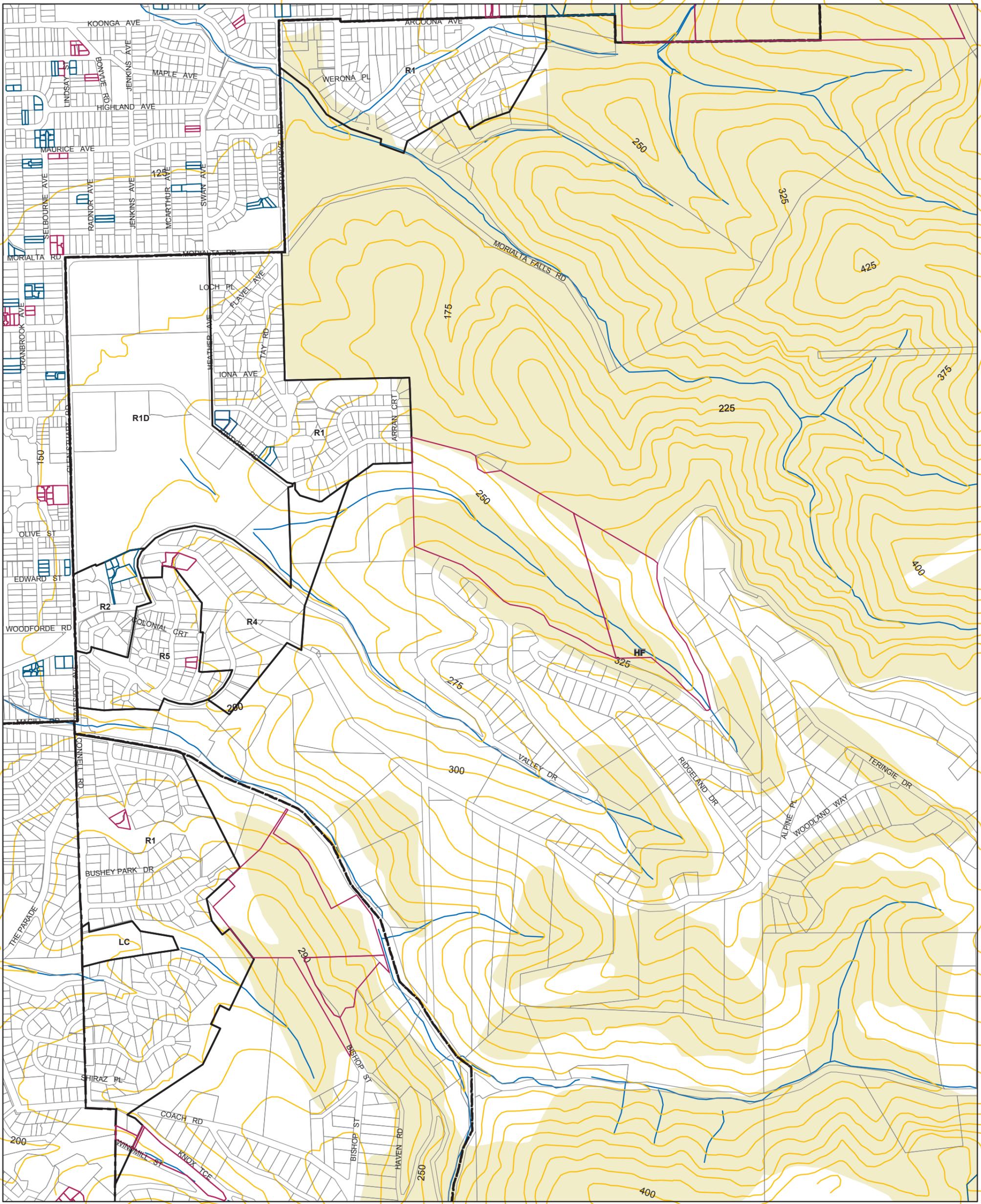
- A 1 Dwelling
- B 1 - 3 Dwellings
- C 3 - 5 Dwellings
- D > 5 Dwellings

## Rostrevor

### LAND USE



Government of South Australia  
Primary Industries and Resources SA



# Rostrevor

- |                   |                 |                         |
|-------------------|-----------------|-------------------------|
| Contours          | Low Hazard      | Cadastre                |
| Native Vegetation | Moderate Hazard | LGA's                   |
| Watercourse       | High Hazard     | Roads                   |
|                   | Extreme Hazard  | Land Division Deposits  |
|                   |                 | Land Division Proposals |
|                   |                 | Policy Area             |
|                   |                 | Zoning                  |



Government of South Australia  
Primary Industries and Resources SA

## TERINGIE CHARACTER ANALYSIS

### Function

Teringie is located at the foothills of the Mount Lofty Ranges and forms part of the eastern boundary of the Adelaide suburban area. It is predominantly residential in character and nature and forms a relatively compact fairly recent extension of the Adelaide urban area in between Norton Summit Road and Old Norton Summit Road.



*Photos 1 & 2: Located in the Adelaide Hills, Teringie is predominantly residential in character and nature.*

### Pattern of Development

Teringie is characterised by steeply sloping land that is generally bare of significant vegetation and allows dwellings to take advantage of significant views of Adelaide. The street pattern features a collector road (Coachhouse Drive) with a number of smaller cul-de-sacs. The majority of allotments are rectangular and regular in shape apart from those located at the 'head' of a cul-de-sac where narrower frontages are evident. Allotments range in size from approximately 500m<sup>2</sup> on the flatter portions of the suburb to more than 4,000m<sup>2</sup> on steeper land.



*Photos 3 & 4: The road layout is based on a single collector road with smaller cul-de-sacs feeding off it.*

## Public Realm

The streetscape is characterised by relatively wide streets with underground powerlines, street lighting, kerb and gutter and variations in the road base including pavers and bitumen.

There is a high voltage powerline (125kV+) running through the suburb from the Magill sub-station along Coach House Drive. Given that this high voltage line is directly above Coach House Drive, a vegetated reserve of 25m is provided on either side. Public reserves in the area follow drainage lines.



*Photos 5 & 6: The public realm is dominated by a high voltage powerline while the streetscape is characterised by roll-over kerbs, wide verges and a lack of footpaths on local streets.*

## Scenic Prominence

The lower slopes of Teringie enjoy significant views of the Adelaide metropolitan area to the west. This panorama view means that land is particularly valuable and has resulted in the construction of large homes of two and three storeys in height which take advantage of these views.



*Photos 7 & 8: Substantial views of Adelaide are available which has resulted in the construction of large dwellings that take advantage of views.*

## Building Design

Residential development within Teringle is characterised by relatively new large single and two storey detached dwellings in a range of building styles and designs. Some dwellings are three storeys in height. Other important features of the building character are:

- Variations in design (flat and pitch rooves, eaves and no eaves etc.).
- Variations in building materials (brick, tiles, roof sheeting).
- On steeper parts of the land, split level designs which match the steep topography of the land.
- Buildings that are generally setback from the street to enable the presentation of gardens in front yards.
- Limited fencing in front yards.
- Common excavation of sites and extensive use of retaining walls.



*Photos 9 & 10: Dwellings are typically large and feature a range of designs.*

## Recommendations

1. The low density character of the residential area should be retained due to the steeply sloping nature of the land and in order to protect native vegetation.
2. While acknowledging the diversity of built form within the residential areas, new building work should:
  - Be well set-back from the front boundary to allow for significant landscaping to be established in front yards.
  - Include low front fences of an open nature.
  - Include pitched gable or hipped rooves featuring dark tones to blend with the landscaped character of the adjoining Hills Face Zone.
  - If two or three-storeys in height, be of split-level design to minimise the need for excavation. The upper level should be set-back from side boundaries to reduce the bulk of the building and minimise overlooking.
  - Include front verandas.

## STIRLING CHARACTER ANALYSIS

### Function

Stirling is a significant township with a relatively large, clearly defined, town centre and a substantial residential area which has merged over time with the adjoining townships of Crafers, Aldgate and Bridgewater. Stirling is located on an undulating section of Mount Barker Road immediately adjoining the more recently created South Eastern Freeway.

A creek, which provides only a limited contribution to the landscape character of Stirling, is located to the east of the town centre. Main collector roads providing access to adjoining townships include Milan Terrace, Druids Avenue, Pomona Road, Avenue Road, Merrion Terrace and Ayers Hill Road.

The township functions as a district centre for the southern half of the Council area. Apart from the absence of a discount department store, it contains the full range of services normally provided at district centre level. Specifically, it contains two supermarkets, the main office of the Council, a hotel, two service stations, a number of restaurants and cafes as well as a wide range of specialty shops, consulting rooms and offices.

Beyond the town centre, land uses are predominantly residential apart from a number of community related activities such as schools, churches and child care centres. While the residential areas are typically very low-density, there are pockets of higher density housing such as the Sevenoaks Retirement Village at the rear of the Stirling Hospital.



*Photos 1 & 2: Development ranges from historic community buildings to medium density retirement villages.*

### Pattern of Development

The street layout of Stirling is strongly influenced by the undulating topography and the curve of Mount Barker Road. As a consequence, streets are generally informal and irregular in their location, shape and layout. The width of streets

varies from the relatively wide Mount Barker Road and Milan Terrace to narrower local streets.

Allotments vary significantly in size and shape throughout Stirling in response to the rolling hills and substantial vegetation. There is no discernible pattern of allotment size with areas ranging from under 800m<sup>2</sup> to more than 9,000m<sup>2</sup>. Similarly, apart from being generally rectangular in shape, the frontages and depths of allotments vary significantly.

Mature vegetation provides a defining feature of Stirling and dominates views from all locations. This vegetation is a mixture of exotic and native species and is situated on verges, reserves and within private properties.

The current planning regime means that development opportunities, in terms of subdivision potential, are very limited within Stirling.



*Photos 3 & 4: The pattern of settlement responds to undulating topography and has resulted in a mixture of allotment sizes and shapes.*

## Public Realm

Stirling is well served by a number of natural reserves, formal parks, gardens and playing fields. The core of the town centre is framed by the attractive Steamroller Park to the north and the Council lawns to the south. Both parks provide an important contribution to the landscaped character of Stirling. Beyond the town centre lies the Stirling Oval, Apex Park and the Stirling Linear Park. A network of walking trails link these reserves to the town centre and surrounding residential areas.

Streets are, typically, informal in character with limited kerb and guttering and narrow, bitumen footpaths. When combined with minimal use of front fences and heavily vegetated verges and gardens, an informal streetscape has been established where the distinction between the public and private realm is somewhat blurred.



*Photos 4 & 5: Streets are generally informal in nature and lack a clearly defined kerb and gutter and footpath. Stirling is well served by significant parks, gardens and playing fields.*

## Scenic Prominence

Given that Stirling is situated on the side of a hill in one of the higher locations of the Adelaide Hills, external views are not as available or as important as other townships which are often located in a valley setting. For this reason, there is a sense of enclosure within Stirling which tends to accentuate the internal views along the main street. When entering Stirling from the Freeway, views are directed along the main street to a slight rise near Druids Avenue. From there, an important view opens up down a slight incline towards the Stirling Hotel on the right and the Council lawns on the left. These views are enhanced by the presence of attractive and extensive landscaping which screens direct views of the buildings.

Views within the residential areas of Stirling are similarly restricted by the presence of many mature eucalypts located within the road verge and private gardens.

## Building Design

The design of buildings throughout Stirling varies considerably. The township features a good number of very large historic dwellings especially within the Ayers Hill Road precinct and along Milan Terrace. Interspersed amongst these impressive buildings is a wide variety of much smaller dwellings featuring a range of building styles, materials and designs. A significant number of dwellings throughout Stirling were constructed in the 1970's and 1980's. Typically, these dwellings are of brick veneer construction with hipped tiled or colourbond rooves.

While the majority of dwellings are single-storey, there are a significant number of two-storey buildings scattered throughout the township. Front setbacks vary considerably both within a particular street and from property to property. Setbacks are, however, generally large enough to accommodate typically heavily vegetated front gardens and often respond to steeply sloping land where a greater setback is required to enable the construction of a driveway.

Domestic outbuildings, such as garages and carports, are located as either separate structures to the side or rear of dwellings or, alternatively, under the main roof. The building materials and colours of outbuildings varies from timber to besser block or colourbond.

While it is difficult to identify a common theme of building design, there is a general pattern of large front setbacks, heavily landscaped gardens and low front fences. In addition, the slope of the land in some locations has meant that significant excavation or split level dwelling designs has been necessary to establish building sites and access roads.



*Photos 6 & 7: Building design ranges from historic mansions to modest weatherboard dwellings and everything in between.*

## Environmental Factors

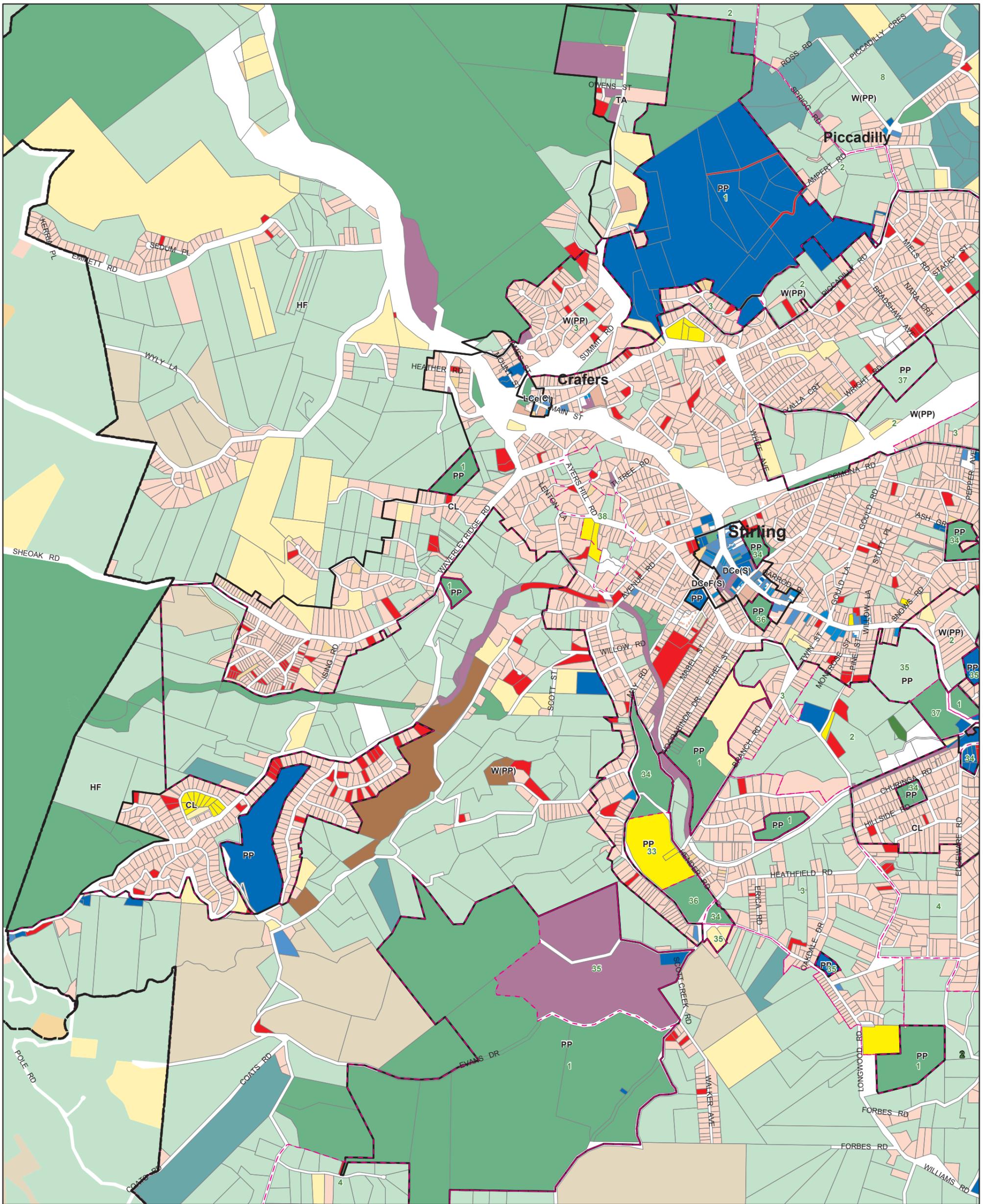
Mature stands of native vegetation as well as individual eucalypts are located throughout Stirling in reserves, road verges and private gardens. This vegetation plays an important role in defining the character of Stirling while also providing a valuable habitat for native flora and fauna. There are a number of creeks within Stirling, however, they are generally in private ownership and weed infested. The exception to this is Woorabinda Lake which forms the headwaters of Aldgate Creek and is located in the Stirling Linear Park.

Stirling is serviced by SA Water mains and sewer.

## Recommendations

1. Create a specific Country Township (Aldgate and Stirling) Zone which establishes a minimum allotment size that allows a degree of additional subdivision potential appropriate to topographical constraints and character considerations.
2. Review the zoning of properties near the town centre with a view to allowing additional opportunities for housing.

3. Restrict medium to large scale non-residential uses to the District Centre and Fringe Zones. Allow small-scale tourist accommodation, consulting rooms and offices within the residential areas.
4. New development along Mount Barker Road should complement the design, landscaping and building materials of existing built form.
5. While acknowledging the diversity of built form within the residential area, new building work should:
  - Be well set-back from the front boundary to allow for significant vegetation to be established in front yards.
  - Include low front fences of an open nature.
  - Include pitched gable or hipped roofs featuring dark tones to blend with surrounding vegetation.
  - If two-storeys in height, be of split-level design to minimise the need for excavation. The upper level should be set-back from side boundaries to reduce the bulk of the building and minimise overlooking.
  - Include front verandas.
6. Freestanding carports may be located closer to the front boundary than the dwelling provided they remain open-sided and feature a pitched, colourbond roof.
7. Review the zoning of township sized properties (currently zoned Watershed (Primary Production)) near the Freeway.

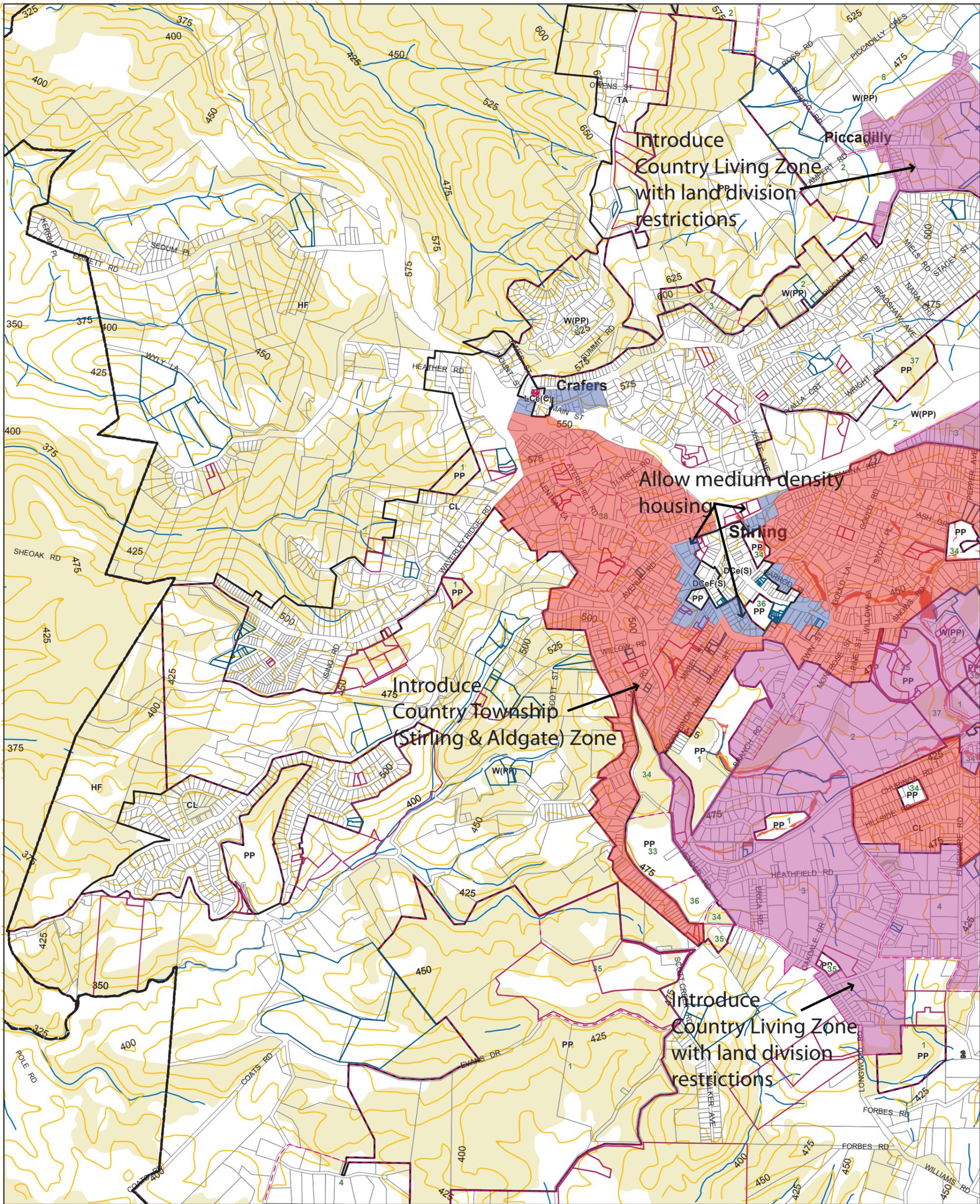


Vacant Residential Land	Utilities / Industry	Rural Residential	Cadastre	A 1 Dwelling
Protected areas	Food Industry	Vacant	LGA's	B 1 - 3 Dwellings
Residential	Public Institution	Horticulture	Zoning	C 3 - 5 Dwellings
Non Private Residential	Government Institution	Forestry	Policy Areas	D > 5 Dwellings
Vacant Residential	Education	Agriculture		
Commercial	Recreation	Livestock		
Retail Commercial	Golf	Mining / Quarrying		



**Government of South Australia**  
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# stirling LAND USE



# Stirling

- Contours
- Native Vegetation
- Watercourse
- Low Hazard
- Moderate Hazard
- High Hazard
- Extreme Hazard
- Cadastre
- LGA's
- Roads
- Land Division Deposits
- Land Division Proposals
- Policy Area
- Zoning



Government of South Australia  
Primary Industries and Resources SA

## SUMMERTOWN CHARACTER ANALYSIS

### Function

Summertown is a relatively small township situated along the ridgeline of Greenhill Road. Roughly rectangular in shape, the township area is bounded by Tregarthen Road to the west, Collins Road to the east, Holidays road to the north, and the rear boundaries of the properties fronting Greenhill Road to the south. The non-residential activities within the township are orientated towards Greenhill Road which provides the main point of access to the City.

The range of retail offerings within Summertown is limited to a general store/post office, a bottle shop, two cafes and tractor sales premises. Other non-residential activities include an art gallery, CFS station and real estate agent.

Beyond the town boundaries, Summertown is set within an attractive rural landscape characterised by vineyards, orchards, steep topography and pockets of remnant native vegetation. With its magnificent views southwards along the highly productive Piccadilly Valley and towards Mount Lofty, Summertown boasts one of the most attractive settings within the Adelaide Hills.

Summertown is separated from nearby Uraidla by productive agricultural land which acts as a visual buffer between the two townships. This important area helps to establish the individual identity of the two townships while also serving to protect landscape amenity and agricultural function.



*Photos 1 & 2: The town centre features a limited range of non-residential development. Attractive views of surrounding farming land are available from a number of locations.*

### Pattern of Development

Summertown is distinguished by the long, slightly curving and slowly descending Greenhill Road as it moves along the ridgeline towards Uraidla. The character of the town has largely been determined by its siting along the top of the ridgeline where buildings are scattered along Greenhill Road and hug the flatter portions of the ridge. The dominance of Greenhill Road has resulted in a relatively scattered linear pattern of settlement apart from a more recent cul-de-sac development to the east. While buildings mainly face Greenhill Road,

rear rooms and verandas take advantage of views to the north and south which look down to the picturesque valleys.

Summertown is characterised by a rectangular subdivision pattern apart from the occasional 'battle-axe' block. Allotments sizes vary considerably from approximately 600m<sup>2</sup> to over 6,000m<sup>2</sup>. Allotment frontages also vary considerably with narrower allotments of between 20-25m located near the centre of the town and wider allotments of more than 30m near the edges of the town. Additional development opportunities are restricted by a lack of water supply and wastewater disposal infrastructure.

A relatively new subdivision is situated along Cummins Drive and Anya Crescent that is characterised by a curvilinear cul-de-sac road pattern. Another recent, albeit smaller, land division is situated on Squiers Court south of Greenhill Road. Given the sloping land, both new developments are relatively hidden from the centre of the township.



*Photos 3 & 4: The majority of Summertown is located on Greenhill Road apart from a more recent cul-de-sac development.*

## Public Realm

The treescape of Summertown is not as pronounced as in many other Adelaide Hills townships. Greenhill Road is characterised by its recessed treescape pattern where trees are generally situated well to the side of the road. Prominent trees are less observed from the road and are scattered along the road verge and in front and rear yards. Common trees include English Oaks, Radiata Pine, Monterey Cypress, Golden Cypresses, Desert and Golden Ash, Liquidambers, and Silver Birch. The treescape character is essentially English, and deciduous and is defined by the patches of autumn colours and summer greens that are derived from the different tree types.

Avenues consisting of copses of deciduous trees and corridors of river growth are typical of the town and surrounding land. Large deciduous trees and conifers are also common in old residential gardens and along road verges. Areas of uncleared Stringy bark Eucalypts are also common such as the entrance point to the western end of the town.

Greenhill Road is relatively wide allowing vehicle movement in both directions as well as car-parking on either side of the road kerb. The road width is

generally consistent varying from 8.6m at the edge to 10m at the commercial centre of town.

Contemporary streetscape improvements consisting of paving, undergrounding of powerlines, new street lighting, street furniture and limited tree plantings (eastern part of Greenhill Road) have helped support the uncluttered character of the town along Greenhill Road. In addition, the road verge is generally very simple and quite narrow, defined by a footpath strip of gravel or lawn. The road verge varies in width from 1.5m to 4.4m.

Tregarthen Reserve near the western boundary of Summertown provides a playground, picnic facilities and tennis courts. The site is also well regarded for its lining of many old English Oaks along the Greenhill Road frontage. Given this, and the presence of the group of Stringybark Eucalypts on the opposite side of Greenhill Road, the park presents a notable gateway to the western end of the village.



*Photos 5 & 6: There are limited public reserves within Summertown apart from a playground and tennis court near Tregarthen Road.*

## Scenic Prominence

Summertown is situated near Mount Lofty and glimpses of the summit are occasionally evident to the sides of dwellings from Greenhill Road. While views of Mount Lofty House, Norton Summit, Marble Hill, Forest Range and up to 17 other crested hills are available from high vantage points in the town (such as the balcony of the former hotel), these are generally obscured by buildings, fencing and vegetation along both sides of Greenhill Road.

The township forms the northern backdrop to the Piccadilly Valley, which is situated to the south and is used primarily for vegetable growing. The surrounding district is also well regarded for its orchards (cherry and apple orchards), strawberry beds, and flower gardens.



*Photos 7 & 8: External views to surrounding farm land as well as internal views to significant buildings are available throughout Summertown.*

## Building Design

While there are a number of two-storey buildings within Summertown, the significant spaces between buildings and the width of Greenhill Road all contribute to a sense of a very low-density form of development.

The building stock is comprised of dwellings that were built during several different age periods. The older housing stock was constructed mainly during the 1860's-1880's and are more pronounced in the streetscape.

Historic buildings are characterised by their use of materials such as stone, masonry, red brick, timber and corrugated iron. Where iron is used, it tends to be used for building fabrication, detailing and roofing, while stone is often exposed or cement rendered. Other design features include pitched rooves, verandahs, eaves, balconies, use of timber decorative embellishments, and new or washed heritage colour scheme consisting of earthy colours such as cream. At the centre of the village, building setbacks are generally smaller and building heights are greater. Parking is generally at the rear of side.

The built form is supported by a mix of mature trees and plants in front and rear gardens. Mature deciduous trees, conifers and cottage style gardens are particularly common in older gardens as well as deciduous ornamental trees, English Oaks and hedging species. While front fencing is generally uncommon, use of hedges as streetscape plantings are common along the front boundary, which present strongly to Greenhill Road.

The upper part of Greenhill Road extends from the western entrance of the town to the slight bend in the road at the main town centre. The village character of the western end of the town is characterised by old stone and brick buildings lining Greenhill Road. The buildings are mainly of single storey and are generally built close to the street (about 2.5m). The building scale, construction method and materials are generally coherent, and are of relatively consistent front building footprints. Bull nose verandahs with wooden posts, cottage style gardens and hedges are common as well as mature trees that are situated in gardens of many of the old cottages.

Notable buildings include the historic Uniting Church, the former hotel and the Gallery. The Uniting Church is situated on the high side of Greenhill Road near the intersection of Bonython and Greenhill Roads. The building is visually imposing, constructed of stone, with a tall gable end roof. The gallery and the former hotel similarly are constructed of stone.

Although the old mill behind the former hotel is cannot be seen from Greenhill Road, the winding country lane is of particular significance. The buildings and their associated plantings including silver birch and roses are further complemented by hills of vineyards in the backdrop.

Lower Greenhill Road extends along Greenhill Road from the general store to the cemetery. Here, residences are typically brick with a tiled roof and date from the 1950's and 60's when the town was expanded along the main road from its historical centre. Buildings are generally of single storey on large allotments and are generally well setback from the street (5-15m). East of the general store, building setbacks are increased and vegetation cover is generally more disperse revealing expansive views of vistas of the surrounding countryside. Front gardens are often quite sparse, with lawn and small shrubs. Usually concrete driveways lead to undercover parking at the side of the property.

Dwellings along Tregarthen Road feature a mixture of brick and tile residences from the 1950's to 1980's. These dwellings are generally well setback from the road (15-20m) with car parking provided at the front or sides and accessed via a gravel driveway. Front gardens are typically densely vegetated with Stringybark Eucalypts.

Cummins Drive is a relatively new curvilinear and cul-de-sac subdivision accessed via Greenhill Road that is situated within a small valley featuring many stringybark Eucalypts. Services are underground and the building from is characterised by a very low-density housing with front gardens that extend to the concrete kerb and no formal footpath. Dwellings generally are without fences, are a mixture of one and two-storeys in height and are constructed of brick walls and tiled or colourbond rooves. Driveways are gravel or paved, and lead to undercover parking at the side.



*Photos 9 & 10: Building designs range from significant historic stone structures to modern dwellings.*

## Environmental Factors

Given its position on a ridge, stormwater runs downhill away from the township and therefore does not pose a significant constraint.

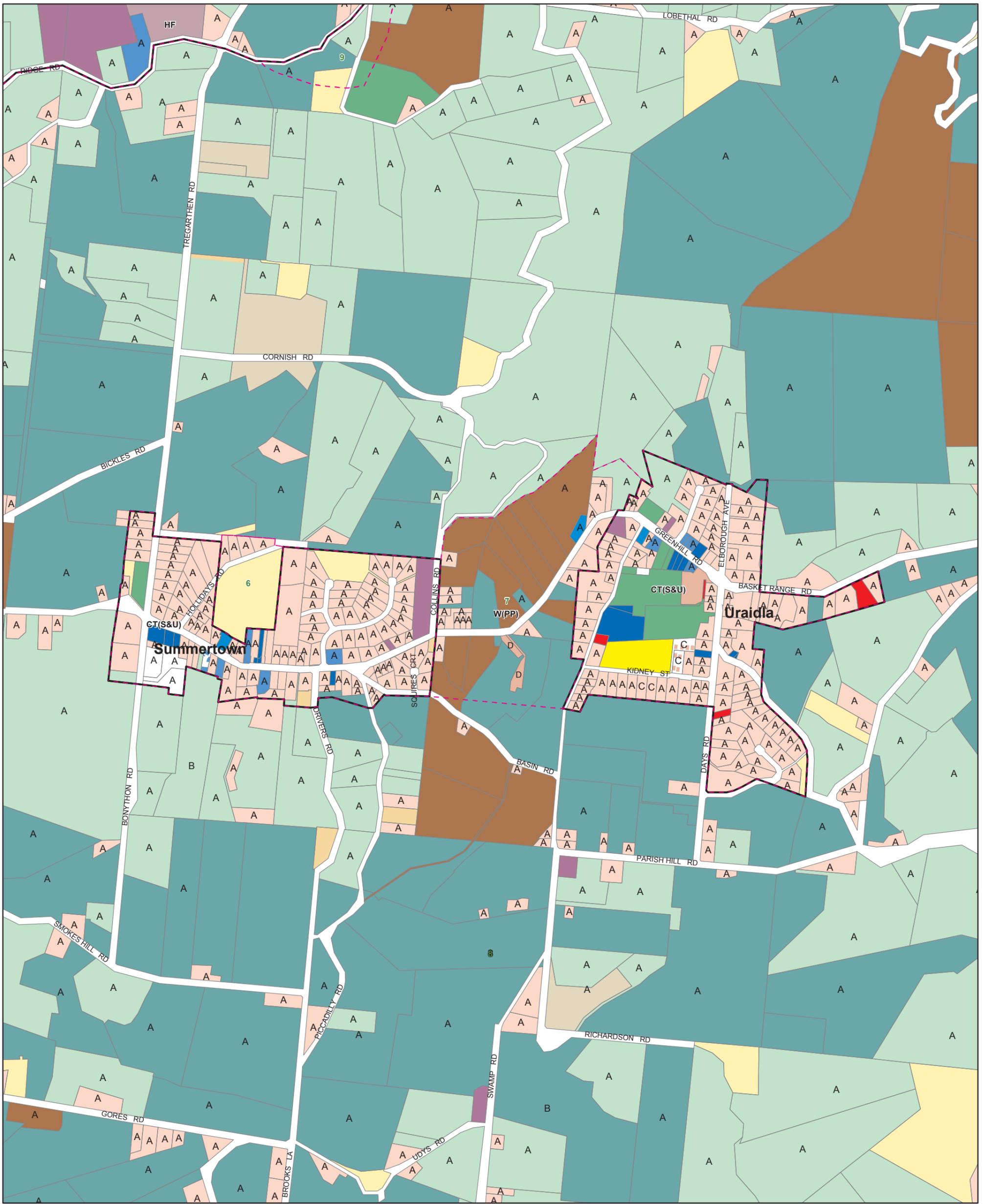
The public realm is characterised by its lack of infrastructure. Greenhill Road consists of road verge treatments that are non-concrete and non-bitumen while gravel road side edges and footpaths also extend along the side.



*Photos 11 & 12: Local streets lack footpaths but feature significant vegetation within the verge or private gardens.*

## Recommendations

1. The very-low density character should be retained due to a lack of a common effluent disposal scheme, sloping land and remnant vegetation.
2. Additional non-residential uses are appropriately located along Greenhill Road. These uses may include small-scale offices, consulting rooms, tourist accommodation and shops.
3. New development along Greenhill Road should complement the design and building materials of existing historic buildings.
4. While acknowledging the diversity of built form within the residential areas, new building work should:
  - Be well set-back from the front boundary to allow for significant vegetation to be established in front yards.
  - Include low front fences of an open nature.
  - Include pitched gable or hipped rooves featuring dark tones to blend with surrounding vegetation.
  - If two-storeys in height, be of split-level design to minimise the need for excavation. The upper level should be set-back from side boundaries to reduce the bulk of the building and minimise overlooking.
  - Include front verandas.
5. Freestanding carports may be located closer to the front boundary than the dwelling if they remain open sided and feature a pitched colorbond roof.



- Vacant Residential Land
- Protected areas
- Residential
- Non Private Residential
- Vacant Residential
- Commercial
- Retail Commercial

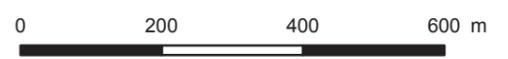
- Utilities / Industry
- Food Industry
- Public Institution
- Government Institution
- Education
- Recreation
- Golf

- Rural Residential
- Vacant
- Horticulture
- Forestry
- Agriculture
- Livestock
- Mining / Quarrying

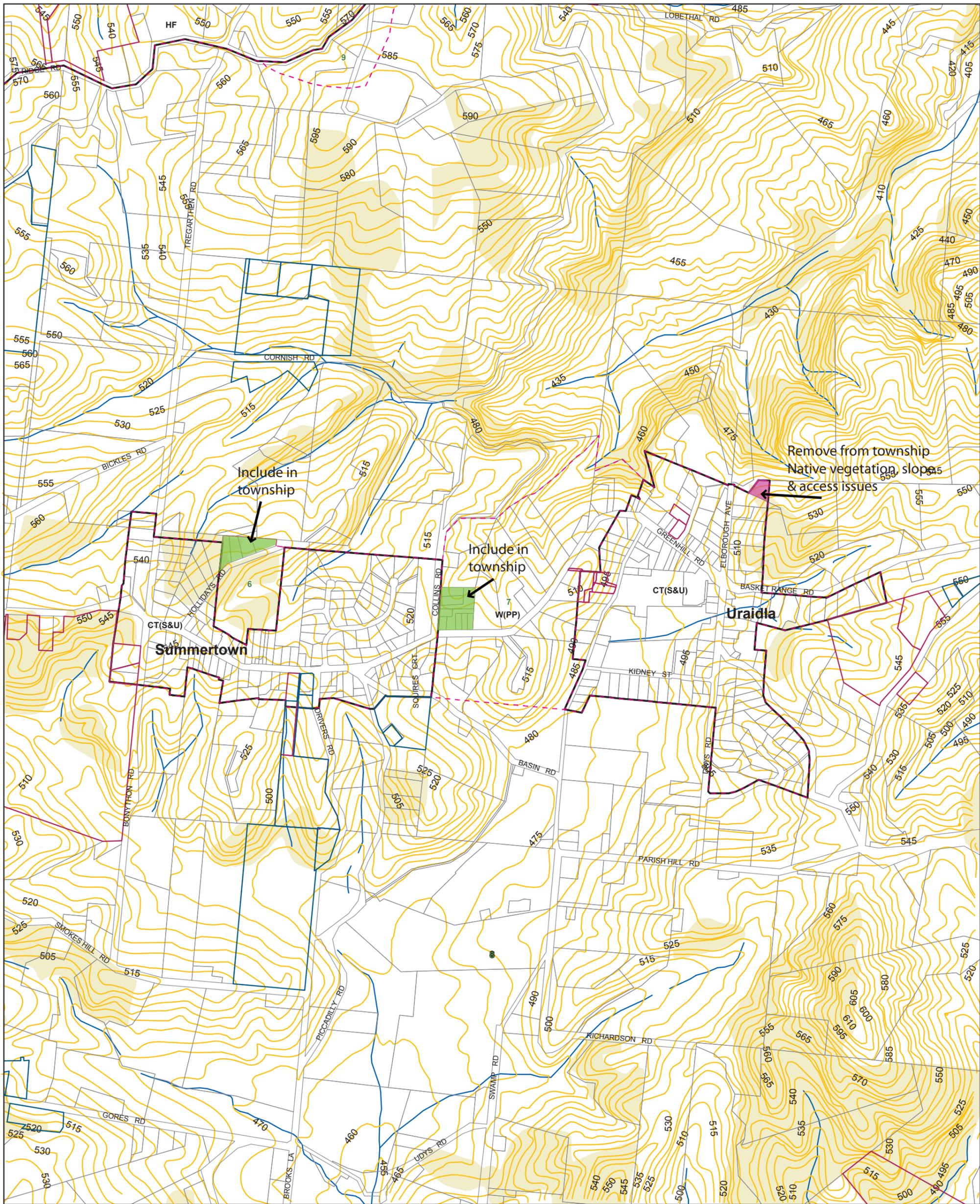
- Cadastre
- LGA's
- Zoning
- Policy Areas
- A 1 Dwelling
- B 1 - 3 Dwellings
- C 3 - 5 Dwellings
- D > 5 Dwellings

# Summertown Uraidla

## LAND USE



Government of South Australia  
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# Summertown & Uraidla

Contours	Low Hazard	Cadastre
Native Vegetation	Moderate Hazard	LGA's
Watercourse	High Hazard	Roads
Urban & <b>U</b>	Extreme Hazard	Land Division Deposits
Regional & <b>R</b>		Land Division Proposals
Planning & <b>P</b>		Policy Area
Solutions & <b>S</b>		Zoning

0 200 400 600 m

**Government of South Australia**  
Primary Industries and Resources SA

SPAR ID: 957

## URAILDA CHARACTER ANALYSIS

### Function

Uraidla is a relatively small village situated at the northern end of the picturesque Piccadilly Valley. Uraidla is distinguished by its valley setting which is characterised by a wide flat base that is rounded by undulating hill edges – many of which are draped in stringy bark Eucalypts. Parts of the town extend up the side of the hill slopes and enjoy significant views down to the valley. The town is strongly oriented around Greenhill Road which sweeps along the valley floor with access roads radiating out to the sides.

The township features a relatively compact urban form focused around a modest retail precinct located on Greenhill Road which provides a range of services to the local community. Uraidla also contains a primary school, community hall and oval.

Uraidla is separated from nearby Summertown by productive agricultural land which acts as a visual buffer between the two townships. This important area helps to establish the individual identity of the two townships while also serving to protect landscape amenity and agricultural function.



*Photos 1 & 2: Uraidla contains a modest retail centre located on Greenhill Road and features magnificent views to surrounding farm land.*

### Pattern of Development

The pattern of development in the town is characterised by a relatively compact settlement which generally features a rectangular subdivision layout on the central and flatter portions of the town. Near the edges of the township, where roads sweep up the hills face, the allotment pattern is more varied and winding, reflecting the sloping topography of the land.

While the main commercial and community precinct is clustered along a small stretch of Greenhill Road, patches of linear and historic residential development have stretched out from the main street along Swamp Road, and Kidney Street. Swamp Road and Kidney Street enclose the Uraidla Recreation Reserve creating a sense of clustering around the main village. In

contrast, linear development along Greenhill Road and Basket Range Road extends further out in a scattered pattern.

Allotment sizes vary considerably ranging from under 800m<sup>2</sup> to over 6,000m<sup>2</sup>.



*Photos 3 & 4: Street layouts are generally consistent within Uraidla apart from a few exceptions.*

## Public Realm

Uraidla is well served by a number of public open spaces. The main recreation area within the township includes the Uraidla oval, cricket pitch, school grounds, showground, netball courts and bowling green. On the northern side of Greenhill Road, there is also playground park and nearby are tennis courts and squash courts.

The streetscape of Uraidla is characterised by narrow bitumen road surfaces, and avenues of large deciduous trees and conifers. Main road verges do not have any pattern of consistency of width or treatment and are generally informal consisting of non-concrete and non-bitumen road verge treatments. Gravel side road edges and footpaths are common, and there is a preference towards gravel driveways. With the exception of the main street, overhead wires flank one side of the street.

Vegetation consists of Stringybark trees on slopes in the valley, and a patchwork of deciduous and coniferous species in the older parts of the village which present a strong English appearance.

Streetscape improvements have taken place along the main street of Greenhill Road to reduce the impact of through traffic. Improvements have included reductions in road width, provision of street car parking in the main street, undergrounding of power lines in the main street, new heritage street lighting, street tree plantings, paving and street furniture. These changes have resulted in a more open character and improved the presentation of the historic buildings to the street.



*Photos 5 & 6: The showgrounds and oval provide important recreational facilities for the town.*

## Scenic Prominence

Uraidla is situated in the shadow of Mount Lofty Summit and views of the summit are readily visible, particularly from Days Road and Kidney Street. Views outwards to the valley slopes are also traits of the landscape character.

Uraidla is well regarded for its high rainfall, rich soils, cool climate and reliable water. This has supported productive market gardens, orchards (apple and cherry orchards), strawberry beds, vegetable gardens and flower gardens. Much of the uncleared ground in the district remains as Stringybark Eucalypts that form green tree-topped crests in the landscape. Like Summertown, these rural landscapes together create a patchwork of different views that are typical of the scenic beauty of the Adelaide Hills landscape.

The village also has strong visual entries to the town. Entries from Greenhill Road from the west, Days Road from the south, Greenhill Road from the southeast, and Basket Range Road from the east all descend into the valley. They all provide sweeping views outward across the valley. As each of these gateways approach the centre of the village, there is also a slight bend in the road alignment where views of the hall, hotel, post office, and church are available.

Two of these key gateways are heavily flanked by mature Stringybark Eucalypts. When entering along Greenhill Road from the west, sloping vineyards flank the sides of the road, until rows of Stringybark Eucalypts on either side create a significant sense of enclosure. Similarly, the entrance along Basket Range Road from the east is heavily covered on either side by Stringybark Eucalypts.



*Photos 7& 8: Attractive views to surrounding farm as well as tree-lined entrances are important character elements of Uraidla.*

## Building Design

Uraidla is characterised by a low density pattern of development that is comprised of a mixture of single and two storey detached dwellings. Two storey dwellings are often situated along the hill slopes, where views are significant of the valley floor.

The building stock is comprised of dwellings that were built during several different age periods. The older housing stock was constructed mainly during the 1860's-1900's and is generally reflected by a cluster of buildings along the main street. Newer buildings were built following World War One and also in the past 15 years. Generally, the older buildings are more pronounced and are more characteristic of the village streetscape of the town.

Historic buildings are characterised by their narrow building setbacks and use of consistent materials. Materials include Carey Gully and Basket Range sandstone, red brick, corrugated iron and timber. Where iron is used, it tends to be used for building fabrication, detailing and roofing, while stone is sometimes rendered in earthy colours or left exposed. Other design features include pitched roofs, verandahs, eaves, balconies and use of timber decorative embellishments. Colours are of earthy local colours consisting of dark rich ochre, brown, orange, and cream.

The built form is supported by a mix of mature deciduous trees and plants in front gardens. Mature deciduous trees, conifers and cottage style gardens are particularly common in older gardens. Front fencing is not uncommon and is often formed using hedges and plantings along the front boundary. Car parking is generally situated on the property rather than on road reserve and is often located at the rear or side.

The town centre is concentrated in a small cluster of single and two storey stone and brick buildings on either side of Greenhill Road between Elborough Avenue and Swamp Road. Beyond this area, land use is predominantly residential at low densities. The town centre includes a supermarket, butcher, fuel station, hotel, pharmacy and hairdresser. In addition, a number of consulting rooms are located near the edge of the town centre.

The main street is open in character with a wide road carriage flanked by buildings that are built relatively close to the street (2-4m) and have narrow building frontages. There is a bend towards Days Road that contains a cluster of two storey commercial and cultural buildings. This creates a strong sense of visual enclosure but is broken up by the spaces between the buildings and is softened by mature deciduous vegetation in front gardens. Landmark buildings here include the Church, Hotel, Institute Hall and several significant heritage buildings along Greenhill Road.

Common materials that are used for heritage buildings along the main street include stone, corrugated iron and timber. Pitched rooves are common, with feature verandahs at the front that use traditional timber detailing and use of new or washed heritage colour schemes. Cottage gardens and mature deciduous trees are common in front gardens.

Looking south along the main street, the large expanse of bowling greens gives the main street a relatively open character. The streetscape is generally well defined along Greenhill Road by traffic, parking and pedestrian areas. The road width is relatively consistent at 10.5m but appears wider because of the accumulation of car parking situated to the side. In the main street, kerbing, paving and mulched landscaped areas are defined by paved and gravel footpaths and bitumen carparks and this is further enhanced by underground powerlines and heritage street lighting.

Buildings in the precinct are predominantly single storey and constructed of brick or besser brick. Historic cottages are constructed of brick and stone with galvanised iron rooves and wooden verandah posts. Building setbacks are generally very narrow with some shops and cottages built on the boundary and others setback 3-4m. Cottages commonly exhibit cantilevered steel and iron verandahs and hedges and cottage styles gates are common.

While the main street is relatively open, buildings situated on the corner of Swamp and Greenhill Roads are situated beneath the canopy of large deciduous and native trees. This, coupled with Liquidambers on the opposite side creates an avenue to the village when approaching from the west.



*Photos 9& 10: Dwellings range from historic cottages featuring simple designs to more recent buildings.*

## Environmental Factors

There is a creek which runs roughly parallel with Swamp Road, although the creek has been channelled underground in parts. In the town, drainage runs north-east to south-west internally down the hill into this creek. There is also a watercourse running east into the main stream that is situated away from the main street. While the town is situated relatively high, these streams are occasionally prone to flooding.



*Photos 11 & 12: Environmental attributes include a creek and a backdrop of mature eucalypts.*

## Recommendations

1. The Low density character should be retained due to a lack of a common effluent disposal scheme, sloping land and remnant vegetation.
2. Additional non-residential uses are appropriately located along Greenhill Road. These uses may include small-scale offices, consulting rooms, tourist accommodation and shops.
3. New development along Greenhill Road should complement the design and building materials of existing historic buildings.
4. While acknowledging the diversity of built form within the residential areas, new building work should:
  - Be well set-back from the front boundary to allow for significant vegetation to be established in front yards.
  - Include low front fences of an open nature.
  - Include pitched gable or hipped rooves featuring dark tones to blend with surrounding vegetation.
  - If two-storeys in height, be of split-level design to minimise the need for excavation. The upper level should be set-back from side boundaries to reduce the bulk of the building and minimise overlooking.
  - Include front verandas.
5. Freestanding carports may be located closer to the front boundary than the dwelling if they remain open sided and feature a pitched colorbond roof.

## VERDUN CHARACTER ANALYSIS

### Function

Verdun is a medium sized settlement located within a valley setting on a bend of the Onkaparinga Valley Road. Verdun forms an entrance into the Onkaparinga Valley from Hahndorf and the South Eastern Freeway. It has a rural settlement character, with a river nearby and wooded hills beyond.

Verdun acts as a local centre which serves the needs of its residential. The settlement contains a small retail centre, focused on the historic hotel, general store/service station, post office, school and local hall. There are also a number of tourist related activities including a restaurant and craft shop.

The settlement includes a small number of detached dwellings at a very low density.



*Photos 1 & 2: Verdun functions as a local centre with a limited range of services and a small number of dwellings at very low-densities.*

### Pattern of Development

Verdun was originally subdivided into six long allotments creating a German 'hufendorf' (farm village). These allotments ran with a north-west to south-east axis from Grivell Road to the Onkaparinga River with three of the allotments stretching to the south eastern side of the river. While the allotments no longer straddle the Onkaparinga Valley Road and some smaller allotments have been created with frontages to Onkaparinga Valley Road, the original hufendorf land division pattern is still evident.

The allotment sizes within the area of the original land division vary from large rural residential size allotments (maximum size of approximately 3.5 hectares) to smaller residential allotments (smallest size of approximately 726m<sup>2</sup>).

To the east of the original land division are a number of rural residential sized allotments fronting the Onkaparinga Valley Road and residential allotments

with frontages Reddens Road and the Onkaparinga Valley Road. The residential allotments range in size from approximately 900m<sup>2</sup> to 1,350m<sup>2</sup>.

Verdun is situated within an elevated valley with the eastern boundary of the settlement formed by the Onkaparinga River with low-lying land subject to flooding.

Dwelling density is very low with open spaces and gardens separating buildings and minimal buffers to adjacent rural land. Most front gardens comprise lawn with a variety of shrubs and bushes, sometimes with some feature trees.

Given the current zoning regime applying to Verdun, there are very few development opportunities apart from relatively minor expansions to existing buildings or land uses.



*Photos 2 & 3: Verdun also contains a significant primary school and a general store/petrol station.*

## Public Realm

Recreational and community facilities in the settlement are limited to the privately owned Verdun Tennis Club located in the southern portion and the Verdun Memorial Hall in the northern portion. The Onkaparinga Valley Road is lined on either side with street trees as it passes through the settlement. The street trees on the southern side of the road have been severely pruned to accommodate the overhead power line clearance requirements. There are no formal footpaths, street furniture or pedestrian facilities within the settlement.



*Photos 4 & 5: Verdun is characterised by an avenue of deciduous trees and informal verges.*

## Scenic Prominence

The significant views from Verdun to surrounding land contribute to the character of the area as well as providing an important backdrop for the settlement. These views include the surrounding hills comprised of farm land and scattered remnant vegetation as well as views of the Onkaparinga River which meanders through the settlement.

The northern portion of the settlement has distinctive rural entrances through farming landscapes embracing tall trees with views along the street. There is a significant entry point to the west which includes the avenue of trees which flanks Onkaparinga Valley Road, views to surrounding hills and a vista of the main street. Other entry points to the settlement include to the east with historic dwellings, trees flanking Sandow Road, a dwelling with a hedge and native vegetation at the approach to the river. The entry point to the south includes large pine trees on the western side of the road, willows on the eastern side with views to Maximillian's restaurant and vineyard to the right, the Hills Christian School on the left and the Verdun Memorial Hall directly ahead.

## Building Design

The use of local stone and brick, with timber and corrugated iron detailing is a unifying theme in the older buildings. All the original dwellings and commercial buildings are single storeyed and of a relatively small scale.

Early dwellings are generally double-fronted cottages with gable rooves and are generally setback behind a small garden. While early German buildings have gable rooves the majority of later buildings have hipped rooves. Most rooves are clad with corrugated iron. Chimneys are simple red-brick chimneys, several with cornices and some rendered.

Walls are generally constructed of local stone with some early twentieth century buildings having red brick walls. Windows and doors are generally timber. Dressings consist of stone, red-brick and timber.

Most dwellings have eaves and most verandas have raked rooves with simple timber posts with no lace.

Fencing & gates include no fencing (especially commercial buildings), post and rail, post and wire and hedges. Driveways consist mostly earth and gravel. Several buildings have carports and outbuildings which are located generally to side or rear of dwellings.



*Photos 6 & 7: Buildings are single-storey and of brick or stone construction. The spacing between buildings is a significant characteristic as is the general absence of fences and the substantial landscaping.*

## Environmental Factors

The settlement and surrounds include outstanding landscape features, especially areas of surviving native vegetation. Another significant environmental feature of the area is the Onkaparinga River and its tributaries.

Landscaping of the public areas of the settlement is generally limited to the existing, mostly exotic, street trees on each side of Onkaparinga Valley Road.

Stormwater from the settlement drains to the Onkaparinga River. Verdun is connected to both SA Water mains and sewer.

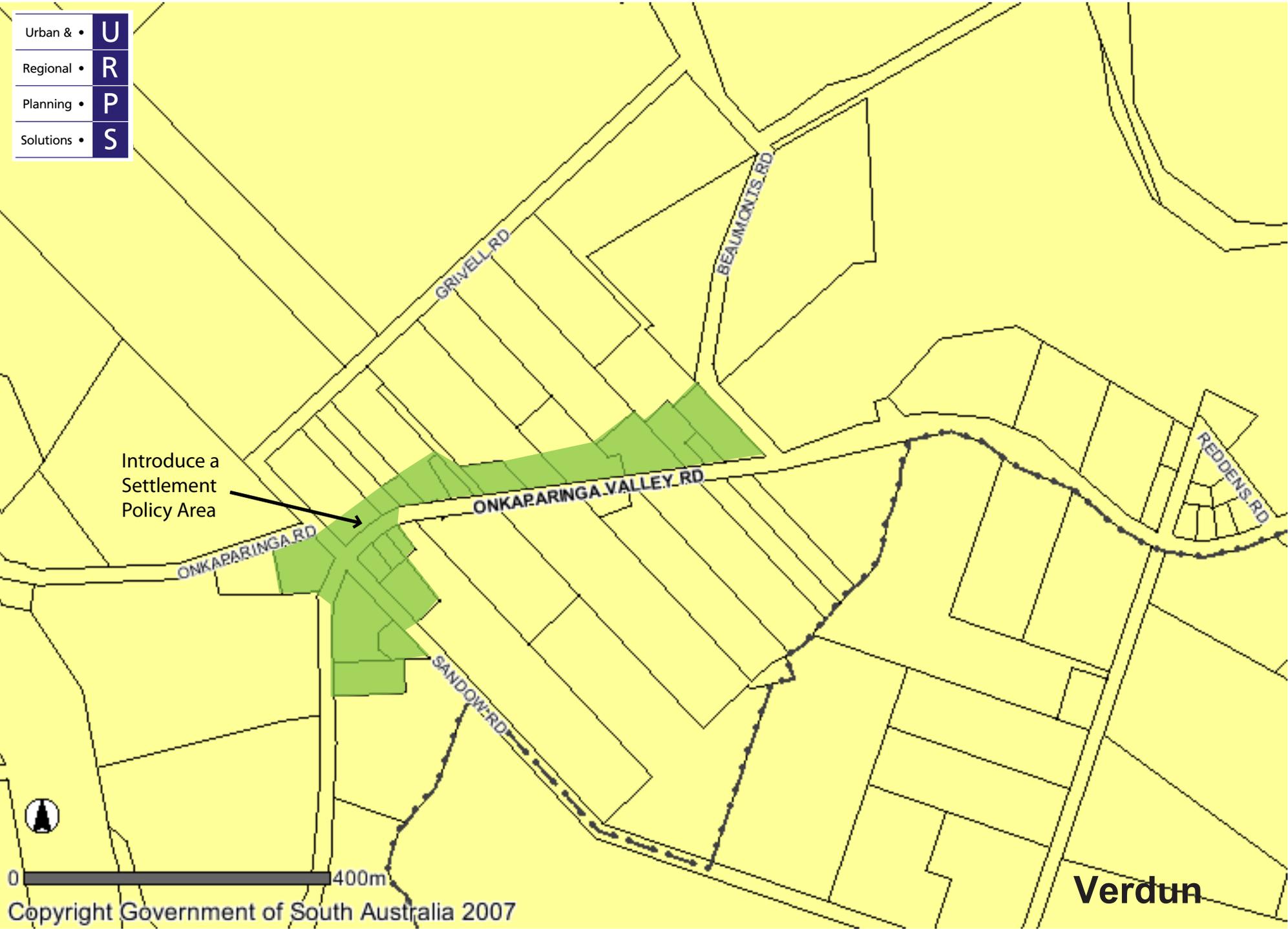
## Recommendations

1. Establish a Policy Area within the Watershed (Primary Production) Zone which acknowledges the non-agricultural land uses within Verdun such as the hotel, general store, dwellings, community hall and primary school.
3. Introduce policy guidelines to ensure that future buildings maintain the sense of space within Verdun and are restricted in relation to their siting, height, scale and setbacks.
4. Encourage the use of stone, timber and iron in building fabrication, detailing and roofing.

5. Maintain a primarily single storey built form throughout Verdun but enabling distinctive two storey accents only where local stone is predominantly applied.
6. Limit signage and use of strong or visually prominent colours in the main street and on commercial and semi-commercial buildings in Verdun.
7. Maintain road verges with no stereotype pattern or consistency of width or treatment, with a preference towards non-concrete and non-bitumen road verge treatments.
8. The retention all River Red Gums along the Onkaparinga River and throughout the village is of primary importance in preserving the settlement's character.

- Urban & • U
- Regional • R
- Planning • P
- Solutions • S

Introduce a Settlement Policy Area



Verdun



0 400m

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## WOODSIDE CHARACTER ANALYSIS

### Function

Located along the Onkaparinga Valley Road, Woodside is the largest township within the Onkaparinga Valley. It functions as a neighbourhood centre which serves the surrounding rural community through the provision of a wide range of shops, services and recreational facilities. It is the location of the main office of the local Council and also provides a range of emergency services such as police, ambulance and CFS.



*Photos 1 & 2: Woodside is a substantial township which features very low density residential development surrounding an active and vibrant retail and business centre*

### Pattern of Development

Woodside is centred upon an original grid subdivision pattern located on the eastern banks of the Onkaparinga River with a historic inner core focused on the area between John Street and Nairne Road. Newer land divisions have stretched the footprint of the town northward and also south around the recreation reserve. While the older portion of the town consists of a rectangular street layout and, in the main, regular shaped allotments, the newer land divisions consist of informal subdivision patterns with curved roads, cul-de-sacs and numerous irregular shaped allotments.

Woodside North, which also features a rectangular street layout, is connected to the main part of the township by a linear strip of allotments fronting Onkaparinga Valley Road. This area of the township contains a mixture of land uses including industrial, service industry, large-scale retail and tourist development. There are also a number of larger residential allotments south of Charles Street.



*Photos 3 & 4: Development has spread north and south of the original subdivision located on the banks of the Onkaparinga River*

## Public Realm

Woodside boasts excellent recreational facilities located behind the Council offices, at the southern end of the town. These facilities include the only public swimming pool in the Council area as well as two ovals, a bowling green, tennis courts, netball courts and soccer playing fields.

A BMX bike track is located on the eastern banks of the Onkaparinga River along the former Balhannah to Mount Pleasant railway line. This particular area provides an excellent opportunity to establish a public reserve in conjunction with a linear recreational trail along the former railway corridor.

Within the older portion of Woodside, away from Onkaparinga Valley Road, the streets are relatively narrow and, while typically featuring box-style kerb and gutters, do not often have footpaths. Newer land divisions contain bitumen roads with rollover gutters, freestanding aluminium street lamps, underground powerlines and, typically, do not have footpaths.

Onkaparinga Valley Road accommodates large traffic movements, including primary production and industrial truck movement through the town centre producing a considerable impact in terms of noise, dust and pollution.



*Photos 5 & 6: Woodside contains a number of significant recreation facilities such as an outdoor swimming pool and BMX track*

## Scenic Prominence

The entry to the township from the south is marked by the transition from a rural landscape setting to the recreation reserve on the east and dwellings on the west with associated dense vegetation prior to crossing a small bridge.

The northern entrance to the township, along Onkaparinga Valley Road, is marked by the appearance of the industrial and commercial development along the eastern side of the road and rural land to the west. Travelling into Woodside from this direction gives the feeling of travelling through the outskirts of the township until reaching a small cutting in the Onkaparinga Valley Road and Lutheran Church Complex.

The main entry to the township from the west is via Tiers Road, highlighted by the river crossing and the vegetation associated with the watercourse. From the west, the town is marked by large stands of vegetation with views over portions of the township.

External views from within the town are few due to its setting in a valley. However, some views of the distant hills and rolling pastures are available from John Street, to the west as well as views to surrounding rural land from other streets, such as to the north of a portion of Jacaranda Drive.

Landmark buildings within the town include the Council Offices and Library, the Institute Building, the Woodside Hotel, the Post Office, St Mark's Church, the Bedford Hotel and the Lutheran Church.



*Photos 7 & 8: Prominent buildings include the two hotels and three churches*

## Building Design

The predominant character of the main street precinct is that of single storey commercial (retail) and dwellings, closely aligning the tree-lined street frontage, with individual buildings of approximately 12-15 metres in width and incorporating front verandas. Buildings of civic and public significance of two-storey height intersperse this consistent built form.

The predominant character of the historic residential precinct to the east is that of single storey detached dwellings set in large landscaped surrounds, interspersed with historic buildings, including workers cottages and churches, at times built to the front boundary. The buildings in this area are characterised by the use of local stone, brick, rendered brick, timber and corrugated iron detailing.

In the newer areas, residential development is a mixture of single-storey (predominate) and two-storey with preference towards colonial style brick colours, rendered walls, tiled and colourbond (predominate) roof cladding, hipped rooves with some decorative gables and dutch gables and eaves. Garages tend to be under the main roof of the dwellings with double garage doors separated by brick pillars or the like. Outbuildings tend to be to the rear of the allotments and corrugated or colourbond fences between the dwellings but few front fences.

Industrial development tends to be two-storey in scale with colourbond or similar metal cladding and chain wire mesh fencing.



*Photos 9 & 10: More recent residential development features hipped rooves with modest verandas and brick construction*

## Environmental Factors

Stormwater drainage flows east-west within the town and most drainage lines are not visually evident. Woodside is served by a Septic Tank Effluent Disposal Scheme which may be reaching its capacity.

There is a dense mass of deciduous and exotic vegetation within residential properties and also scatterings on road verges. Within the older portion of Woodside these include English Oak, English Elm, Italian Poplar, Weeping Willow, Desert Ash, Golden Ash, Golden Elm, Radiata Pine, cypresses, fruit trees, middle storey shrubs and bushes along with large River Red Gums. In the newer parts of the town vegetation generally consists of middle and low storey bushes and shrubs with large scattered gums the exception.

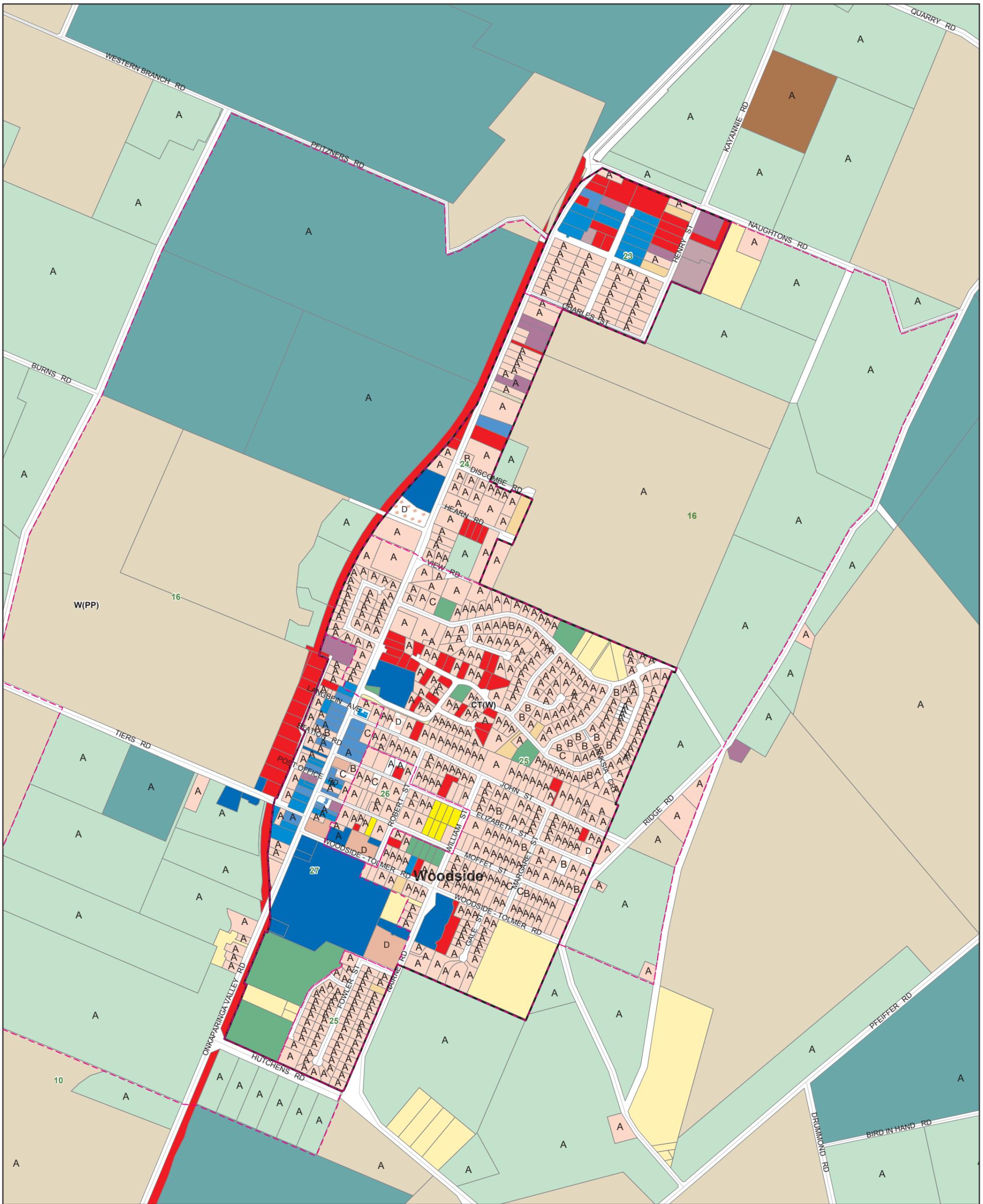


*Photos 11 & 12: Significant eucalypts and other vegetation contribute to the character of Woodside*

## Recommendations

1. Reinforce the historic town centre of Woodside by restricting non-residential development on the fringes.
2. Ensure that infill development is compatible within the historic residential area.
3. Retain the elements of the historic character of the older portion of the village including building foot-prints, rectangular subdivision configurations, foot-prints of fence-lines, narrow bitumen road surfaces, plantings, fences and fence-lines, the use of stone and corrugated iron.
4. Retain and encourage the use of stone, red brick, timber and iron in building fabrication, detailing and roofing.
5. Do not permit further residential subdivision expansion of Woodside to the north, west, south and east but rather seek to consolidate existing areas and enable infill developments within the existing footprint of the township.
6. Limit signage and use of strong or visually prominent colours in the main street and on commercial and semi-commercial buildings in Woodside.
7. Encourage the separation and the definition of edges between the residential and industrial areas.
8. Do not permit further visually inappropriate and poorly located industrial development particularly along Onkaparinga Valley Road.
9. Verandas, eaves, balconies and other features should be used to provide visual interest and to break up the bulk of buildings.
10. The retention of all River Red Gums (*Eucalyptus camaldulensis*) along the Onkaparinga River and throughout the township is of primary importance in preserving Woodside's character.
11. New development should minimise hard-paved areas in order to preserve a vegetated landscape character.
12. The use of stone, timber and iron in building fabrication, detailing and roofing should be encouraged.

13. A scattering of small-scale businesses such as home activities, bed and breakfast and consulting rooms should be encouraged within the older portions of Woodside.
14. Infill, smaller lot (500m<sup>2</sup>), residential development is appropriately located on corner allotments and where streetscape character is not adversely affected in terms of allotment frontage, setbacks and private open space.
15. While a range of housing types, styles and designs are appropriate, new residential development should feature:
  - Front setbacks of at least 6m.
  - Side setbacks of at least 1m for single-storey buildings and 2m for two-storey buildings.
  - Rear setbacks of at least 4m for single-storey buildings and 8m for two-storey buildings.
  - Pitched gable or hipped rooves together with verandas and eaves.
  - Either low front fences or hedges.



- Vacant Residential Land
- Protected areas
- Residential
- Non Private Residential
- Vacant Residential
- Commercial
- Retail Commercial

- Utilities / Industry
- Food Industry
- Public Institution
- Government Institution
- Education
- Recreation
- Golf

- Rural Residential
- Vacant
- Horticulture
- Forestry
- Agriculture
- Livestock
- Mining / Quarrying

- Cadastre
- LGA's
- Roads
- Policy Area
- Zoning

- A 1 Dwelling
- B 1 - 3 Dwellings
- C 3 - 5 Dwellings
- D > 5 Dwellings

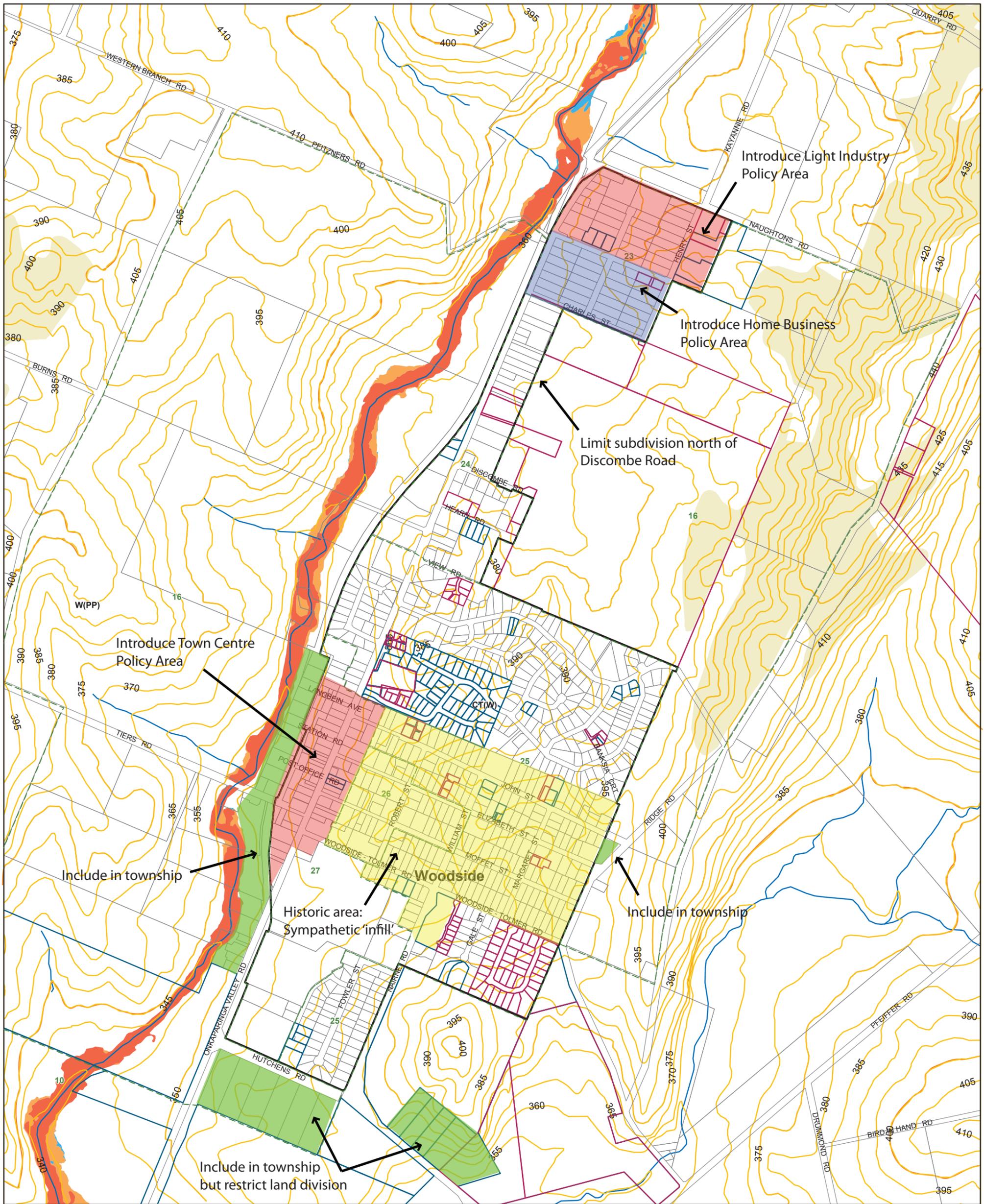
# Woodside

## LAND USE



Government of South Australia  
Primary Industries and Resources SA





# Woodside

- Contours
- Native Vegetation
- Watercourse
- Low Hazard
- Moderate Hazard
- High Hazard
- Extreme Hazard
- Cadastre
- LGA's
- Roads
- Land Division Deposits
- Land Division Proposals
- Policy Area
- Zoning



## **5.0 NEXT STEPS**

This Directions Report offers a number of policy solutions to address the planning challenges facing the Adelaide Hills Council. It is now important that Council engages with Government Agencies and the community to confirm the findings contained within this report and to 'test' the policy directions. To enable this to happen, the consultant team will begin an extensive consultation process as described in the tasks below before reporting back to the Reference Group:

- A formal 6 week 'exhibition' period during which the Directions Report will be placed on the Council's website and written submissions will be accepted from the community.
- Three Community Information Sessions held at Aldgate, Lobethal and Birdwood. These sessions would involve a presentation from the consultant team followed by question and answers.
- A presentation and workshop with key State Government Agencies.

To encourage the involvement of the community, the consultant team will prepare a press release, newspaper notice, flyer and feedback sheet.

**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 26 March 2024  
AGENDA BUSINESS ITEM**

**Item:** 11.2 Motion on Notice

**Originating from:** A/Mayor Nathan Daniell

**Subject:** Investigating the merits of a Community Renewables Program based on the success at City of Mitcham

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**1. MOTION**

I move that Council requests:

1. That the CEO provide a report to Council by 30 June 2024 that investigates collaborating with the City of Mitcham to use their Community Renewables Framework, due diligence and tender results to implement a similar bulk buy and Virtual Power Plant (VPP) program, but tailored to meet the requirements of Adelaide Hills Council and our community.
2. That the CEO request a briefing for Elected Members and relevant staff by the City of Mitcham to understand the community, environmental, and economic benefits achieved from the implementation of their program.
3. That the prior to entering into its next electricity agreement, investigates an innovative 100% Renewable Energy Power Purchase Agreement (PPA) or similar for Council's future energy needs, including the opportunity to integrate a VPP and community batteries.

**2. BACKGROUND**

Council declared a climate emergency back in early 2019. Since this declaration we have undertaken a range of important initiatives to demonstrate we are playing our part in developing a more sustainable future for society. These initiatives include additional purchases of solar power for our buildings, converting street lighting to LED, and embarking on the transition of our small fleet to electric vehicles. The City of Mitcham's Community Renewables program has been a huge success for both the organisation and the community more broadly.

Key points about the City of Mitcham's program include:

- They have undertaken two bulk buys resulting in 789 systems being purchased (solar and battery or battery only).
- The average household bill was \$600 per quarter prior to the installation of the systems and reduced to \$372 per quarter (including repayments).

- Residents have saved \$1,779,625 on electricity bills since the introduction of the program.
- At its current size the program will save more than 3000 tonnes of carbon dioxide emissions per year.

The City of Charles Sturt and Campbelltown City Council have already endorsed replicating this program while the City of Burnside and City of Marion will be considering a similar program at their next meeting.

**Appendix 1** includes a summary presentation they made to the City of Marion last year.

Note: These values are from last year, thus the reduction in emissions and economic savings would be greater than reported above.

On face value, proceeding with this program seems like a common sense move which provides both environmental and economic benefits to our community. However, it is important we undertake our own due diligence to ensure it is a right fit for our Council.

### **Electricity Procurement**

At the 23rd May Ordinary Council meeting the following was unanimously endorsed by the chamber as part of a motion regarding our current electricity contracts:

*Prior to entering into any future agreement regarding electricity with the LGAP, Council undertakes a broad and detailed analysis regarding electricity use and alternate options for electricity procurement, with a focus on renewable energy.*

Point 3 of this motion aligns with our previously endorsed position but provides specific reference to a 100% renewable PPA with the opportunity to integrate a VPP and community batteries.

## **3. OFFICER'S RESPONSE – Sharon Leith, Sustainability Coordinator**

### **➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment**

*Strategic Plan 2020-24 – A brighter future*

Goal	A functional Built Environment
Objective B3	Consider external influences in our long-term asset management and adaptation planning
Priority B3.2	Aim to achieve 100% renewable energy use for our corporate operations and strive towards carbon neutrality

Goal	Community Wellbeing
Objective C3	A community that grows together
Priority C3.4	Build partnerships with community and other stakeholders to enhance our capacity to provide and support opportunities for them to thrive

The priority B3.2 has been partially achieved by the Council currently purchasing 100% renewable energy through the Green Power program. A new Carbon Management Plan (corporate and community emissions) is currently under development. The Plan is expected to outline a plan for the Council to achieve net zero carbon emissions by a date to be set, as well as goals for supporting the community to reduce emissions. A Community Renewables

Program is the type of initiative which could feature in the Plan as one way in which the Council could support its community in this way.

➤ **Legal Implications**

There are no known legal impediments to Council undertaking or participating in a Community Renewables Program, however, it will be important to consider any procurement and other policy implications as part of detailed considerations.

➤ **Risk Management Implications**

There are risks associated with the roll out of a Community Renewables Program including reputational risk associated with Council endorsing a particular provider, the products and promoting them to the community. If there is any kind of default on the part of the provider, or shortcoming in the expected service, consumers may seek to hold Council to account.

Further due diligence on the opportunity would allow these risks to be better understood and mitigated.

Preparing a report on the City of Mitcham’s Community Renewables Program will assist in mitigating the risk of:

*Undertaking a Adelaide Hills Council led program to reduce community carbon emissions leading to increased legal, financial and reputational implications.*

Inherent Risk	Residual Risk	Target Risk
High 3B	Medium 3C	Low 2D

➤ **Financial and Resource Implications**

Investigating collaborating with the City of Mitcham to use their Community Renewables Framework (point 1 of the motion) can be undertaken with existing resources and, likely, a small amount of paid consultancy advice. The report back on this matter would consider and define the estimated costs of planning and implementing a program in this council area.

The investigation of an innovative 100% Renewable Energy Power Purchase Agreement with virtual power plant and community batteries (point 3 of the motion) is more involved and will require external expert advice. A consultancy for this work could cost in the order of \$20,000 for an initial high-level investigation and options analysis. There is currently no budget allocated for such an initiative, however this can be included in considerations for the 2024-25 Annual Business Plan and Budget.

➤ **Customer Service and Community/Cultural Implications**

The implementation of a Community Renewables Framework is one way to assist the community to access renewable energy technologies to reduce emissions and future proof their energy systems, at a lower price.

➤ **Sustainability Implications**

The delivery of a Community Renewables Program is clearly focussed on assisting the community to make sustainable energy choices.

➤ **Engagement/Consultation conducted in the development of the report**

Consultation on the development of this report was as follows:

<i>Council Committees:</i>	Not Applicable
<i>Council Workshops:</i>	Not Applicable
<i>Advisory Groups:</i>	Not Applicable
<i>External Agencies:</i>	Not Applicable
<i>Community:</i>	Not Applicable

**4. ANALYSIS**

**City of Mitcham’s Community Solar Program further information**

The Council’s ability to influence community carbon emissions is limited, however, it has a potentially powerful role in leading by example with its own emissions reduction activities and through the provision of practical schemes, such as the one contemplated by this motion.

The City of Mitcham has developed a community solar program aimed at offering renewable energy options to its community. The program includes facilitating bulk buy purchases of solar panels and batteries for homes and businesses, eventually integrating these elements into a Virtual Power Plant (VPP). The process to set up the community solar program included the release of an Expression of Interest to the private sector to establish a partnership or collaboration with Council to reduce carbon emissions, lower community living costs and leverage the community’s trust in the council as a collaborative partner. Expert advice was obtained through the evaluation process and also for legal and due diligence implications to ensure the appropriateness for Council to make an informed decision.

The council formally approved a collaboration with Shine Hub leading to the execution of a two-party formal heads of agreement contract. This allowed the City of Mitcham to play a ‘white labelling role’ rather than a partnering role. ‘White labelling’ is where the councils’ role is limited to one providing support for a project by attaching its brand to add credibility, including using the communication channels and community outreach to raise awareness about the program.

There was a two-year establishment phase with the program. The program is considered to have been successful and has undertaken two rounds of bulk buy solar and battery storage offers.

The City of Mitcham’s website contains further information on the scheme.

**100% Renewable Energy Power Purchase Agreement (PPA)**

Council currently has three 24-month electricity supply contracts for its facilities, all concluding on 30 June 2025, covering the following categories:

- Large sites (over 160 MWh annual consumption) currently with Iberdrola
- Small sites (under 160MWh annual consumption) currently with Origin Energy
- 12 and 24 hour unmetered sites including street lighting currently with Iberdrola

For all three options, Council took up the 100% accredited renewal energy option. In doing so, the Council has fully offset its carbon emissions arising from electricity use. Further initiatives to reduce electricity use will therefore not reduce carbon emissions attributed to Council from electricity use. Having said that, further efficiencies in electricity use may lower costs and demonstrate more sustainable energy options to the community.

Whereas the above contracts were entered into under a bulk purchasing scheme coordinated by LGA Procurement, a Renewable Energy Power Purchase Agreement typically involves a long-term purchase contract by negotiation directly with a renewable energy producer. As noted earlier, an expert in electricity procurement would be required to analyse and advise on the feasibility of this approach and this will need to be considered in budget deliberations.

## **5. APPENDICES**

- (1) Summary presentation of the Community Renewables Program made to the City of Marion last year.

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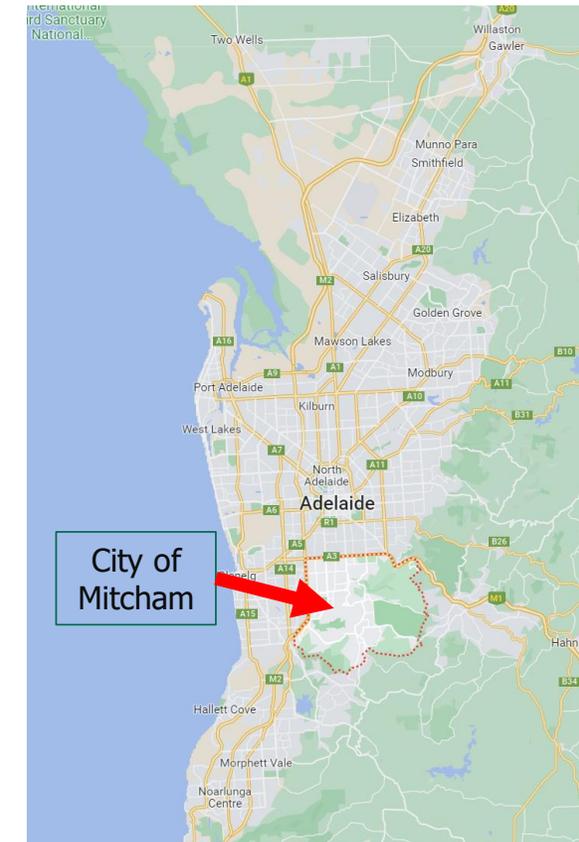
***Appendix 1***  
*Summary presentation of the Community Renewables  
Program made to the City of Marion last year*

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# City of Mitcham Community Renewables Program

# Get Your Bearings

- 75 square km in area
- Hills and plains
- 10 minute drive to the CBD to the north
- 30,000 rateable properties
- Population of approximately 70,000
- Metropolitan Adelaide is 1,367,000
- Relatively affluent and educated community

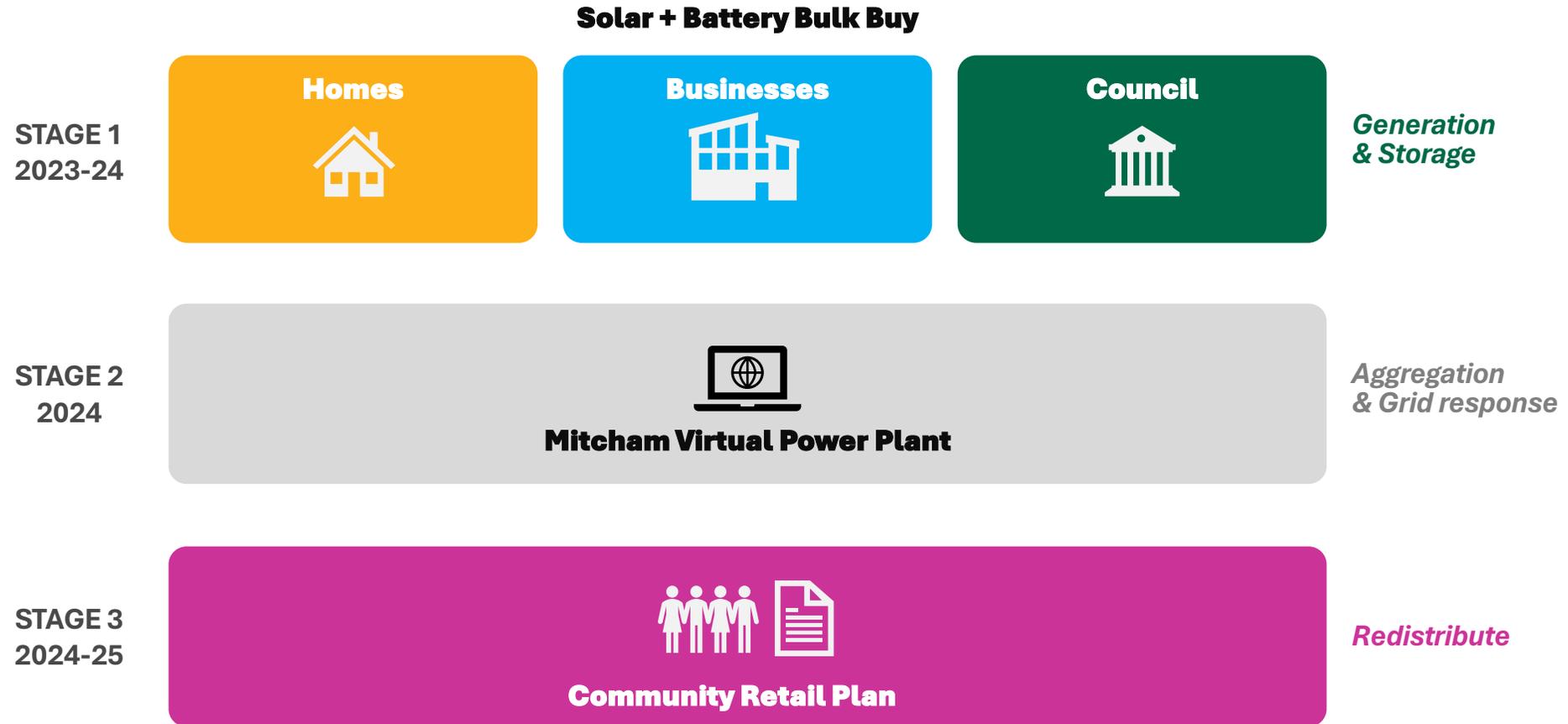


# Why

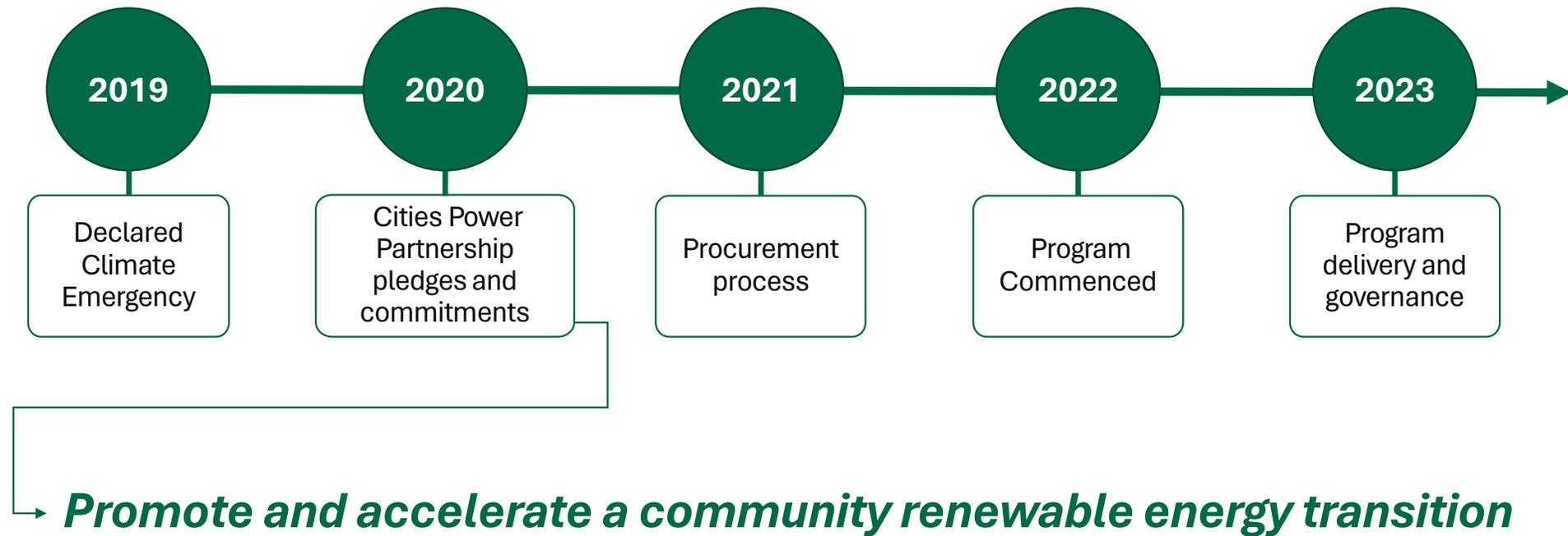
1. Climate emergency
2. Cost of living
3. Support for local businesses
4. Council savings and revenue

# How

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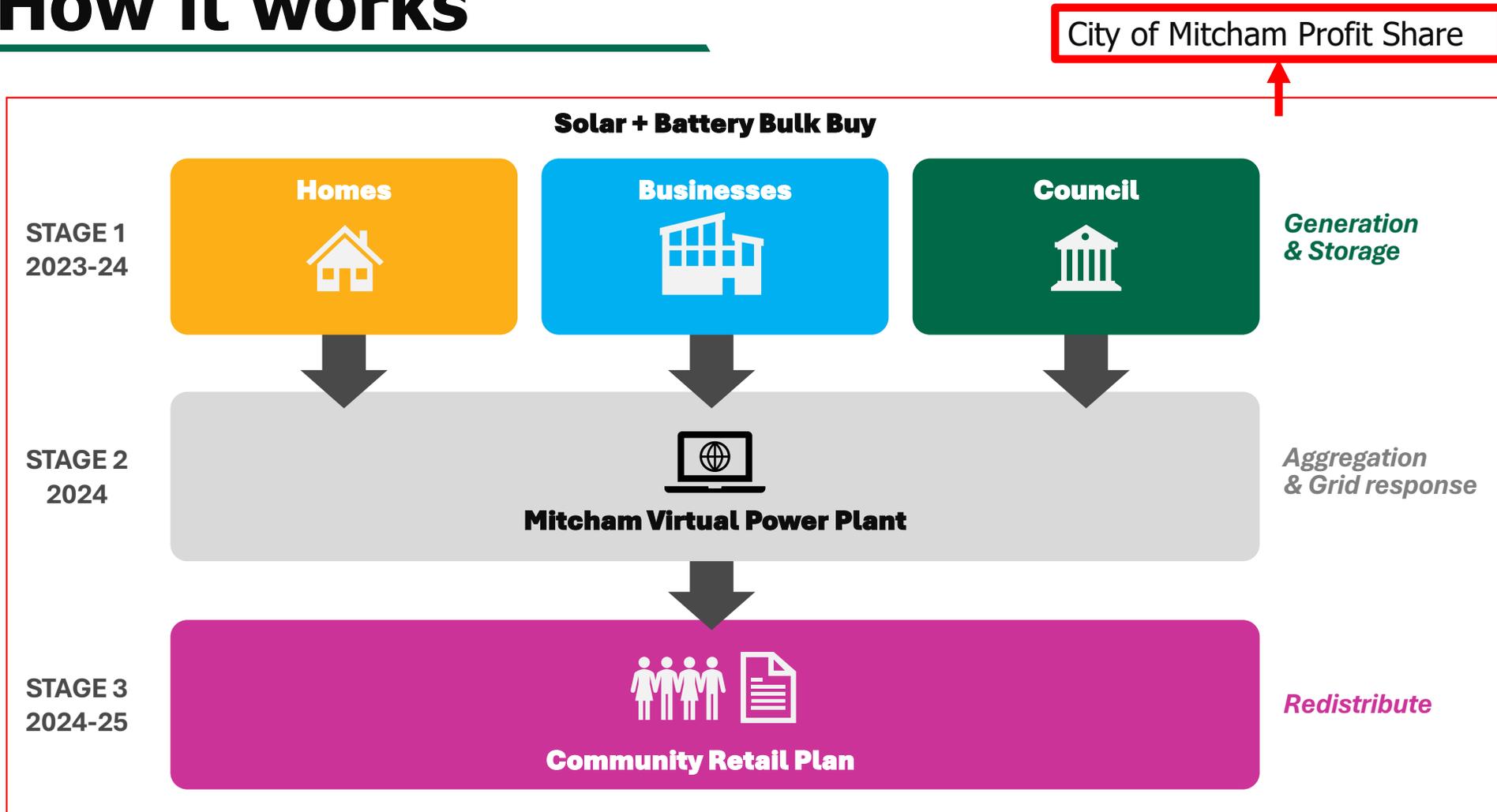
# Timeline



# What Did We Do?

1. We ran a tender in the open market, asking proponents to explain how they would help us:
  - Achieve a Carbon Emissions Reduction
  - Lower the Cost of Living
  - Build community energy resilience
2. Asked SA Power Networks to endorse our approach
3. Asked SA Chief Entrepreneur to promote our tender

# How it works



# Tender Outcomes



205 DOWNLOADS



15 SUBMISSIONS

# Due Dilligence: \$87k Once-Off

- Energy expert assessment of tender responses
- Independent financial and organisational capability audit
- Legal advice on Council's role: 'White-labelling'
- Legal advice on procurement adequacy
- Fair trade, anti-competition and principles of competitive neutrality
- Independent evaluation of the profit share offer
- Mutual Liability Scheme indemnity advice
- Prudential Review

# And the Winner is...



## The Key is all 3:

- Sell solar panels & batteries
- Run Virtual Power Plants
- Energy retail licence holder

# What They Wanted From a Local Council



They didn't want our money



They wanted our brand recognition



They wanted our community outreach



They wanted our trust

# Council's Role: White-labelling

- Due diligence that no average citizen could afford to do
- Promoting ShineHub's existing products ('white-labelling') through Council channels
- ShineHub trading on Council's name
- At no cost to Council



# Stage 1: Roll Out

- 2 x solar panel and battery community bulk-buys
- Shinehub do everything and give you content to re-post
- Co-hosted community information meetings
- 1 on 1 resident/ShineHub engineer at Council's Civic Centre

# Local Power



# Cost

1. Cash up front, or
2. No up-front cost:

- Monthly subscription to the power (10 or 5 years)
- ShineHub own and maintain the system
- After 10 years, citizen can buy the system for \$1
- The monthly subscription fee is the same or less than their old quarterly bill

# Residential Results (so far)

## 2 Separate Bulk Buys

Total Registrations	3819
Solar Only	10
Solar & Battery	543
Battery Only	236
Total Systems	789

# The Average Household

## Your estimated solar savings^:

Check out how much you'll save in the next 10 years!

	 Energy costs on the grid	 Energy costs with ShineHub	 Your solar savings
<b>Quarterly totals:</b>	\$600 / quarter	<b>\$372</b> / quarter <small>\$276 Solar payment \$96 New electricity bill</small>	<b>\$228</b> / quarter
<b>10 year totals:</b>	\$24,000 / 10 years	<b>\$13,740</b> / 10 years	<b>\$10,260</b> / 10 years

Your savings over time could be enormous!



- Before - \$600 per quarter
- After - \$372 per quarter (including repayments)
- Works in SA right now

# Commercial Bulk-Buy

- Enabled by Council batteries
- Big users to start with, 17 in design so far
- Multimillion dollar systems
- They're all saying the same thing about net zero and batteries

# Stages 2 and 3: VPP and Retail Plan

- Council resolution to proceed
- VPP and Retail Plan in the next 3-6 months
- Retail Plan phased with small renter target audience first

# Emission Savings

Annually the program will save

**3193** tCo2e

(residential + commercial)

*At its current size*

= 2.66% of the 120,000 tCo2e City of Mitcham  
municipal electricity emissions.

# Financial Savings

For residents since the program started is savings on electricity bills:

**\$1,779,625**

based on an average cost of electricity,  
residential– 32.5c/kWh.

# Other results

- Other Councils across Australia have resolutions to replicate
- Intellectual Property royalty payments to the City of Mitcham *from ShineHub*
- **REPS** payment - \$500
- We won two awards!

# The Portal for Other Councils

<https://shinehub.com.au/council-solar-programs/>

## From 15 to 2: \$87k Once-Off

- Energy expert assessment of tender responses
- Independent financial and organisational capability audit
- Legal review of contract approach and risk exposure
- Procurement adequacy
- Fair trade, anti-competition and principles of competitive neutrality
- Independent market evaluation of the ShineHub offer
- Mutual Liability Scheme indemnity advice
- Prudential Review

 CITY OF MITCHAM

 CITY OF MITCHAM

# Lessons Learned

- Mayor is important
- There's lots of reasons to do it and ways of designing it
- Tiger team helps
- The supply chain is over-stocked, but not for long
- ShineHub can scale up faster than LG



**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 26 March 2024  
AGENDA BUSINESS ITEM**

**Item:** 11.3 Motion on Notice

**Originating from:** Cr Adrian Cheater

**Subject:** Fire, Wastewater and Animal Management

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**1. MOTION**

I move that Council requests the CEO to provide a report to Council by 31 May 2024 that:

1. Reviews the Council's Enforcement Policy and provides recommendations for updates.
2. Reviews the current educational and enforcement practices, assesses their effectiveness with particular focus on fire prevention, wastewater systems and environmental impacts, animal management and building/planning compliance and provides recommendations for alternate practices (if appropriate).
3. If recommendations are made to consider changes to the Enforcement Policy and/or alternate educational and compliance practices, include detailed information in relation to how that would be delivered, resourced and the financial implications of any recommendations.
4. Investigates the financial and resourcing implications of adding specialised officers for compliance and educational opportunities in the areas of:
  - i. Fire prevention
  - ii. Wastewater and associated environmental impacts
  - iii. Animal management
5. Assumes no reduction in existing compliance officer resourcing and consider the specialised officer roles as additional.

**2. BACKGROUND**

The Adelaide Hills Council covers a significant area in comparison to many of its neighbouring councils of similar population. With this consideration, the Council's ability to meet the community expectation of reactive compliance and educational activities can be limited by the current resourcing allocation.

There are a variety of specialised areas of compliance and education emerging in the Adelaide Hills Council with a cyclical nature, significant environmental impacts and high community risk.

A higher expectation from the community on Councils role in ensuring fire prevention and mitigation strategies has become evident, along with an accountability for the Council to have its own house in order. The Council has also taken a position on cats and their impact on local ecosystem engineers and birds which is likely to have triggered a significant increase in the numbers of registered cats in the area. As has also been highlighted in recent community engagement, environmental consideration is a high priority for residents of the Adelaide Hills Council. The impacts of wastewater systems on soil quality and waterways in this high value water shed area has the potential to have significant long-term impacts to the precious natural assets of the Adelaide Hills region.

This proposed report is to examine opportunities to increase our performance in key community areas of focus while investigating ways to limit the financial burden to the community and increase investment to these critical areas of concern.

### 3. OFFICER'S RESPONSE – Natalie Armstrong, Director Community & Development

#### ➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

##### *Strategic Plan 2020-24 – A brighter future*

Goal	A valued Natural Environment
Objective N2	Recognise the benefits of ecosystem services and improve environmental resilience by reducing environmental impacts
Priority N2.2	Explore opportunities and take appropriate actions to monitor current and emerging threats to biodiversity including feral cats and Phytosphthora
Priority N2.3	Mitigate bushfire risks across the landscape by undertaking fuel reduction activities including woody weed control, maintenance of asset protection zones and educate & enforcement to reduce fuels on private land
Objective N3	Nurture valuable partnerships and collaborations and engage the local community in the management of our natural environment
Priority N3.1	Increase knowledge and environmental awareness within the community through engagement and education
Goal	A progressive Organisation
Objective O5	We are accountable, informed, and make decisions in the best interests of the whole community
Priority O5.2	Make evidenced-based decisions and prudently assess the risks and opportunities to our community before taking action

#### ➤ Legal Implications

There are no legal implications in relation to the investigation and provision of a report as proposed by this motion.

Council's role and legislative responsibilities fall within the following:

- *Local Government Act 1999*
- *Private Parking Areas Act 1986*
- *Fire and Emergency Services Act 2005*
- *Dog and Cat Management Act 1995*
- *Public Health Act 2011*

- *Environment Protection Act 1993*
- *Enforcement of Judgements Act 1991*
- *Local Nuisance and Litter Control Act 2016*
- *Food Act 2001*
- *Water Industry Act 2012*
- *Planning, Development & Infrastructure Act 2016*

The application and implications of Council’s role and legislative responsibilities will be detailed in the report proposed by this motion.

➤ **Risk Management Implications**

*The investigation and report will assist in mitigating the risk of:*

*Ineffective public health programs (wastewater) leading to insanitary conditions.*

Inherent Risk	Residual Risk	Target Risk
Extreme (4B)	Low (3E)	Low

*Failure to exercise, perform and discharge the powers, functions and duties under legislation and policies leading to ineffective compliance management and breaches of legislation.*

Inherent Risk	Residual Risk	Target Risk
Extreme (4B)	Low (3E)	Low

*Ineffective compliance programs leading to unsafe buildings and/or inappropriate safety barriers for swimming pools leading to the possibility of injury or death.*

Inherent Risk	Residual Risk	Target Risk
Extreme (5C)	Medium (3C)	Medium

➤ **Financial and Resource Implications**

The investigations, recommendations and report can be prepared within existing budget allocations.

Financial implications of any recommendations will be detailed in the proposed report.

➤ **Customer Service and Community/Cultural Implications**

It is an expectation of our customers and community members that we will enforce laws and by-laws for the benefit of the greater community.

Reviewing the Council’s educate, encourage and enforce methodology will assist to identify opportunities to obtain a higher level of compliance in the areas such as parking, animal management, fire prevention and wastewater management.

➤ **Sustainability Implications**

There are no sustainability implications in the investigation and preparation of the report, any sustainability implications in relation to recommendations will be detailed in the report.

➤ **Engagement/Consultation conducted in the development of the report**

Consultation on the development of this report was as follows:

<i>Council Committees:</i>	Not Applicable
<i>Council Workshops:</i>	Not Applicable
<i>Advisory Groups:</i>	Not Applicable
<i>External Agencies:</i>	Not Applicable
<i>Community:</i>	Not Applicable

**4. ANALYSIS**

The Council undertakes a number of compliance activities which includes animal management, fire prevention, parking, wastewater management and planning/building compliance.

Council has, to date, taken an “educate, encourage and enforce” methodology to compliance activities. Recent feedback from community and Council members has indicated that the current arrangements may not be as effective as they could be to seek an outcome of changed behaviour.

A review of the Council’s Enforcement Policy and various compliance activities is timely and will enable Council Members to consider the current arrangements and recommendations from staff for an improved process.

**5. APPENDICES**

- (1) Council’s Enforcement Policy

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**Appendix 1**  
*Council's Enforcement Policy*

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# *Council Policy*

## Enforcement



# COUNCIL POLICY

 <p><b>Adelaide Hills</b> COUNCIL</p>	<h2>ENFORCEMENT</h2>
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<b>Policy Number:</b>	<b>GOV-10</b>
<b>Responsible Department(s):</b>	<b>Waste, Health &amp; Regulatory Services</b>
<b>Relevant Delegations:</b>	<b>Delegations made under legislation relevant to this policy including all regulations, codes and policies made thereunder</b>
<b>Other Relevant Policies:</b>	<b>Order Making Policy 140826 Code of Conduct For Council Employees 140213 Complaint Handling 140610</b>
<b>Relevant Procedure(s):</b>	<b>Expiating Offences (Standard Operating Procedure)</b>
<b>Relevant Legislation:</b>	<i>Local Government Act 1999 Development Act 1993 &amp; Regulations 2008 Planning Development &amp; Infrastructure Act 2016 and (General) Regulations 2017 and (Swimming Pool Safety) Regulations 2019 Expiations of Offences Act 1996 &amp; Regulations 2011</i>
<b>Policies and Procedures Superseded by this policy on its Adoption:</b>	<b>Reporting of Offences , 27/02/2001, Item 15.2.2</b>
<b>Adoption Authority:</b>	<b>Council</b>
<b>Date of Adoption:</b>	<b>15 December 2020</b>
<b>Effective From:</b>	<b>22 December 2020</b>
<b>Minute Reference for Adoption:</b>	<b>Item 12.8, 302/20</b>
<b>Next Review:</b>	<b>No later than November 2025 or as required by legislation or changed circumstances</b>

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## ENFORCEMENT POLICY

### 1. INTRODUCTION

The Adelaide Hills Council is responsible for the administration and enforcement of various legislation. This responsibility includes taking action where necessary to protect the community and/or preserve the amenity of the Council area.

This Policy outlines Council's approach, method and priorities for ensuring compliance with the legislation for which it is responsible, including by carrying out enforcement functions where necessary. The Policy provides a framework to promote consistency in enforcement action and to ensure that any action taken is proportionate to the alleged offence and, where applicable, the principles of natural justice are observed.

### 2. OBJECTIVES

This Policy is relevant to all enforcement actions undertaken by Council staff and its authorised contractors for and on behalf of the Council within the Adelaide Hills Council. This includes but is not limited to, enforcement activities relating to Adelaide Hills Council By-laws and the following legislation (including all regulations, codes and policies made thereunder):

- *Local Government Act 1999*
- *Expiation of Offences Act 1996*
- *Road Traffic Act 1961 and the Australian Road Rules*
- *Private Parking Areas Act 1986*
- *Dog and Cat Management Act 2005*
- *Fire and Emergency Services Act 2005*
- *Local Nuisance and Litter Control Act 2016*
- *The South Australian Public Health Act 2011*
- *The Food Act 2001*
- *The Environment Protection Act 1993*
- *The Development Act 1993*
- *Planning, Development & Infrastructure Act 2016*
- *The Water Industry Act 2012*

### 3. DEFINITIONS

**“Compliance”** means the act of adhering to and demonstrating adherence to an Act, By-Law, Regulation or similar.

**“Enforcement”** means a combination of the provision of education, encouragement and formal enforcement when required to assist achieve compliance.

**“Formal Enforcement”** means use of legislative or regulatory mechanisms to achieve compliance including orders, expiations, prosecution and notices.

**“Prosecution”** means the process of instituting legal proceedings.

**“Order/Notice”** means a written direction of Council requiring specific action to be taken to secure legislative compliance.

**“3E’s “** means Educate, Encourage, Enforce.

**“In writing”** means - letter or email.

## **4. POLICY STATEMENT**

### **4.1. Introduction**

Council is charged with legislative responsibilities which protect individuals and the community. Council’s customers include those whom the law places a duty and those whom the law protects. Whilst it is ultimately the responsibility of individuals and other bodies to comply with the law, from time to time Council is required to carry out enforcement activities to secure compliance with legislative obligations.

This policy is an “umbrella” policy which outlines Council’s approach to enforcement matters and provides staff with direction about the manner in which enforcement activities are to be undertaken. Council will adopt an education, encouragement and enforcement approach where appropriate (3E’s philosophy) to secure legislative compliance. In line with the 3E’s, it is recognised that prevention of behaviours to avoid a breach of legislation is optimal. Education and encouragement is a critical component in achieving this objective.

Taking the above into account, the provision of education and encouragement to the community is an important element for all Regulatory and Compliance staff to influence the prevention of inappropriate practices and behaviours. It is recognised that prevention may not always be achievable, which is where encouragement and enforcement may take the lead role.

Compliance responsibilities under Council’s Regulatory and Compliance staff are unique and require careful consideration to ensure that the right balance of education, encouragement and formal enforcement is achieved. All compliance responsibilities are managed according to their merits, having regard to the evidence in Council’s possession.

### **4.2. Principles of Good Enforcement**

Enforcement actions are taken within the context of both a legal and policy framework. Council staff will carry out their enforcement related duties with due regard to the following principles.

#### **4.2.1. Proportionality**

A proportionate response means that Council’s actions will be scaled to the seriousness of the breach. It is important to note however, that expiation amounts for offences (with the exception of offences under Council By-laws) are set by the State Government. Council does not have the discretion to reduce or set expiation fees.

Council recognises that most individuals want to comply with the law and will assist compliance by being open and helpful, offering informal advice and providing the chance to discuss compliance problems.

Attention will be focussed on those activities that give rise to the most serious risks, or where potential hazards are ineffectively controlled. Depending on the seriousness and persistence of the infringement, Council will minimise the costs to the person or body infringing the law by enforcing the minimum action necessary to secure future compliance. Mediation may also be considered and utilised where considered appropriate to resolve disputes.

Prosecution will generally be used as a last resort, or for continuous or serious offences.

#### **4.2.2. Consistency**

Council will take a consistent approach in similar cases to achieve similar outcomes. While decisions on enforcement require the use of professional judgement and discretion to assess varying circumstances, officers will:

- follow standard operating procedures wherever possible; and
- ensure fair, equitable and non-discriminatory treatment.

#### **4.2.3. Transparency**

Council will be open and transparent about the manner in which it undertakes enforcement activities and the laws it enforces. Council will consult on and provide ready access to published standards and levels of service and performance that can be expected, and be clear and open about what is expected from those on whom the law places a duty.

In educating the community, Council will make clear distinction between what is legally required and what is desirable but not compulsory.

Staff will be open to discussing potential and actual compliance failures before, during and after formal action has been taken. However, subject to legal requirements, information will not be disclosed that would likely prejudice an investigation of an alleged breach of legislation or enforcement action that is proposed to be taken.

When remedial action is required Council will explain clearly and in plain language why the action is necessary. Where practicable, Council will give notice of its intent to commence formal action and advice will be provided on the process for seeking a review of, or how to appeal against that decision.

Wherever practicable, people raising concerns will be advised of what action has been taken and why that action has been taken.

### **4.3. Authorised Officers**

Only officers who are competent by training, qualification and/or experience will be authorised to take enforcement action. Officers will also have sufficient training and understanding of Council's policies and procedures to ensure a consistent approach to their duties. Any decision to act other than in accordance with this policy must have approval from

relevant Manager or Director and the reasons for action recorded in accordance with Council's records management protocols.

Officers are required to show their Authorised Officer/Person Identification card on request or otherwise as required by legislation.

#### **4.4. Decision Making**

Where non-compliance is discovered as a result of enforcement investigations, options available to the Council to seek or promote compliance include:

- explaining legal requirements and, where appropriate, the means to achieve compliance;
- providing an opportunity to discuss points of issue where appropriate;
- allowing reasonable timeframes to achieve compliance, e.g. lodge a Development Application to seek retrospective approval;
- facilitating mediation between affected parties;
- issuing a verbal or written warning; or
- enforcement actions such as:
  - issuing an expiation;
  - issuing an enforcement order notice; or
  - prosecution

Enforcement decisions must be fair, consistent, balanced and relate to common standards that ensure the public is adequately protected. Where a decision is made not to investigate concerns raised, the decision and reasons will be recorded in accordance with Council's records management systems and protocols and the person raising the concerns will be advised verbally and/or in writing. Decisions will be evidence based and made taking into account any public interest considerations such as public safety and environmental risk and Council resources.

In coming to a decision on the most appropriate means of enforcement, the officer shall consider, amongst other relevant factors:

- severity of the incident including whether it resulted in injury to a person or damage to property and the seriousness of any injury or damage;
- the impact of the breach/offence on the community;
- the degree of wilfulness involved on the part of the offender;
- the consequences of non-compliance;
- the offender's attitude, history, degree of cooperation and consistency of approach to similar/repeat breaches or offences;
- the degree of any hazard/danger or risk to health/safety posed to the community or the environmental risk;
- the impact of any previous actions to address the breach/offence;
- the likely effectiveness of the various enforcement options at preventing any repeat offending;
- other public interest factors;
- whether there is sufficient evidence upon which Council may rely to exercise its powers;

- the personal situation of the individual concerned including health matters, hardship and family/relationship matters;
- consistency of approach to similar breaches/offences;
- if the property is on the market, the need to ensure the non-compliance is listed to inform the real estate agent and potential purchasers.

In the case of a decision to prosecute, such decision will only be made where Council is satisfied (having regard to any legal advice regarding the merits of the prosecution case) that there is a likelihood of securing a conviction and a prosecution is in the public interest.

Where a staff member has a personal association or relationship with the alleged offender or any other person involved, the Authorised Officer will ensure:

- the matter will be brought to the attention of the relevant Team Leader, Manager, Director and the Executive Manager Governance and Performance;
- facts about any conflict/relationship will be recorded in accordance with Council's records management protocols; and
- decisions on who will investigate the alleged contravention will be made by the relevant Manager, Director and the Executive Manager Governance and Performance.

Written documentation to the land owner and/or tenant will:

- include all the information necessary to make clear what needs to be done to comply with legal requirements, the required time frame and if necessary, the reasons for these actions and potential penalties for failing to comply with the request;
- include the legislation contravened, measures necessary to ensure compliance and the consequences of non-compliance; and
- clearly differentiate between legal requirements and recommendations of good practice.

Council will assess all reports of breaches of legislation received and will prioritise matters according to the seriousness of any alleged breach whilst ensuring the most effective use of resources.

#### **4.5. Enforcement**

Prior to considering any enforcement action Council Officers will, in the first instance, determine if any action is required or justified. Action will not be taken when, after investigation, no breach of legislation or other regulatory mechanism is discovered.

It may also be appropriate to take no action when:

- the concerns raised are frivolous, vexatious or trivial in nature;
- the alleged offence is outside Council's area of authority; or
- taking action may prejudice other major investigations.

If, after investigation, it is established that enforcement action is required the following enforcement activities will be utilised in line with the 3E's philosophy and in accordance with departmental standard operating procedures.

#### **4.5.1. Education**

Education is a key component in achieving voluntary compliance in a number of regulatory functions in which Council has a responsibility. This can be achieved a number of ways through several platforms such as websites, social media, community forums, local media outlets and one on one discussions with relevant Council staff.

Use of education aims to prevent or minimise the potential for community members to breach legislative or regulatory compliance in the first instance. Generally, education focuses on ensuring community members are aware of compliance requirements. In circumstances where a compliance breach occurs, and subject to the severity of the matter, Council will take into consideration the principles of good enforcement and educate rather than commence formal enforcement action.

The availability of Council policies is another form of education to ensure stakeholders have the ability to understand requirements and therefore compliance ensues. An example of using education to ensure voluntary compliance is the annual 'dog registration due' signs used to provide advance warning of dog registration requirements.

#### **4.5.2. Encouragement**

Encouraging community members will generally occur when a compliance breach has occurred but is not severe enough to warrant formal enforcement action.

Council places a strong emphasis on engaging with, educating and assisting stakeholders to build trust, confidence and encourage voluntary compliance. Council will listen, respond and provide information and opportunities for stakeholders to ask questions and discuss issues of concern. Where a contravention is detected, the party will be informed and given the opportunity to voluntarily comply. To assist the party to comply, Council will provide guidance to help them understand how to comply. An example of encouraging voluntary compliance is use of 'written warnings' affixed to motor vehicles when parking breaches of a minor nature have occurred.

Council may use informal actions to encourage compliance with legislation which may include:

- offering a verbal or written warning;
- verbal warnings and requests for action; or
- written warnings.

Advice from Council officers will be put clearly and simply and will be confirmed in writing. The circumstances in which informal action may be appropriate include:

- the act or omission is not serious enough to warrant formal action;
- past history reasonably suggests that informal action will secure compliance;
- confidence in the individual/other body is high;
- the consequences of non-compliance will not pose a significant risk; or
- where informal action may prove more effective than a formal approach.

Where a statutory action is not possible, but it would be beneficial in a wider public safety context to urge a particular outcome, informal action will be taken by a Council officer and the reasons recorded in accordance with Councils records management protocols.

Mediation is a useful tool for encouraging self-resolution between disputing parties and when successful negates the need for Council to undertake formal enforcement action against one or both parties.

Where appropriate and dependent upon the severity of the breach, Council may make mediation available. Mediation is a possible alternative where, after investigation, it is determined that the non-compliance is capable of resolution through mediation rather than enforcement. The use of mediation services may also be appropriate where a positive outcome for Council, in the interests of the broader community, is considered possible through this alternative dispute resolution process in order to minimise the costs to both Council and the individual.

#### **4.5.3. Formal Enforcement Options**

Direct commencement of formal enforcement action may be undertaken in the following circumstances:

- The breach is one of life safety (e.g. swimming pools safety requirements deficient or not installed, unsafe building or structure, building essential safety provisions or fire safety) or,
- The breach is unlikely to be rectified in a timely manner by other means (i.e. development application process) and there are on-going or multiple complaints;
- The person has been involved in a previous breach under the same legislation in the Adelaide Hills Council area.
- Other circumstances approved by Team Leader/Manager e.g. the Property is listed for sale.

A number of formal enforcement options are available which will be dependent on the merits of each matter being considered. These options are outlined below.

#### **4.5.4. Serving of Orders/Notices**

An Order/Notice is a written direction of Council issued in exercise of a statutory power that requires specific action to be taken to secure legislative compliance. A range of legislation administered across the organisation provides Authorised Officers with the ability to issue an Order. To the extent that the legislation outlines process requirements for issuing of an Order/Notice, Council officers will ensure compliance with these requirements.

For example, some legislation requires the following steps be observed before an Order/Notice is issued:

- advise of the intention to issue an order;
- invite submissions with respect to the matter;
- order a person to do, or refrain from doing, a thing under a specified circumstances; and/or
- issue directions specifying how the Order may be complied with.

Council officers will use professional judgement and discretion to assess the variables relating to each matter under consideration, including the reasonableness of the actions required by an Order/Notice and the timeframe to comply.

If legislation does not prescribe requirements to advise of an intention to issue an Order/Notice, Council will determine whether it is appropriate in the circumstances to give such notice. In circumstances where there is a threat to life or immediate threat to public health and safety, an Order/Notice will be made without giving notice of intention. In these circumstances immediate compliance to resolve the situation can be required.

In circumstances when the threat to public health and safety is significant, and the property owner cannot reasonably undertake the required work within a reasonable time, Council may undertake the action required.

In many cases the person receiving the Order/Notice has a right of appeal to the appropriate Court or directly to Council. If an Order/Notice is served for which an appeal is possible, Council will advise the recipient in writing of the right to appeal and the relevant legal provisions at the time of serving the Order in accordance with the relevant legislation.

Where there is evidence that an offence has been committed, Council may issue an Expiation Notice or launch a prosecution in addition to serving an Order/Notice. This will only be done where it is determined that the conduct of the recipient justifies taking both steps or in other circumstances approved by Team Leader/Manager.

#### **4.5.5. Action in Regard to a default of Order/Notice**

Failure to comply with an Order/Notice may result in further enforcement action being taken, such as the issuing of an Expiation Notice or commencement of a prosecution.

Where legislation confers power on Council to take action in default of an Order/Notice and the necessary work has not been carried out in the time allowed without good reason, Council may consider undertaking the required work. Where work in default is undertaken, Council will seek to recover all costs over a fair period, using all statutory means available. Wherever practicable and appropriate, Council will notify the person who is in default of an Order/Notice before taking action.

The decision to carry out action in default will be made by the Authorised Officer in conjunction with the Team Leader and/or Manager.

Where an offence has been committed Council may issue an Expiation Notice or launch a prosecution in addition to taking action to fulfil an Order. This will only be done where the conduct of the recipient justifies taking such steps. Factors such as giving false information, the obstruction of Council staff and the harm or risk of harm caused by the recipient's delay will be considered in determining additional enforcement actions.

#### **4.5.6. Service of an Expiation Notice**

A person receiving an Expiation Notice is entitled to elect to be prosecuted for an alleged offence and there must be substantial, reliable and admissible evidence that an identifiable person or organisation has committed the alleged offence. In other words, there must be sufficient evidence to establish a person has committed an offence before an Expiation Notice is issued to that person.

The following circumstances are likely to warrant an Expiation Notice:

- certain breaches of legislation administered by Council, including parking and stopping offences under the Australian Road Rules;

- failure to correct an identified problem after having been given reasonable opportunity to do so by an Authorised Officer;
- failure to comply with the requirements of an Order/Notice (unless Council considers that the failure is sufficiently serious to warrant prosecution);
- confidence in the individual/other body is low; or
- a written warning has been given for a similar offence.

#### **4.5.7. Prosecution**

A prosecution will only proceed where there is a reasonable prospect that an offence can be proved beyond reasonable doubt.

The following circumstances are likely to warrant a prosecution:

- a blatant breach of the law such that public health, safety and welfare has been put at risk;
- the alleged breach is too serious, or the risks too great, to be dealt with by means of an expiation;
- a failure to correct an identified serious problem after having been given reasonable opportunity to do so;
- a failure to comply with the requirements of an Order/Notice;
- an established and recorded history of similar offences;
- a person or body elects to be prosecuted;
- an unwillingness, on the part of the individual or other body, to prevent a recurrence of the problem; or
- the recovery of the costs of the investigation or remedial work or financial compensation that are required by Council or an aggrieved party.

Where circumstances warrant a prosecution, all relevant evidence and information will be considered. Before a prosecution is recommended there must be substantial, reliable and admissible evidence that an identifiable individual or other body has committed an offence. A decision to prosecute must be in the public interest. In considering whether prosecution is in the public interest, the following additional factors will be considered:

- whether the offence was premediated;
- the need to influence the offenders future behaviour;
- the effect on the offenders or witnesses physical or mental health, balanced against the seriousness of the offence;
- the availability and efficiency of any alternatives to prosecution;
- the prevalence of the alleged offence and the need for deterrence, both personal and general; and
- the likely length, expense and outcome of a trial.

The final decision to prosecute will be made by the Chief Executive Officer or Council delegate.

**5. DELEGATION**

**5.1.** The Chief Executive Officer has the delegation to:

**5.1.1.** Approve, amend and review any procedures that shall be consistent with this Policy;  
and

**5.1.2.** Make any formatting, nomenclature or other minor changes to the Policy during the period of its currency.

**6. AVAILABILITY OF THE POLICY**

This policy will be available for inspection at Council Offices during ordinary business hours and via Council's website [www.ahc.sa.gov.au](http://www.ahc.sa.gov.au). Copies will also be provided to the public upon request, and upon payment of a fee in accordance with Council's Schedule of Fees and Charges.

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# **Administration Reports Decision Items**

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**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 26 March 2024  
AGENDA BUSINESS ITEM**

<b>Item:</b>	<b>12.1</b>
<b>Responsible Officer:</b>	<b>Jennifer Blake Manager Communications, Engagement and Events Corporate Services</b>
<b>Subject:</b>	<b>Multi-Year Road Rally Proposal</b>
<b>For:</b>	<b>Decision</b>

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**SUMMARY**

The purpose of this report is to present for consideration a Multi-Year Road Rally Proposal from Massive Events Corp Pty Ltd, organisers of the Adelaide Rally (**Appendix 1**).

The Adelaide Rally (formerly known as the Classic Adelaide Car Rally) runs on sealed roads within the Adelaide Hills Region, with a large portion of the stages within the Adelaide Hills Council district and involves road closure of sections of road within many different regions in and around Adelaide. The event normally takes place in November. The Adelaide Hills Council district is an important focus for the event and the organiser believes the event cannot operate without the iconic Adelaide Hills stages.

For the event to run successfully throughout the Adelaide Hills, a number of full road closures are required. Before a road closure order can be issued by the Commissioner of Police, consent must be obtained from the applicable local council(s). At the Ordinary Council Meeting on 25 May 2021 Council resolved to support the conduct of the Adelaide Rally within the district for the period of three years 2021 to 2023 and acknowledged that the Chief Executive Officer will use the delegation already provided to him to consider consent for road closures under Section 33(2) of the *Road Traffic Act 1961*. Each year, support for the Adelaide Rally road closures will be contingent on Massive Events Corp Pty Ltd, to the satisfaction of the Chief Executive Officer, meeting a series of conditions (detailed in the recommendation below).

The organiser of the Adelaide Rally is proposing an extension of the Multi-Year Agreement for another five years 2024 to 2028 rather than the annual formal Council approval process. This will deliver certainty of in-principle support for road closures in the Adelaide Hills, and therefore support of the event, for a period of five years.

The organiser would still follow the guidelines set out in *Council's Festivals and Events Policy – Guideline No. 1 for Competitive Motoring Events* with the exception being that annual consent for road closures would be dealt with administratively (under existing delegations) rather than being subject to a formal Council decision.

## RECOMMENDATION

### Council resolves:

1. That the report be received and noted.
2. That, in relation to the Multi-Year Agreement Proposal submitted by Massive Events Corp Pty Ltd, Council supports the conduct of the Adelaide Rally within the district for the period of three years 2024 to 2026 and acknowledge that the Chief Executive Officer will use the delegation already provided to him to consider consent for road closures under Section 33(2) of the *Road Traffic Act 1961*.
3. That, recognising this decision is a departure from the usual requirements of the *Festival & Events Policy*, Council determines that the reasons applying for the usual requirement for road closures associated with motorsport proposals to be brought to the Council for a formal decision on each occasion are outweighed by the expected benefits to be achieved in providing multi-year support.
4. That each year, support for the Adelaide Rally road closures, will be contingent on Massive Events Corp Pty Ltd, to the satisfaction of the Chief Executive Officer:
  - a. Complying with Council's *Festivals and Events Policy – Guideline No. 1 for Competitive Motoring Events*
  - b. Payment of an Application Fee as per the Council's Fees and Charges Register for Temporary Road Closures
  - c. Providing confirmation that affected business owners are aware of the proposed road closures
  - d. Providing written confirmation that the organiser has used reasonable endeavours to address concerns raised by affected residents and that arrangements for egress and regress for those properties can be managed within the event where practicable
  - e. Providing evidence of satisfactory procedures for enabling emergency services access to properties on the event route at all times
  - f. Providing evidence of satisfactory insurance to cover any damage to third party property caused by the event
  - g. Entering into a road repair agreement with Council to cover any rectification works required as a result of damage caused by the event
  - h. Providing written confirmation that advance notice of road closures on the affected roads will be erected at least three weeks prior to the event
  - i. Hosting at least one significant community event within the Adelaide Hills Council region in conjunction with the rally
  - j. Hosting the prima tour lunch within the Adelaide Hills Council region
  - k. Making reasonable endeavours to contract local food and beverage suppliers for event stages within the Adelaide Hills Council district
  - l. That the event continue to support the At Risk Youth Driver Training Program delivered by the Australian Driving Institute in the Adelaide Hills Council region.
5. That, subject to agreeing to the requirements of Item 4 being undertaken, Council provides consent for the organisers to promote the event to sponsors and participants as 'supported by Adelaide Hills Council' for the period 2024 – 2026.

## 1. BACKGROUND

The Council's *Festivals & Events Policy* contains a specific appendix with guidelines for competitive motoring events. These guidelines provide for road closures to be considered by Council on a case-by-case basis. Massive Events Corp Pty Ltd is proposing an extension of the Multi-Year Agreement for another five years 2024 to 2028 to provide certainty for stakeholders in the event including suppliers, sponsors, participants and other councils.

The Adelaide Rally is a state government supported event that reports directly to the Department of Premier and Cabinet and is a declared Major Event for the state. The Adelaide Rally are seeking to continue the agreement with Adelaide Hills Council for a period of five more years. The administration recommend Council supports the conduct of the Adelaide Rally within the district for the period of three years 2024 to 2026 which will align with their current state government agreement to deliver the Major Event for the next three years.

## 2. ANALYSIS

### ➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

*Strategic Plan 2020-24 – A brighter future*

Goal Community Wellbeing

Objective C6 Celebrate our community's unique culture through arts, heritage and events.

Priority C6.2 Develop, support and bring events to our district that have social, cultural, environmental, or economic benefits.

Council's Strategic Plan recognises that events play a key role in connecting our community and are an important contributor to economic and social prosperity. They offer an opportunity to bring communities together, welcome visitors to the area, promote the unique culture of the Hills and build community spirit. The event provides the opportunity for residents and visitors to participate in the events as spectators and showcases our region to a local, interstate and international market.

The Council's *Festivals & Events Policy* (the Policy) contains a specific appendix with guidelines for Competitive Motoring Events wherein "Competitive Motoring ("Motorsport") Events that involve full or partial road closures will be subject to a formal Council decision on every occasion." The Policy is silent on how a multi-year proposal for support of an event should be treated, hence the matter is being put to Council for consideration.

### ➤ Legal Implications

Section 33 of the *Road Traffic Act 1961* (the Act) allows the Minister to declare events to be events to which the Section applies, and then to declare road closures, part closures and exemptions to the Road Rules for that event.

Section 33 (1):

*On the application of any person interested, the Minister may declare an event to be an event to which this section applies and may make an order directing—*

- a. *that specified roads (being roads on which the event is to be held or roads that, in the opinion of the Minister, should be closed for the purposes of the event) be closed to traffic for a specified period; and*
- b. *that persons taking part in the event be exempted, in relation to the specified roads, from the duty to observe an enactment, regulation or by-law prescribing a rule to be observed on roads by pedestrians or drivers of vehicles.*

The Minister has delegated this power to the Commissioner of Police (as well as to Council for local roads).

In the case of the Adelaide Rally, which typically runs on state and local roads, SA Police issue the applicable road orders, including exemptions to the observance of certain road rules (including speed limits), for the vehicles involved in the event within the closed sections of road.

However, and importantly, subsection 33(2) of the Act states:

*An order to close a road under subsection (1) can only be made with the consent of every Council within whose area a road intended to be closed by the order is situated.*

While the Chief Executive Officer has delegation to act under subsection 33(2), the Chief Executive Officer's practice is to only use that delegation for regular and non-controversial events. It is proposed that a multi-year agreement with the event organiser would invoke the Chief Executive Officer's delegation during the life of the agreement.

➤ **Risk Management Implications**

The pertinent risk associated with considering this opportunity is around multi-year support of the event and the associated road closures. There is some level of judgement required to determine whether the community at large will receive a benefit commensurate with the inconvenience experienced from the road closures. On balance, and based on past consultation, it is considered the benefits the event provides to the Adelaide Hills region outweigh the impact of road closures on some residents and businesses.

If the Council does not accept the opportunity, it could represent a lost opportunity and if the event is not able to continue there may be negative impacts for other associated council areas.

The acceptance of the proposed Multi-Year Road Rally Agreement will assist in mitigating the risk of:

*Missed social and economic opportunity leading to a reduction in future opportunities to be involved in this national event.*

Inherent Risk	Residual Risk	Target Risk
High (3B)	Medium (3C)	Low (3E)

The residual risk takes into consideration the Council's long history of providing consent to the road closures but recognises that consideration of the event on an annual basis heightens the risk of the event not being able to operate, when compared with a multi-year agreement that provides a measure of certainty to organisers.

The target risk rating takes into consideration the acceptance of the proposal, which will provide the event organiser with an increased level of certainty and greater opportunities to attract long term event sponsors, hence reducing the risk that the event will be lost to the region.

There remains some risk implications given the nature of the event resulting in possible injury of participants and the potential for negative feedback around road closures from unforeseen circumstances.

Properly executed road closure orders will assist in mitigating the risk of:

*Conflicts between event participants, residents, business owners and road users leading to injuries and/or property/vehicle damage and/or financial loss to those affected parties.*

Inherent Risk	Residual Risk	Target Risk
High (3B)	Medium (3C)	Medium (3C)

The residual risk rating takes into consideration the provision of organisers' risk management plans, public liability insurance and on-site traffic marshals and action taken to mitigate resident and business concerns following public consultation. It also considers full road closures as approved by the Council or CEO under delegation and the event run in accordance with guidelines provided by Council and Motorsport Australia (formerly CAMS).

➤ **Financial and Resource Implications**

There is no direct financial cost to the Adelaide Hills Council for the delivery of these events. An amount of staff time is dedicated to working with the event organiser in the interests of achieving good outcomes for the community. It is recommended that the organiser makes payment of an Application Fee as per the Council's Fees and Charges Register for Temporary Road Closures as per the past three years. At present, the application fee is \$1,628. The organiser bears all the financial costs associated with the required community consultation.

➤ **Customer Service and Community/Cultural Implications**

The Adelaide Rally will have a direct effect on some residents, businesses and visitors through the closure of several roads. In line with the Council's *Festivals and Events Policy*, people on roads that are closed, or on roads that have no other access but onto closed roads, are given the opportunity to comment on the proposal. Some negative feedback has been received regarding the road closures in past years and organisers have endeavoured to work with the concerned parties to mitigate their concerns. A summary of community feedback on the road closures since 2015 is outlined in the Analysis segment of this report.

The business community has the potential to benefit from increased tourists to the area during the event, and the organisers have included local businesses and community groups in planning to ensure they receive maximum benefit from this influx.

There is also potential for some businesses to be disadvantaged by road closures reducing staff and customer access and therefore, revenue. This is particularly relevant in relation to cherry growers if access is impacted on a peak picking or delivery day. Factors including timing of the event and weather conditions impact whether fruit is ripe during the event and

consequently how great the impact is. Tourism operators are also susceptible to road closure impacts and in the past the organisers have moved road closures or facilitated access for weddings and other special events. Community engagement as outlined in the Festival and Events Policy aims to minimise negative impacts by bringing issues to light so the organiser can mitigate them. The administration has found the organiser displays willingness to try and reduce negative impacts wherever possible.

As part of the proposed agreement the organiser has committed to holding at least one significant community event within the Adelaide Hills Council region. In previous years organisers have purchased fruit from cherry growers and provided access through the road closure for residents, as well as adjusting the rally route to allow access for weddings.

The event operates an At Risk Youth Driver Training program in the Mt Barker Region that educates young drivers. This course employs a previous Adelaide Rally winner and director of Australian Driving Institute, Cameron Wearing, to deliver the course.

Over 326 volunteers give up their time to take part in the event.

See **Appendix 2** for the 2023 Post Event Report and **Appendix 3** for the Economic Benefit Report from the 2023 event.

➤ **Sustainability Implications**

There is the potential for the event to impact the environment of residents and businesses as follows:

- Noise nuisance
- Litter from spectators
- Damage or adverse impact to roads, trees, livestock and other flora and fauna.

The cars involved in the event are required to meet certain noise standards and, while there will be some level of noise associated with the event, it will be limited. Drones may be utilised for part of the rally and will be operated by a licenced operator under Motorsport Australia regulations and Civil Aviation Safety Authority requirements. Local news helicopters cannot be regulated by event organisers; however, it is expected that if any attend the event, they will remain at height.

Event organisers are dedicated to moving to integrate electronic cars, ethanol blend fuel is encouraged as a fuel for competition cars to use. Emission control systems are in place in most of the vehicles. The Adelaide Rally has the largest number of electric vehicles of any motoring event in the state. This is mostly due to the large touring component of the event which sees a large presence by OEM (Original Equipment Manufacturers) such as BMW and Mercedes. As there is increased uptake of electric vehicles in the community, the organiser sees the same percentage coming into the event each year, which further increases as the range increases on these vehicles.

➤ **Engagement/Consultation conducted in the development of the report**

Event organisers have collaborated with Adelaide Hills Council staff about the event and its impact on the community on an annual basis since its inception.

Consultation on the development of this report was as follows:

<i>Council Committees:</i>	Not Applicable
<i>Council Workshops:</i>	Monday 4 December 2023
<i>Advisory Groups:</i>	Not Applicable
<i>External Agencies:</i>	Massive Events Corp Pty Ltd
<i>Community:</i>	Not Applicable

➤ **Additional Analysis**

**Overview of the Adelaide Rally**

The Adelaide Rally (formerly known as the Classic Adelaide Car Rally) has been operating since 1997. Since 2015 the event has been wholly South Australian owned and operated. The Adelaide Rally takes place over four days and is the largest event of its kind in the Southern Hemisphere with approximately 300 entrants. There are multiple competitive and non-competitive categories of participation including Prima Tour, Main Tour, Spirit Tour, TSD (Time-Speed-Distance), Challenge and Competition.

Approximately 66% of the event is “Touring”. It takes several hours to get the field (approximately 300 cars) past any single point, meaning temporary road closures can be up to five hours.

Other councils involved with the event include Mt Barker, Alexandrina, City of Adelaide, Campbelltown, Burnside, Mitcham, Tea Tree Gully and Onkaparinga.

**A Multi-Year Agreement**

The proposed Multi-Year Agreement requests that Council resolves to support the event for an additional five years in the region rather than to consider support for the event every 12 months. This would require a departure from the *Festival and Events Policy Guideline No.1 for Competitive Motoring Events* that states, “Competitive Motoring (“Motorsport”) Events that involve full or partial road closures will be subject to a formal Council decision on every occasion”.

It is proposed that event organisers would continue to comply with all other requirements of the Policy including six months’ notice of the event followed by a Motoring Event Application with proposed road closures and a Consultation Report a minimum of three months prior to the event. This report would inform the CEO’s decision regarding approval of road closures and would include evidence of mitigation activities for impacted residents and businesses who have responded to consultation. If approved by the CEO, written notification would be sent to affected businesses and residents by the event organisers and Council-approved advanced warning signage would be installed along routes at least three weeks before the event. Provision of reasonable traffic detour information including online maps would be made available to Council and the community at least two weeks before the event is conducted.

In 2021 Adelaide Hills Council endorsed a three year in principle support agreement which was in line with agreements in the Onkaparinga, Mt Barker and Tea Tree Gully Council regions. Further work with councils has resulted in road closure approvals granted under delegation in Burnside, Mitcham, Campbelltown and Alexandrina Council regions.

In 2023 the Adelaide Rally gained State Government support and is gazetted as a Major Event for the State with three more years to run under the four-year agreement.

### Consultation and Community Feedback

The Adelaide Rally and rallies in general can be divisive in terms of community sentiment. However, on balance from community feedback it can be surmised that a small percentage of residents and businesses directly impacted by road closures feel negative sentiment, while the wider community is either neutral (including those residents who do not respond to direct contact asking for feedback) or positive in their sentiment regarding the event.

The table below shows the Public Consultation Responses for the past nine years.

Shannons Adelaide Rally (formerly Classic Adelaide Rally)					
Public Consultation Responses by year					
	# Contacted	Total responses	Negative	Positive	Neutral
2015	917	17	8	8	1
2016	711	9	3	4	2
2017	403	7	2	1	4
2018	738	10	5	2	3
2019	1,004	13	6	5	2
2020	1,003	23	6	15	2
2021	1,525	29	11	12	6
2022	1,021	20	8	8	4
2023	1,130	26	11	11	4

The table below shows direct correspondence to Adelaide Hills Council customer service or events team regarding the rally since 2019.

Shannons Adelaide Rally (formerly Classic Adelaide Rally)				
Communications received via AHC				
	Total	Negative	Positive	Neutral
2019	10	9	0	1
2020	37	29	7	1
2021	44	31	2	11
2022	24	19	2	3
2023	13	10	2	1

There is some cross-over with the responses received by AHC and the Adelaide Rally.

Consultation was also conducted through our engagement site from December 2020-January 2021 with 95 responses. The majority of these were positive – see the table below:

Shannons Adelaide Rally (formerly Classic Adelaide Rally)				
Survey results from EHQ when 2020 postponed to March				
	Total	Negative	Positive	Neutral
2020-21	95	5	89	1

## **Event Safety**

The Adelaide Rally is highly regarded in terms of event safety in Australia. Rallysafe devices were brought into the event around 2011 and are fitted in Competition and Challenge Categories. The device monitors speed and location including proximity to other vehicles and reports instantly to Rally HQ so they can manage safety with instant messaging back to the vehicle crew. It also creates ‘virtual chicanes’ to slow vehicles and the crew is penalised if they don’t action this correctly. Every stage has these zones embedded making it impossible for non-participants to replicate the course and conditions in order to compare themselves to competitors. The event has exhaustive sets of regulations surrounding equipment and vehicle preparation.

Each section of road is chosen according to the percentage of roadside protection per kilometre and the average speed of vehicles. The course is then checked by an independent regulator being Motorsport Australia, and reviewed and checked on event that it is set up correctly for the event. The safety plan, documents and detail surrounding this is extensive. The event complies with all the current safety guidelines set down by the regulator Motorsport Australia and with these being extremely strict, the Adelaide Rally is the only event of its type permitted to operate in the country due to its compliance with these rules.

The event uses its own FIV (First Intervention Vehicles) units for first intervention and works in cooperation and constant communication with the Metropolitan Fire Service (MFS), and Country Fire Service (CFS), at all times via rally HQ. The event’s Chief Safety Officer is the Metro Commander and Chief at MFS and has 35 years at MFS.

In the Rally Headquarters there are up to 20 people. Communications are actioned via digital Radio, Mobile Phone and WICEN to all emergency services. (WICEN SA is a group of volunteer radio amateurs who provide their time and equipment to emergency groups as a specialist support squad under the *South Australian State Emergency Management Plan*).

South Australia Police provide up to 60 postings per event, running with the field up the front, and historically actioning the majority of the road closures. Police traditionally attend the driver briefings and speak with the participants as well as actioning breath testing and monitoring spectators.

The event was run with no incidents amongst the competitive field and only a minor interruption to the running of the touring field on day three in 2023. All road closures/openings were actioned on time.

## **Economic Implications**

Providing certainty that the event will go ahead for multiple years would allow the organiser to work with Adelaide Hills businesses, other councils, the state and suppliers to firm up contracts and relationships. The previous multi-year agreement with Adelaide Hills Council allowed the Adelaide Rally to have certainty around Councils support and enabled them to plan closed road spectator stages such as the Wairoa Spectator Stage between Aldgate and Stirling.

The event does give a promotion benefit to the region and through this a benefit for local businesses. There are also challenges with road closures particularly for cherry growers and businesses along the route. Implications for cherry growers could be managed by continuing to work with the apple and pear growers to make sure they are involved in the consultation

on road closures. These challenges can be further mitigated through careful timing of the event, such as avoiding peak times like school holidays or public holidays, and by working with impacted businesses and communities. The organisers have provided an Economic Benefit Report from 2023 in **Appendix 3**.

### **Summary**

In considering the impact of in-principle support of the rally event for multiple years, and therefore support for road closures subject to the CEO's annual approval, Council must consider the community impacts and balance them against the benefits of the event delivering more economic and tourism benefits into the future.

A resolution of support requires a departure from the *Festivals & Events Policy*, which normally requires road closures for motorsport events to be subject to a formal Council decision on each occasion. However, given that the rally event is a regular and known event, and that the benefits of holding the event in the district can be increased with a multi-year event, it is considered appropriate for the Council to consider a multi-year agreement.

It is recommended that Council support a multi-year agreement of three years. It is also recommended that an application fee be required to help facilitate the road closure application in line with the Council's Fees and Charges Register.

### **3. OPTIONS**

Council has the following options:

- I. Receive the report and resolve to consent to in principle support of the event for a period of three (3) years subject to the requirements recommended in this report (Recommended).
- II. Resolve not to consent to in principle support of the event for a period of three years subject to the recommendations of this report. (Not Recommended).

### **4. APPENDICES**

- (1) Multi-Year Agreement Extension Request – Massive Events Corp
- (2) 2023 Post Event Report
- (3) 2023 Economic Benefit Report

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# **Appendix 1**

*Multi-Year Agreement Extension Request  
– Massive Events Corp*

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Shannons Adelaide Rally  
Multi-Year Agreement Extension Proposal – Adelaide Hills Council  
21/11/23

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<b>How can we work together?</b>	<b>4</b>
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## **Background**

The Adelaide Rally is a motoring event that has linkages back to the South Australian Hallmark Event of The Classic Adelaide Rally which operated from 1997 to 2009, in more recent times the event became known as The Adelaide Rally. These events involve the closure of sections of road in up to 13 different regions. The Adelaide Hills Council Region is an extremely important part of the event and in fact the event cannot operate without Adelaide Hills Council support.

In June 2020 at the annual Adelaide Hills Council vote to approve the Adelaide Rally event, Councillor Herrmann suggested that the Council examine a multi-year arrangement with the Event organisers to deliver certainty to the event and streamline processes for all concerned. It became apparent in the discussion surrounding the event at that meeting, that the decisions made by Adelaide Hills Council in relation to the event have wide reaching and significant impacts on other event partners, regions and the state.

Further to this an elected member workshop was held in February 2021 which highlighted the importance of the event to the region and the benefits to council and region that would come with a more efficient, longer term partnership. This was received extremely positively.

2021 marked the 25<sup>th</sup> year since the first Classic Adelaide Rally event. This quarter of a century milestone prompted organisers to create efficiencies, certainty and benefit, by way of examining multi-year approval from the few councils that have been operating under an annual elected member vote for the past 25 years.

The result was the ratification of a 3 year agreement with the Adelaide Hills Council which paired with multi year agreements in the Onkaparinga, Mt Barker and Tea Tree Gully Council regions.

Further work with councils resulted in road closure approvals granted under delegation in Burnside, Mitcham, Campbelltown and Alexandrina Council regions.

The Adelaide Rally has successfully run under the multi-year approval agreement with AHC for several years and wishes to extend the arrangement into the future.

In recent times the Adelaide Rally has gained State Government support and is gazetted as a Major Event for the State with 3 more years to run under the 4 year agreement.

The event continues to follow the current AHC festivals and events policy with a particular focus on consultation and in fact the event exceeds requirements set out in the festivals and events policy.

## What is the Rally?

The Adelaide Rally has changed somewhat from the older Classic Adelaide Rally. The event is now the largest Tarmac Rally in the Southern Hemisphere and approximately 66% of the event is "Touring" this encompasses the Prima Tour, Main Tour, Branded Tours and Spirit Tour. The event has two large street parties integrated within it. These are currently held in the City of Adelaide and the Gouger Street event generated in excess of \$600,000 of economic benefit to the precinct in a four and a half hour period, combined, the events delivered over \$1 million of benefit to small hospitality businesses in the Adelaide City over a nine hour period. These events rely on the Adelaide Hills Council approval of the event annually despite these activities not being in the Adelaide Hills Region. The regroup stops and community events in other council regions also deliver economic benefit and exposure for those regions and similarly, also rely on the Adelaide Hills Council vote annually. The Strathalbyn Town Stage generates near \$200,000 for the region over a single day period whilst the Wairoa spectator stage and Bridgewater lunch stop bring near 2000 people into the area to watch these events.

The event has several different categories and types of activity. In the tour categories, the cars are not timed and must adhere to set speed limits and enjoy the freedom of using both sides of the closed road. These cars are released in groups of up to 15 with a leader and follower car at each end of the group.

The Prima Tour is a one day event within the rally, it is very leisurely and finishes with a lunch at an Adelaide Hills destination. In 2023 the event finished at The National Motor Museum. This event component usually has notable celebrities taking part and is a great opportunity for people to lunch with famous faces and tour the Adelaide Hills.

Branded Tour groups are those that are organised by car brands such as Ferrari, Mercedes Benz, Audi, BMW, Ferrari, McLaren, Porsche and others. These groups often bring interstate visitors in and they also use their corporate P.R and Marketing arm to promote the event and the Adelaide Hills. It isn't uncommon to see Adelaide Hills vision and imagery sent global through the likes of McLaren and Ferrari's official media channels, some of which have millions of fans.

The Main tour is much the same as the Branded tours which take part in the last three days of the four day event. The Spirit Tour runs at a swifter pace and participants wear helmets.

The competitive side of the event bring a higher level of excitement and spectacle. The participants travel from interstate with an entourage of service crew and support vehicles. Often the participants are seasoned competitors that travel afar with a high discretionary spend in each region they visit.

The event is operated under Motorsport Australia (Formerly CAMS) regulations and insurance.

With approximately 300 cars, it takes over 3 hours to move the field through one location.

There are usually 30 stages in the event over 3 days.

The event planning starts 14 months out from the event date and hence the need to gain certainty around the event route and planning. Each road, regroup, lunch stop and community event affects everything else on every days as the event is a long chain of events that happen in sequence and sometimes concurrently.

Each stage of the event has a setup plan, safety and emergency plan as well as a pull down plan.

It takes up to 1 hour to set up and 1 hour to pull down a stage, depending on its length and the number of critical areas that need to be taped and tagged off as per Motorsport Australia regulations. This is why the road closure times required are anywhere from 3 to 5 hours long, depending on the stage.

The event is not a small undertaking and has over 326 volunteers that give their time to help deliver the event.

Over 3000 meals are served to participants and these lunch locations are often paired with supportive council locations and logistical requirements that drive visitation to the area as well as exposure.

At the lunch and regroup locations the participants often meet up with their service crew, friends and family, as the rally is on the move for most of the day. The influx of these individuals and the sheer volume of entrants in the event creates a mass which can drive benefit to small townships and regions on event.

The typical median age for a rally participant is circa 49 years old. There are a large number of female navigators in the event and female participation within the event is the highest of any type of motorsport at 25% in most years.

The typical rally participant is a more affluent type with a high percentage of entrants being professionals and business owners. These people have a high disposable income and have a high average spend per day as well as a higher desire to revisit tourism locations that have visited on event.

Nearly 15% of event participants were from interstate or overseas in 2020 and 2021.

### **What benefits does the event bring?**

The event brings valuable exposure benefits firstly. Being a highly visual activity with vibrancy and diversity amongst the rally field, the event creates many shareworthy moments that populate social media channels. For the very same reason, the event attracts global media attention and annually has dozens of articles published about it, most of which feature Adelaide Hills vision and imagery. This not only benefits the region but also the state as a whole.

Typically the event generates circa 300,000 reach across its own social media platforms and partner sites within the 2 weeks prior and post the event.

The event engages local businesses to provide goods and services. Just a few examples of Hills and Fleurieu businesses and organisations that have received a benefit from the event in recent years include: Applewood Distillery & Unico Zelo Wines, Amadio Wines, Cudlee Creek Tavern, Cudlee Creek Memorial Hall, Strathalbyn Oval, Bridgewater Mill, Stirling Hotel, Deviation Road Winery, Cobbs Hill Estate Winery, Longview Winery, Nairne Football Club, Stirling Cricket Club/Oval, Mt Lofty House, Uraidla Hotel, Weekender Herald, National Motor Museum, Uraidla Brewery, Words by Noel Probert, SOON Marketing, Bird in Hand Winery, Longview Winery, Penny's Hill Winery, Simon Tolley Wines and more.

Typically, the event attracts many participants from interstate or overseas. Each of these crews bring with them a service crew or other people to the event. Prior to COVID the event generated 1419

bednights in the state with participants staying an average of 6.5 days. 100% of participants undertook tourism activities in relation to their event stay.

The benefits attached to reconnaissance are unmeasured but offer another substantial economic input to the state and region in terms of local spend and accommodation. Reconnaissance is undertaken by competitive crews that visit the region repeatedly pre-event to familiarise themselves with the road, the terrain and they then plan out their competitive strategies for the event and make notes about the route. They stay in local accommodation within the region and spend locally.

The event has had a partnership with City of Adelaide and precincts such as the Gouger Street Precinct to deliver large street parties that fit with the event. The Gouger Street Part and East End Finale Party generated over 10,000 in attendance at times and can generate over \$1 million of benefit to local traders. The Adelaide Rally Gouger Street party is arguably the biggest event that Gouger Street sees each year. Special licencing is granted by Consumer and Business Services for the Gouger Street event to cater for the masses and allows traders to extend their licences and profit from the event. All the entrant's cars are on display at these events and brands such as Ferrari, BMW, Audi and Mercedes have large displays as well as host large dinners on these nights.

In Adelaide Hills Council and Mt Barker Council regions the Adelaide Rally operates an At Risk Youth driver training day whereby the event has engaged the Australian Driving Institute to deliver a seminar to young drivers.

The event also funds Upper Sturt CFS Halo program which is a protective system for CFS fire trucks. It supports the Uraidla Primary School with an Indigenous garden and supports the Breakthrough Mental Health Research foundation.

All event lunch stops and street parties are entirely free to attend. These are family friendly community events that come at no cost to the community and often feature live music and entertainment.

There are many other intangible benefits the event can tailor to suit council and community. The existence of these benefits are tied to the operation and existence of the event itself.

## **How can we work together to create great outcomes for all?**

The Adelaide Rally proposes that a five-year agreement be created which does the following things:

1. That the event continues to comply with existing Festivals and Events Policy guidelines in relation to event consultation, operation and delivery.
2. That the event agrees to host at least one significant community event within the region annually
3. That the event shall make best endeavours to contract food and beverage suppliers residing within or with a major presence or manufacturing facility within the region.
4. That the event continue to support the At Risk youth driver training program delivered by ADI in the Adelaide hills council region at the same level it has in 2023.
5. In exchange for the above the event requires no more from council than the same thing it has received over the past 25 years, that being road closure approvals to operate. These approvals to be actioned in the same manner as the majority of the other Councils that the event works with, being that they are delegated approvals delivered well in advance such that this major event can plan with certainty from year to year.

## **Next Steps**

The Adelaide Rally seeks to extend the current arrangement for a period of 5 years and this to be minuted at the next council meeting.

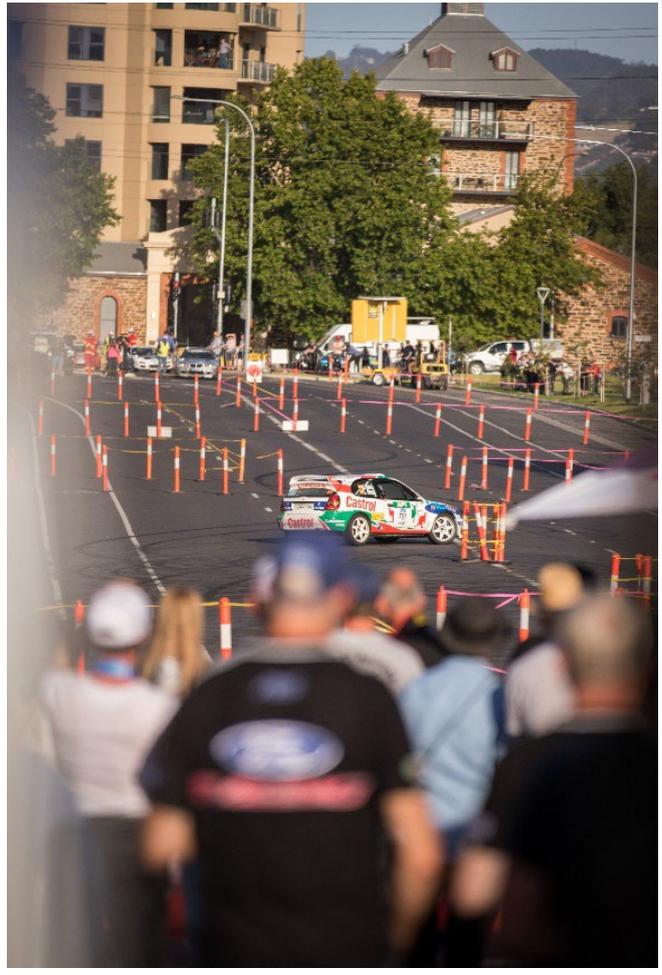
## Gallery of Images

The following imagery may be viewed to gain an understanding of the vibrancy, colour and spectacle of the event.











**Proposal from: Massive Events Corp P/L T/As Adelaide Rally ABN 55984494841**

**Contact : Tim Possingham [tim@adelaiderally.com.au](mailto:tim@adelaiderally.com.au)**

**END**

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# **Appendix 2**

*2023 Post Event Report*

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**Massive Events Corp**  
Level 2, 143 Hutt Street  
Adelaide, SA, 5000

## POST EVENT REPORT IN BRIEF

6/1/24

Dear Events Team,

Massive Events Corp P/L successfully delivered the 2023 Adelaide Rally in the Adelaide Hills region between the dates of 17-19 November.

The event was run with no incidents amongst the competitive field and only a minor interruption to the running of the touring field on day 3. All road closures/openings were actioned on time.

The field of 300 cars had 9% of entries from interstate. A lower number in 2023 than previous years due to rule changes in the sport that have recently been implemented causing delays in car preparation from interstate teams.

The event recorded in excess of 30,000 spectators engaged in all elements across the 3 days.

The Gouger Street Party Generated \$874,000 of benefit to the city precinct.  
The Strathalbyn Town Stage Generated \$201,600 of benefit to the region  
The Bridgewater/Wairoa activities generated \$129,000 of benefit to the region

On event reporting shows the following attendance estimates:

Wairoa Spectator Stage = 1950  
Strathalbyn Lunch Stop = 3200  
Bridgewater Lunch stop - 1500  
Rymill Park Finale = 1800  
Gouger Street Party = 11500  
Spectators En Route 14000

The event was run as a major event for the state and enjoys the benefits of multi year State Government support. A post event economic benefit analysis was actioned using an independent contractor which realised a \$.81 million economic benefit to the Adelaide Hills and Fleurieu region as a whole and a total contribution to Gross State Product of \$3.62 million. When then applying the spend on event delivery expenses made to Adelaide Hills Contractors as well as CFS donations and monies paid to Adelaide Hills Council the total benefit to the region is circa \$1.175 million.

There were 10 phone calls made to organisers on event that related to road closure times. There were nil on-event access requests and all special access or egress was arranged pre event and actioned without issue on event.

The event saw nil complaints received post-event and proudly records the lowest level of complaint on record to date.

We thank you for your ongoing support and look forward to delivering a greater event in 2024.

Regards Tim Possingham  
**Event Director**

A handwritten signature in black ink, appearing to be 'Tim Possingham', written over a horizontal line.

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# **Appendix 3**

*2023 Economic Benefit Report*

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Massive Events Corp P/L T/as  
Adelaide Rally  
PO Box 198 Crafers SA  
5152  
[tim@adelaiderally.com.au](mailto:tim@adelaiderally.com.au)

6<sup>th</sup> January 2024

Stephanie Murgatroyd  
C/O Adelaide Hills Council Events Team  
From: Tim Possingham CEO Massive Events Corp P/L

Dear Stephanie,

Please find the below excerpt from an independent Economic Evaluation company on the 2023 Shannons Adelaide Rally which was completed in late December 2023 by the same company that actions the Tour Down Under and other major event reports for State Government.

The excerpt below is a direct copies of relevant information contained within the broader report, most of which is unrelated to the Adelaide Hills Council Region. However the most significant figures are contained below and a figure of \$.81 million as economic benefit to the Adelaide Hills and Fleurieu is stated. Surveys were actioned at Bridgewater, Adelaide City, Strathalbyn and Post event to attendees/participants with this data being analysed and the final report created.

Please pass over this information to elected members as promised at the workshop relating to the extension of the existing agreement with Adelaide Hills Council.

In simple terms the cost/benefit is set out in the two paragraphs below:

**Cost to Council – Nil** (in fact council receives circa **\$3500** from organisers for road closure approval and contribution to a driver training program the event facilitates in the region through Australian Driver Training Institute.

**Benefits to the Hills Region total \$1.175 million.** Made up of \$.81 Million of incoming economic benefit from visitors, plus; Upper Sturt CFS donations, Contribution to Driver Training Program costs and approximately \$360,000 of event expenses are awarded to Adelaide Hills Businesses for things such as Catering, Towing, Labour Hire, Toilets, Marketing.

## Executive Summary

The Shannons Adelaide Rally is a three day event, a tarmac rally in and around Adelaide, with the 2023 event being held from the 17<sup>th</sup>-19<sup>th</sup> November.

This study presents an evaluation of the economic outcomes of the 2023, using a methodology similar to that used for the Adelaide 500, the Tour Down Under and various cultural events.

In summary, based on a range of assumptions, the event is estimated to have the following economic impact **at the state level:**

- It generated a total of 34,610 general and spectators attendances, from (based on assumptions) 23,115 individuals (spectators and participants). These included attendances at the Gouger Street Party, at the Bridgewater Lunchstop and Strathalbyn Town Stage.

- Attendances and participation had a total expenditure associated with them of \$7.1 million.

Of this expenditure, \$4.25 million is estimated as being created within the state (i.e. would not have occurred otherwise). . \$2.11 million of out of state created expenditure (i.e., expenditure of attendee or participant visitors to the state whose visit was impacted by the event). This is associated with 1,663 visitor nights created in the state.

\$2.14 million of retained local spend (i.e., expenditure that would be lost from the state by people attending and participating in events elsewhere if not for this event)

This new expenditure generated \$1.37 million of incomes (gross wages and other value added) directly and a further \$2.60 million of induced impact – for a total contribution to Gross State Product of \$3.62 million.

A benefit not captured in the above is the impact on regional tourism. Metropolitan Adelaide residents visited regional areas (Adelaide Hills and Fleurieu) for 6,000 attendances, with 65% of those attendances being for the purpose of attending the event. As such a significant portion of the total spend by Adelaide residents in attending the events of **\$0.81 million would be spent in the regions.**

END

**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 26 March 2024  
AGENDA BUSINESS ITEM**

**Item:** 12.2

**Responsible Officer:** Chris Janssan  
Manager Open Space  
Environment and Infrastructure

**Subject:** Bushfire Mitigation Landscape Strategy

**For:** Decision

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**SUMMARY**

Following Council's approval of a formal consultation process in October and November 2023, the draft Bushfire Mitigation Landscape Strategy has been refined and updated and is now presented for Council's consideration for final adoption. Extensive consultation has taken place to date with community members, staff and volunteers from relevant agencies including the SA Country Fire Service, Department for Environment and Water, and the Hills and Fleurieu Landscape Board; as well as with colleagues from neighbouring Councils; to ensure the strategy is comprehensive and clearly sets out the responsibilities of both Council and residents regarding bushfire mitigation.

The purpose of the report is to summarise key themes and suggestions arising from consultation, show how these have been incorporated into the final version of the strategy and to seek Council's adoption of same.

**RECOMMENDATION**

**Council resolves:**

- 1. That the report be received and noted.**
  - 2. To adopt the Bushfire Mitigation Landscape Strategy 2024-28 as contained in Appendix 1.**
- 

**1. BACKGROUND**

Council has received funding through a Federal Government Preparing Australian Communities grant to develop a comprehensive strategy outlining land management obligations for both Council and residents in preparing for bushfires. This work is due for completion by 30 June 2024.

At Council's meeting on 10 October 2023, it was resolved that a public consultation on the draft Bushfire Mitigation Landscape Strategy be carried out to inform the final version of the document.

**Moved Cr Nathan Daniell**  
**S/- Cr Chris Grant**

258/23

**Council resolves:**

- 1. That the report be received and noted.**
- 2. That Council approves public consultation on the draft Bushfire Mitigation Landscape Strategy, as contained in Appendix 1, to commence on Wednesday 18 October 2023 and conclude on Friday 17 November 2023.**
- 3. That the Chief Executive Officer, or delegate, be authorised to make formatting and/or other minor content changes to reflect any outcomes from the meeting deliberations prior to public consultation commencing.**
- 4. That the Chief Executive Officer, or delegate, be authorised to amend the dates for public consultation should circumstances arise necessitating a change to occur.**

<b>Carried Unanimously</b>
----------------------------

With the results of that consultation now compiled and used to shape the final version, the final document is presented for consideration.

The engagement outcomes report is provided in **Appendix 2** to this report, to summarise key feedback received and how this has been incorporated into the strategy. Of particular note is the inclusion of a 'quick reference guide' section to appear at the beginning of the document, offering key information in a simplified format.

## **2. ANALYSIS**

### **➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment**

*Strategic Plan 2020-24 – A brighter future*

Goal Community Wellbeing

Objective C2 A connected, engaged and supported community

Priority C2.4 Increase participation from the broadest range of our community and engage with them to shape policies, places and decisions that affect them.

The Bushfire Mitigation Landscape Strategy aims to clarify the responsibilities of both Council and residents in managing the landscape for bushfire mitigation. It draws on research and community consultation undertaken to date to ensure those responsibilities are both clearly set out, and are achievable. The consultation feedback received did identify key themes for improvement, which are outlined in the consultation report, and these are reflected in the final version of the strategy.

Goal A valued natural environment

Objective N3 Nurture valuable partnerships and collaborations and engage the local community in the management of our natural environment

Priority N3.1 Increase knowledge and environmental awareness within the community through engagement and education.

Consultation undertaken to date has not only helped to shape the final strategy, but has assisted in identifying gaps in the current information available regarding managing vegetation for fire risk. There is a high level of concern amongst AHC residents about bushfire fuel loads; whilst at the same time there is a high value placed on environmental assets and the need to protect these. The consultation process has shaped the development of the strategy since the commencement of this project, and the results are evident in how the final version has been refined.

➤ **Legal Implications**

Council’s fire mitigation works are underpinned by several pieces of legislation, both state and federal, which are outlined in the strategy. Most relevant are the *SA Fire and Emergency Services Act 2005* (Section 105(F)), relating to the issue of expiation notices for private property owners who have not taken reasonable steps to prepare for fire danger season; and the *SA Local Government Act 1999* (Section 221) which specifies that any alteration to a public road (including fire mitigation works) requires council authorisation.

Other relevant legislation includes the *SA Native Vegetation Act 1991*, the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*, and the *Landscapes SA Act 2019*. Section 4 of the strategy outlines how these are applied in AHC’s operations.

➤ **Risk Management Implications**

The adoption of the Bushfire Mitigation Landscape Strategy, will assist in mitigating the risk of:

*continued ambiguity in the community around fire mitigation responsibilities and obligations, and reputational risk to Council due to perceived lack of operational programs in this space.*

Inherent Risk	Residual Risk	Target Risk
Extreme (4B)	Low (2D)	Low

Should Council not adopt the Bushfire Mitigation Landscape Strategy, there would be significant risks to both community and to Council. The information contained in the strategy addresses key gaps in understanding that currently exist around where responsibility for fire mitigation lies. Both local government and residents have obligations in this regard, and those are outlined in detail in the document. A lack of communication around these obligations would also pose reputational risks to Council, as residents question what existing mitigation programs are in place.

To ensure the information in the strategy is relevant and accurate, extensive consultation has been undertaken with community stakeholders as well as key agencies involved in fire mitigation work; including the SA Country Fire Service, Department for Environment and Water, and the Hills and Fleurieu Landscape Board.

➤ **Financial and Resource Implications**

The Bushfire Mitigation Landscape Strategy provides a framework under which all of Council’s works programs relating to vegetation management for bushfire mitigation can be considered strategically; therefore it does not create any immediate financial or resource implications. However, there are potential future projects outlined in the strategy and

associated implementation plan, which could be considered should additional funds become available (including external grant funding).

➤ **Customer Service and Community/Cultural Implications**

It would be reasonable to anticipate an increase in public interest and subsequent enquiries regarding Council's works programs upon release of the strategy. This will generally come through the Customer Service team in the first instance.

Customer Service staff have previously been provided with an overview of key works programs to be referred to in case of general enquiries; however, in addition to this, leading up to the release of the strategy they will also receive copies of an FAQ document which has been developed alongside the strategy in response to commonly asked questions. This information will also be provided online.

➤ **Sustainability Implications**

The Bushfire Mitigation Landscape Strategy is fundamentally concerned with environmentally and economically sustainable management of our landscape. It is underpinned by the intention to balance bushfire risk mitigation with appropriate protection of the region's biodiversity, and to recognise the ecological value of various vegetation communities across the district rather than to classify them all as simply "fuel loads".

This is directly reflected in one of the four key priorities of the strategy; that is "*Utilising latest fire science approaches to assist in balancing bushfire mitigation with biodiversity.*" Significant input has been sought from staff within the organisation who have the appropriate technical knowledge to help achieve this. Furthermore, extensive research has gone into development of the strategy concerning the principles of fire ecology and how these apply.

➤ **Engagement/Consultation conducted in the development of the report**

Consultation on the development of this report was as follows:

*Council Committees:* Not applicable

*Council Workshops:* Presentation to Council workshop by Miranda Hampton, Senior Community Resilience Officer, Monday 4 September 2023

*Advisory Groups:* Not applicable

*External Agencies:* Key agencies involved in strategy development to date include:  
SA Country Fire Service  
Department for Environment and Water  
Hills & Fleurieu Landscape Board  
Forestry SA

*Community:* Online consultation group (comprised of 6 community members and 6 agency representatives) met three times during June and July 2023 to inform development of 'shared responsibility' tables. A

consultation report on this process was provided to Elected Members prior to the Council workshop on 4 September 2023.

➤ **Additional Analysis**

The consultation outcomes report (**Appendix 2**) highlights key themes that consistently arose during public consultation on the strategy. These are reflected in changes made to the final version of the strategy as detailed below:

- Clearer information is needed around the breakdown of responsibilities of residents, Council and other agencies in fire mitigation. Specific questions raised in the consultation around this have been added to the ‘shared responsibility’ tables in Section 6 of the strategy.
- Expansion of Council’s kerbside green waste collection service was suggested as an effective means to enable residents to prepare their own properties. This has been fed to the Waste Management team, and flagged in the strategy as a future priority to explore.
- The strategy itself was seen as ‘too long and technical’ for the general public, and multiple respondents suggested a ‘quick reference guide’ be incorporated to provide high level information regarding Council priorities, relevant legislation and frameworks, and future opportunities for improvement. This has been done, with the ‘quick reference guide’ also available as a standalone document which will soon be available on Council’s website.

**3. OPTIONS**

Council has the following options:

- I. That the Bushfire Mitigation Landscape Strategy be approved and adopted (Recommended)
- II. That the Bushfire Mitigation Landscape Strategy is not approved until further refinements are made (Not Recommended)

Should the Council identify the need for substantial amendments to the revised Strategy, it is recommended that they be referred to staff for review to allow for analysis of the implications of the amendments, prior to the matter being brought back to the Council for further consideration.

**4. APPENDICES**

- (1) Bushfire Mitigation Landscape Strategy
- (2) Engagement Outcomes Report- Bushfire Mitigation Landscape Strategy consultation

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# **Appendix 1**

## *Bushfire Mitigation Landscape Strategy*

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# Bushfire Mitigation Landscape Strategy

**2024-2028**

*A plan for how we manage vegetation on public and private land to reduce the risk of bushfires*



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# 1 Glossary of Terms

**AFDRS:** Australian Fire Danger Rating System. This rating system, introduced in 2022, is consistent across Australia and replaces individual state and territory rating systems.

**APZ:** Asset Protection Zones. Areas cleared around high risk assets including schools and aged care facilities, with the aim of reducing the impact of potential fires to these assets.

**BARRA:** Bureau's Atmospheric high-resolution Regional Reanalysis for Australia

**BMA:** Bushfire Management Area. SA is divided into nine BMAs read more about these via the State Bushfire Coordination Committee website:

**BMAP:** Bushfire Management Area Plan. Each Bushfire Management Area has its own plan, overseen by the Bushfire Management Committee (BMC).

**BMC:** Bushfire Management Committee. A body of representatives from state and local government, fire management authorities and emergency services who make decisions about bushfire management in their region. BMCs report to the SBCC.

**DEW:** Department for Environment and Water. DEW is responsible for the management of conservation parks across SA.

**DIT:** Department for Infrastructure and Transport. DIT is responsible for the management of roads and other major infrastructure within SA.

**RRAMP:** Roadside Reserve Annual Maintenance Plan. Council's schedule for treatment works on public land.

**SA CFS:** South Australian Country Fire Service. This consists of paid staff and volunteers. As a professional organization, CFS are the state hazard leaders in bushfire management.

**SBCC:** State Bushfire Coordination Committee. A state-level committee appointed by the Governor under the Fire and Emergency Services Act 2005.

## 2 Quick reference guide and key points

### 2.1 What is the strategy about?

**Fire is a part of our landscape and can't be avoided, but together neighbours, community groups, council, businesses, and schools can have a positive impact on our landscape and reduce the risk of bushfires.**

This strategy defines how Council, residents and other agencies can work together to manage these spaces, helping to minimise the negative impacts of bushfires when they do occur.

Adelaide Hills Council would like to thank the community groups including Landcare, CFS volunteers, SA Government agencies, primary producers and fire-affected communities who have contributed to developing this strategy.

Council also recognises the need to work collaboratively and meaningfully with local First Nations communities, who have deep knowledge and connection to the land and understanding of how fire can be used as a land management tool. AHC continues to support cultural burning and fire management programs coordinated by the Department for Environment and Water and the SA National Parks and Wildlife Service.

### 2.2 Why is this important?

The Adelaide Hills Council is located in a high bushfire risk area, and historically has been impacted by many major bushfire events. One of the key characteristics of the area is its abundance and diversity of vegetation, with the Mount Lofty Ranges being one of 15 declared biodiversity hotspots in Australia. Coupled with a high population, this creates unique management challenges.

Other complexities in managing vegetation for bushfire risk in the Adelaide Hills include:

- Mixed demographics, including an ageing population and high level of local tourism
- A dispersed population with a high number of towns over a large geographical area
- Wide variety in property types, from small residential blocks to large acreages
- Tensions between balancing bushfire risk mitigation and biodiversity conservation
- Increasing impacts of climate change on fire danger seasons and conditions
- Implications of vegetation clearance around infrastructure and built assets in line with state planning codes and legislation.

### 2.3 Current plans, priorities and actions

The strategy sets out Council's current operational plans and programs relating to fire mitigation. More detail can be found in Section 3.6, and full program schedules are in the closing section under 'operational appendices.'

The plans include:

- Road Reserve Annual Maintenance Program (RRAMP)
- Asset Protection Zones Program (APZs)
- Fire Track Maintenance Program
- Burning on Private Lands Program (BoPL) *in partnership with DEW*

- Weed control for fuel reduction
- Private property inspections

There are four strategic priorities underpinning the Bushfire Mitigation Landscape Strategy. Each of these is explored in more detail in the relevant section. Key information relating to each of these has been summarised below.

### **Priority 1: Strengthening partnerships with other agencies to foster a landscape scale approach to bushfire mitigation**

Multiple organisations, including local councils, are responsible for contributing to bushfire mitigation. Council has certain obligations under the following pieces of legislation:

- SA Fire and Emergency Services Act 2005
- SA Native Vegetation Act 1991
- Commonwealth Environment Protection and Biodiversity Conservation Act 1999
- Landscapes SA Act 2019
- SA Local Government Act 1991

Other organisations involved in this work include the SA Country Fire Service, Department for Environment and Water, Department for Infrastructure and Transport, Native Vegetation Council, Forestry SA, and Landscapes SA.

These organisations are represented on regional Bushfire Management Committees (BMCs), which report in turn to the State Bushfire Coordination Committee (SBMC). Adelaide Hills Council is represented on the Adelaide Mount Lofty Ranges (AMLR) BMC.

Collaboration with neighbouring councils is also achieved through the AMLR Cross- Council Bushfire Action Group (CCBAG), established by AHC in 2023.

**Actions relating to this priority can be found in Section 9.1.**



## **Priority 2: Improving education and providing clear direction and resources to the community around vegetation management for bushfire risk**

Managing bushfire risk is traditionally seen as a 'shared responsibility'; however, there is still some confusion about exactly what this means.

Council owns 5% of land in the AHC, with state government responsible for around 17% and the remainder being privately owned.

A set of guidelines has been developed in consultation with the community which outlines who is responsible for what actions in each of these areas:

- Public parks and reserves (Council and state government land)
- Council managed roadsides and road reserves
- Private property
- Fire tracks

These guidelines reflect the obligations of Council and other agencies under the State Bushfire Management Plan (SBMP). They also link to other AHC plans and strategies as outlined below:

- Roadside Vegetation Management Plan
- Biodiversity Strategy
- Emergency Management Plan
- Tree Strategy (under development)
- Verge Policy (for consideration)

**The guidelines can be found under Strategic Priority 2 in Section 6. Actions relating to this priority can be found in Section 9.2.**

## **Priority 3: Utilising latest fire science approaches to assist in balancing bushfire mitigation with biodiversity conservation**

Fire can have significant ecological benefits, and considerable research has been undertaken and is continuing in the field of fire ecology. AHC largely sources information from the following places:

- Australian Institute of Disaster Resilience
- Natural Hazards Research Australia
- Geoscience Australia
- Bureau of Meteorology

Operational works programs are guided by the most up to date science in this area, relating to multiple considerations including:

- Best practise for prescribed burning
- Responding to the impacts of climate change
- Mapping and data collection
- Managing native vegetation post-fire

AHC is also proactive in seeking out examples of best practise elsewhere and applying relevant knowledge and ideas in the work undertaken here. Victoria's [Bushfire Resilience Inc.](#) is one source of information used regularly.

**Actions relating to this priority can be found in Section 9.3.**

#### **Priority 4: Continuous improvement of Council's operational plans in line with best practise approaches**

The Bushfire Mitigation Landscape Strategy is intended to provide a plan for future opportunities and actions, as well as outlining Council's current practices.

A roadmap of priorities is therefore included in the final section of the strategy. Detailed implementation plans have been developed for internal Council use, to ensure these priorities are allocated to appropriate departments and actioned as appropriate.

The strategy will undergo a major review every 4 years, to coincide with AHC's Strategic Plan. The strategy will also be reviewed for general updates annually following the fire danger season, and operational plans will be adjusted as needed.

When a significant fire event has occurred in the AHC area, key staff will also review the strategy to identify any areas that may need further consideration or prioritization.



## 3 Background and Purpose

### 3.1 Message from the CEO

The Adelaide Hills is loved for its natural environment. We choose to live here for many reasons including native vegetation, biodiversity and unique lifestyle. The risk of bushfire is always present for Adelaide Hills residents, but now more than ever, with climate change driving longer and more intense fire seasons in Australia, we want to work with our community towards more effective management of our beautiful landscape.

This strategy is for our community. We've developed it to help you to better understand your responsibilities and ours. It focuses on better managing the risk of bushfires in regards to vegetation and landscapes. The aim is to reduce the negative impacts of fires when they do occur.

Protecting biodiversity and our native vegetation is also important, as it's what makes the hills unique. This strategy outlines how we are working across government and various partner agencies to manage landscapes relating to bushfire mitigation.

We have other programs and policies in place to support preparedness activities and community resilience and I encourage each of you to take responsibility to be prepared for the bushfire season. Take a look at our website for a wealth of resources created for our hills community.

See: [www.ahc.sa.gov.au/recovery-readiness-resilience](http://www.ahc.sa.gov.au/recovery-readiness-resilience)

Council is continually improving and building on our existing fire mitigation programs, and we are proud of the work our teams are doing in this space.

#### **Greg Georgopoulos**

CEO Adelaide Hills Council

### 3.2 Acknowledgement of Country

Council acknowledges that we undertake our business on the traditional lands and waters of the Peramangk and Kurna people.

We pay our respects to Elders past, present and emerging as the Custodians of this ancient and beautiful land.

Together we will care for this Country for generations to come.

### 3.3 Context

The Adelaide Hills Council (AHC) region spans an area of 795 km, with a total population of around 40,000 residents. One of the key characteristics of this area is its abundance and diversity of vegetation. This includes areas of primary production such as pastures, farmland, orchards and vineyards; as well as areas of native vegetation which have a high biodiversity value. High levels of vegetation can, however, contribute to the impact of bushfires when they do occur.

Historically, the Adelaide Hills have been impacted by many major bushfire events and declared bushfire emergencies. The relatively high population, particularly in peri-urban areas and the hills face zone, creates a challenge in effectively managing future risk.

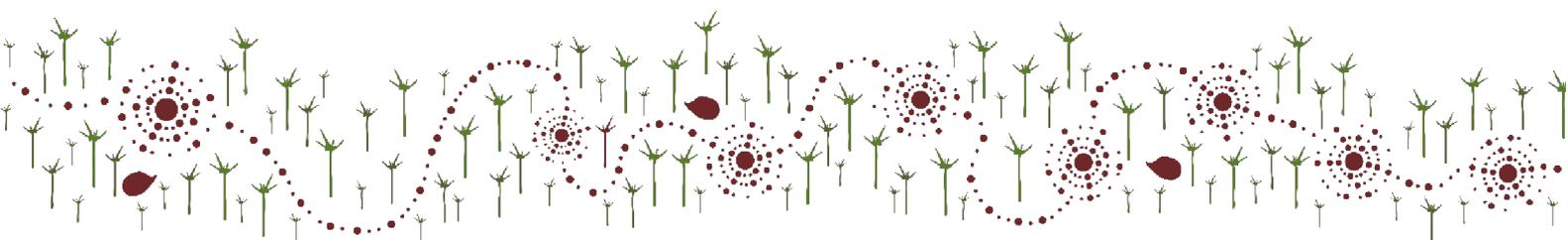
The [Keelty Review](#), developed in response to the significant bushfire season of 2019-20, found that during that season ***extreme weather conditions meant that no level of hazard reduction could have prevented the fires.***<sup>1</sup> This is a vitally important message to anyone living in a high bushfire risk area: **fuel hazard reduction programs are not always enough to prevent the impacts of fire.**

The most effective way to minimize negative impacts is by combining effective fuel load management with education and community preparedness, as well as developing new approaches to bushfire risk mitigation in line with the latest research and best practices.

This strategy sets out how AHC will meet these objectives on an ongoing basis, and how the wider community can support these efforts. While Council has a number of other initiatives and programs in place to support preparedness, the scope of this strategy is specifically around vegetation management, which is a complex area in its own right.

It aims to ensure AHC is playing its part to meet Recommendation 5 of the Keelty Review: ***Clarify and streamline processes and educate the community about their roles and responsibilities in managing native vegetation to improve hazard reduction.***

Council staff have engaged extensively with numerous community members, groups, and organizations to ensure this strategy is realistic and achievable. A list of stakeholders who have had input into this strategy is provided in the Appendices. In particular, AHC would like to acknowledge the efforts of their online consultation group of residents and key agency staff, who helped refine the priorities and recommendations and have been heavily involved in developing the shared responsibility tables under Strategic Priority 2.



### 3.4 Aims

The three major aims of this strategy are:

1. To have an informed, empowered and proactive community that understands their rights and responsibilities in effectively contributing to vegetation management.
2. To bring together Council's operational plans and processes related to vegetation management and bushfire mitigation in one place, and to clarify our responsibilities.
3. To ensure Council's approach is effective and expectations of both Council and community are achievable.

### 3.5 Strategic priorities

This strategy sets out an overall direction on how bushfire risk will be managed across AHC over the next four years, including the responsibilities of Council, residents and other relevant agencies.

Both the strategy and the operational plans should be reviewed annually following the fire danger season, with formal review and updates taking place every four years in line with the AHC Strategic Plan.

There are four strategic priorities underpinning the Bushfire Mitigation Landscape Strategy. Each of these is explored in more detail in the relevant section.

1. **Strengthening partnerships with other agencies** to foster a landscape scale approach to bushfire mitigation
2. **Improving education and providing clear direction** and resources to the community around vegetation management for bushfire risk
3. **Utilising latest fire science approaches** to assist in balancing bushfire mitigation with biodiversity conservation
4. **Continuous improvement of Council's operational plans** in line with best practice approaches and using a rigorous ongoing review process

It should be acknowledged that the strategy is designed to be **financially and operationally sustainable**. Council will work with currently available resources in the most effective and efficient way. However, opportunities have been identified to utilise future funding for the strategic priorities above.

We have also identified future opportunities and constraints under each priority.

### 3.6 Overview of Operational Plans

AHC has a number of operational plans and programs in place which contribute to fire mitigation efforts. This strategy brings them all together.

The plans appear in full in the operational appendices (Section 12). A brief overview is also provided here.

#### 1. **Roadside Reserve Annual Maintenance Program (RRAMP)**

The aim of the RRAMP is to reduce vegetation adjacent road corridors to mitigate the impacts of fire and maintain sight lines for road safety. Roads that are included on the RRAMP treatment schedule have been prioritised on the basis of traffic volumes,

access and egress, and the connectivity of road systems that provide strategic fuel control breaks in the landscape.

**2. Asset Protection Zones program (APZs)**

An APZ is a specified area surrounding a built asset or structure where vegetation fuel loads are reduced to inhibit the travel of fire and reduce the effects of heat, flame and ember attack. Council has established APZs as part of its works program which it manages on an annual basis.

**3. Fire Track Maintenance Program**

Council manages and maintains a strategic network of fire tracks on both public and private land to support the CFS and state government fire management agencies to implement fire suppression operations.

**4. Burning on Private Lands Program (BoPL)**

AHC supports the delivery of on-ground works through the Department for Environment and Water's BoPL program. Strategic sites identified through the Bushfire Management Area Plan, including both private land and Council reserves, are targeted under this program.

**5. Weed control for fuel reduction**

Council undertakes a number of works programs in order to reduce and prevent heavy fuel loads caused by weeds. These include the Bushfire Fuel Reduction Program, which targets high density weed infestations that are responsive to fire; as well as vegetation monitoring and management in conservation reserves to prevent and control weeds in high quality remnant native bushland, generally in conservation reserves.

**6. Private property inspections**

Prior to fire danger season each year, Council Rangers carry out inspections of private properties across the district and assess fire risk. Properties identified as not being adequately prepared are issued an expiation notice under the SA Fire and Emergency Services Act 2005 (Section 105F) and are required to take action within 21 days to ensure their property is prepared.

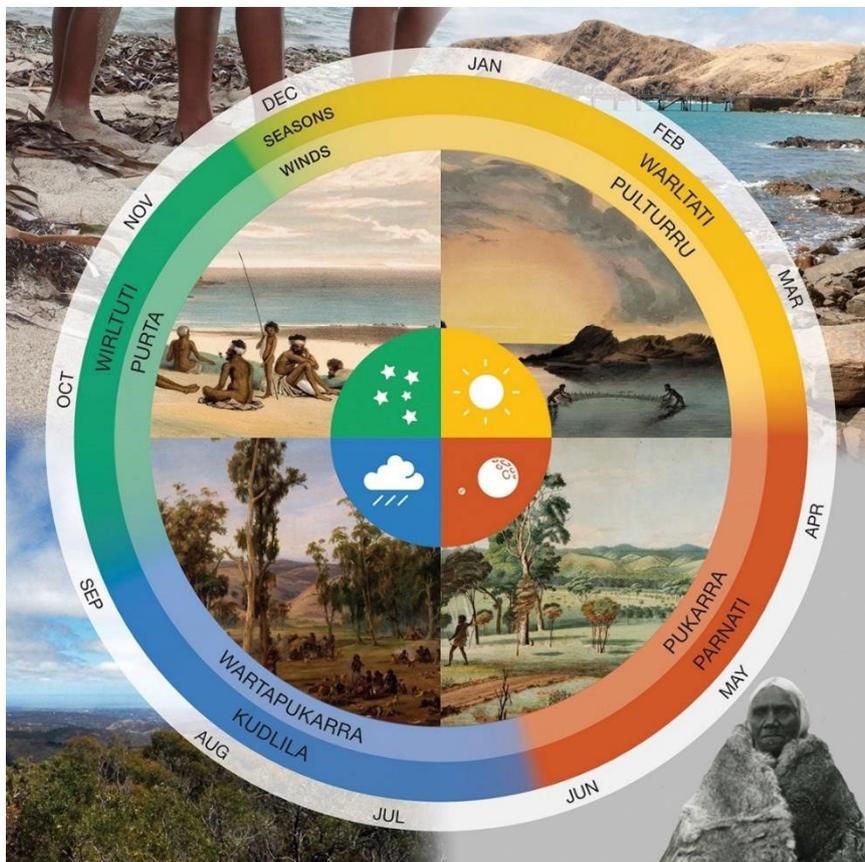
### 3.7 Incorporating Traditional knowledge

Adelaide Hills Council spans across both Kurna and Peramangk Country. We recognise the need to work collaboratively and meaningfully with our First Nations communities, who have deep knowledge and connection to the land and understanding of how fire can be used as a land management tool.

This is an ongoing commitment and if Council wishes to explore further, it would require dedicated staff time to facilitate in order to build relationships and dialogue between Council and traditional owners. This would be done in a strategic way that supports DEW as a lead government agency and would involve engagement with a number of other groups and organisations to ensure a cohesive, landscape scale approach. It may be helpful to draw on

lessons from co-management plans that have been successful elsewhere, including the [Blue Mountains<sup>2</sup>](#) in NSW, as well as several [Parks Victoria<sup>3</sup>](#) agreements.

The Kurna seasonal calendar below appears on the Bureau of Meteorology website, accompanied by a list of ways in which the land is managed and can be looked after in each season. For the full list, visit <http://www.bom.gov.au/iwk/calendars/kurna.shtml>.



The Australian Fire Danger Ratings System (AFDRS) website contains a series of 'Caring for Mob' posters, which are useful for framing the role of fire in the landscape from a First Nations perspective. The posters can be found at <https://afdrs.com.au/>

### 3.8 Challenges

Many parts of Australia are prone to fire. The way fire interacts with our landscape can be both beneficial and detrimental; and Council does have a role to play in supporting our community to adapt and prepare for the negative impacts.

The challenges in effectively managing fire risk across the Adelaide Hills Council area have been carefully considered in developing this strategy, and actions identified to manage these effectively. Key challenges are summarized below.

#### 3.8.1 Community

There is a unique demographic in the Adelaide Hills, with both an ageing population and 'tree changers' who have moved to the area seeking a new lifestyle. The region also has a strong tourism sector, with regular visitation from people outside the region who may not necessarily be aware of the risk of bushfire. Additionally, there are many residents who

commute to the city for work each day and are not always present to enact bushfire plans or prepare their properties on high-risk days.

This creates a need to deliver consistent and clear messaging around residential vegetation management, which responds to the needs of a wide cross-section of the community. AHC also recognises those who are living with disability or personal challenges which may impact their capacity to contribute to property preparation. While Council does currently coordinate some programs for eligible residents through the Hills Home and Community Support team, this strategy recognises that further educational materials could also be developed to provide additional assistance.

An additional challenge is that of absentee landholders- that is, where landowners do not reside at the property they own, and do not lease it to others. These properties are therefore effectively vacant and although the responsibility for fire mitigation lies with the owners, on occasion this obligation is not met and residents may be issued with a 105F infringement notice under the Fire and Emergency Services Act (FES Act) 2005. If the resident fails to undertake the necessary work within the prescribed time period, this work is organised by Council and completed by contractors at the resident's expense.

Council has updated its enforcement policy so that any property owner who has received a 105F notice in the five years leading up to annual inspections will be issued an expiation at first inspection. This is to encourage owners to act more quickly to rectify property preparation issues. Increased education around property preparation is also a current focus for Council.



### 3.8.2 Environment

A key challenge for AHC is ensuring bushfire risk mitigation is balanced appropriately with biodiversity conservation. Healthy native vegetation plays a fundamental role in providing ecosystem services to the greater Adelaide region, including air and water filtration, pollination, and carbon sequestration and storage. There is often some tension between managing risk to life and property and protecting native vegetation and wildlife in line with relevant legislation (see Section 4) and with Council goals and objectives.

For example, many native species (such as *Acacia pycnantha* or Golden Wattle) are fire responsive species which can grow rapidly and contribute to increased fuel loads following a significant fire. However, when these occur in protected areas, for example on road verges under the Native Vegetation Marker System, any clearance works must be undertaken in accordance with the Native Vegetation Act 1991, and often removal is not permitted. Council therefore needs to work with landholders to identify effective alternatives that can reduce their risk. It is also important to address the common misconception that all native species create fuel load issues, as there are some natives (particularly grasses) which can in fact help reduce fuel loads when planted on sites which would otherwise be dominated by invasive species.

Furthermore, it is estimated that only 10% of the original native vegetation of the Adelaide Hills remains today<sup>4</sup>; which means we need to prioritise areas of remnant vegetation for conservation wherever possible. These areas provide vital habitat for a multitude of threatened and declining species that only occur in the Mount Lofty Ranges biodiversity hotspot. AHC will therefore ensure its annual maintenance plans complement areas managed for conservation purposes in line with Council's Biodiversity Strategy and Community Land Management plan.

The impacts of climate change on the fire danger season, and on the intensity of significant fires when they do occur, must also be acknowledged. As outlined in a recent report by Griffith University and the Australian National University, ***'The world is already experiencing 1°C of global warming above preindustrial levels. Projected climate change will further increase dangerous fire weather danger over most of Australia and particularly in south-eastern Australia, with longer and more severe fire seasons, more days of high, very high and extreme fire danger, more area burned, and increased fire control difficulty.'***<sup>5</sup>

**Under Strategic Priority 3, a set of recommendations is outlined to help address this.**

### 3.8.3 Infrastructure and assets

There are a significant number of nursing homes and schools within the AHC area, which are deemed vulnerable or high-risk assets. Where possible, Council maintains Asset Protection Zones (APZs) of cleared vegetation around these facilities; however it is not feasible to clear around every site due to topography as well as funding and resource constraints. There are also occasionally restrictions relating to the Planning Code which dictates where vegetation can be cleared. We rely on the most up-to-date mapping and simulation technologies available to us to determine where APZs are of highest value.

As part of this schedule, AHC has also incorporated key communication infrastructure, such as mobile phone towers adjacent to Council-maintained fire tracks. It should be noted that telecommunications towers are not generally the responsibility of Council and are usually owned by telecommunications companies and maintained by those companies and by SA Power Networks.

It is important to note that while this strategy is specifically focused on vegetation and landscape management, other measures are in place to protect assets and infrastructure within our Council area. These include planning regulations for new buildings, including Bushfire Attack Level (BAL) ratings; as well as embedding community resilience into our Emergency Management operations and frameworks.

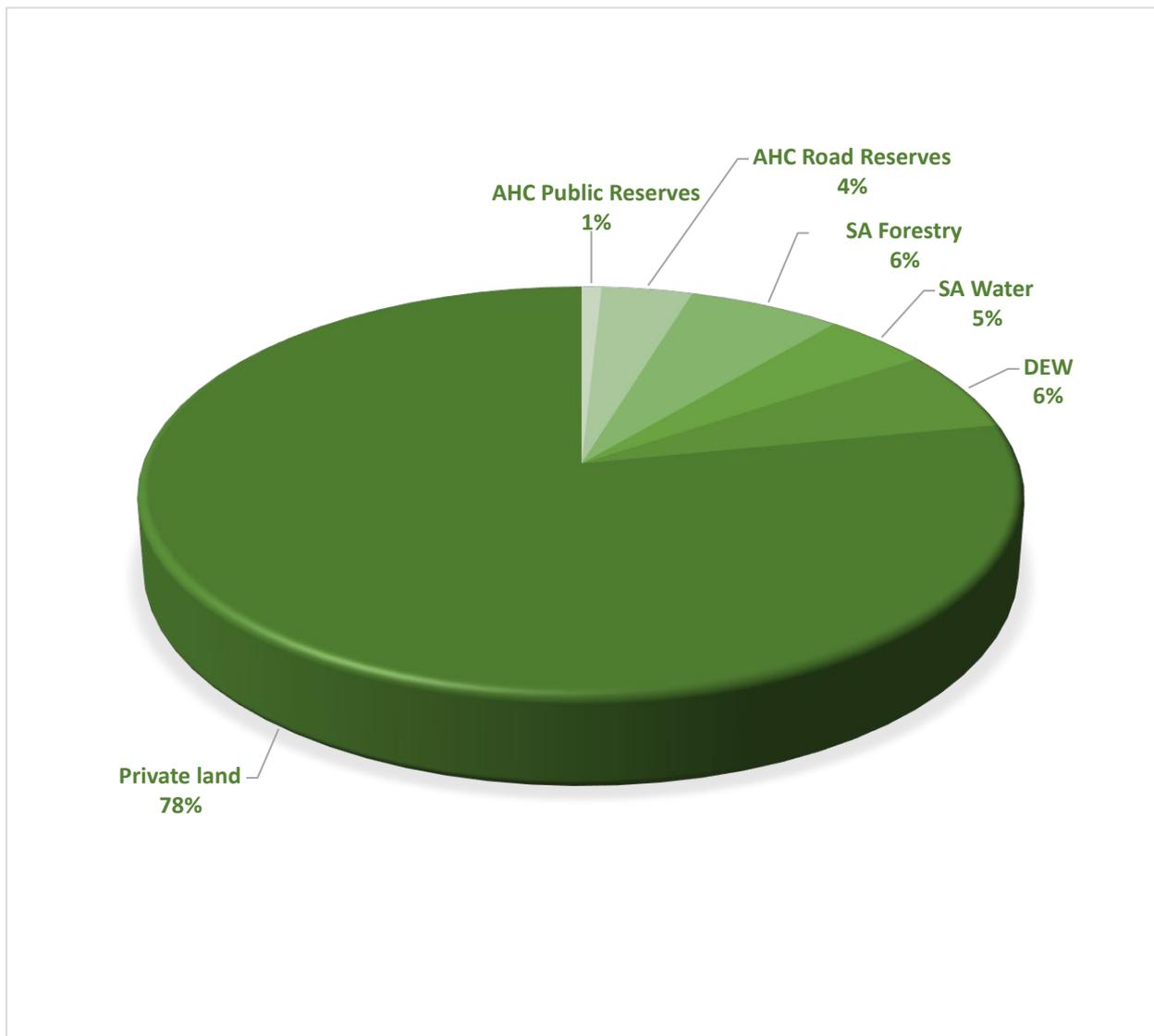
There is some useful information around building in a bushfire prone area on the planning section of AHC's website. Applications within a bushfire risk area must comply with the relevant Building Codes.



### **3.8.4 Education**

Managing bushfire risk is not solely the responsibility of Council but is shared with other agencies and with the wider community. In the past, there has been a lack of clear information and direction around what 'shared responsibility' looks like in practice. AHC acknowledges its ongoing role in increasing public awareness of these issues, as well as providing transparency in Council processes and operations. Under Strategic Priority 2, a breakdown of responsibilities is provided along with direction on where our community can find further information and assistance.

The following graph provides a breakdown of land ownership across the AHC, which shows that around 5% of all land in the AHC region is owned by Council. This reflects the need to work collaboratively with state government and private landholders to manage the landscape effectively.



**Figure 1: Chart of land ownership in the Adelaide Hills Council area**



### 3.9 Links to AHC Strategic Plan

The AHC Strategic Plan is reviewed every four years, coinciding with the review dates of the Bushfire Mitigation Strategy. You can access the Strategic Plan using AHC's website. For the period 2024-2028, the following strategic goals align to this strategy:

#### GOAL C: COMMUNITY WELLBEING

C2. A connected, engaged and supported community	C2.4 Increase participation from the broadest range of our community and engage with them to shape policies, places and decisions that affect them
C3. A community that grows together	C3.3 Empower our community groups and leaders...supporting communities to be cohesive in progressing local projects
C4. An active, healthy, thriving and resilient community	C4.5 Take an all hazards approach to emergency management so we can support the emergency services and the community before, during and after disaster events

#### GOAL N: A VALUED NATURAL ENVIRONMENT

N1. Conserve and enhance the regional natural landscape character and amenity values of our region	N1.2 Manage reserves and open space to support the community, whilst balancing biodiversity conservation, resource use and environmental impacts
N2. Recognise the benefits of ecosystem services and improve environmental resilience by reducing environmental impacts	N2.3 Mitigate bushfire risks across the landscape by undertaking fuel reduction activities including woody weed control, maintenance of asset protection zones and educate & enforcement to reduce fuels on private property
N3. Nurture valuable partnerships and collaborations and engage the local community in the management of our natural environment	N3.1 Increase knowledge and environmental awareness within the community through engagement and education
	N3.3 Continue to work in partnership with the Resilient Hills & Coasts region to build Council and community resilience to the impacts of climate change

#### GOAL O: A PROGRESSIVE ORGANISATION

O3. Our organization is financially sustainable for both current and future generations	O3.4 Assess the range and level of services undertaken to ensure they fulfil Council's legislative and strategic intent
O5. We are accountable, informed, and make decisions in the best interests of the whole community	O5.2 Make evidence-based decisions and prudently assess the risks and opportunities to our community before taking action

## 4 Strategic Priority 1: Strengthening Partnerships with Other Agencies

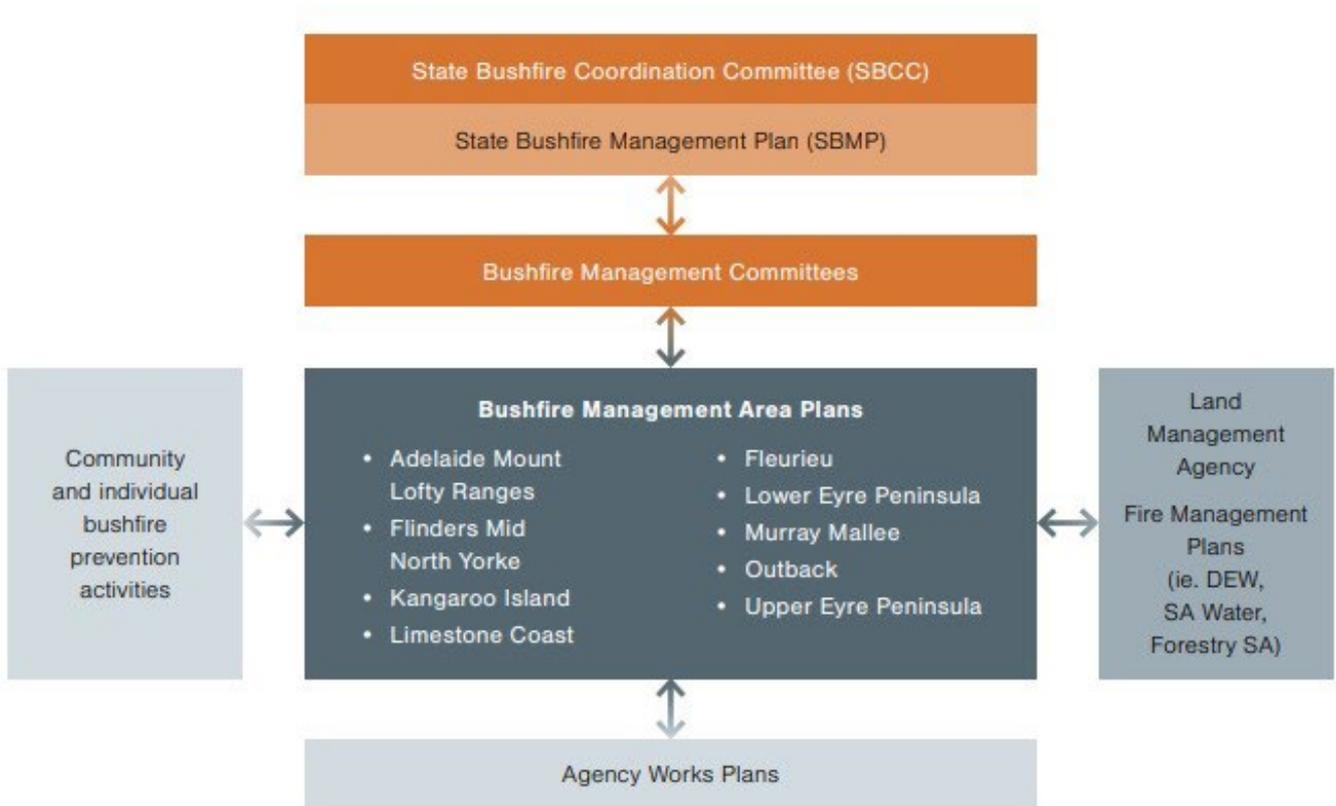
There are numerous other organizations involved in bushfire mitigation and landscape management across AHC and South Australia more widely. It is therefore important that our Council's operations are informed by existing policies and practices, and that we are meeting our obligations under these.

This strategy has been developed in line with several key pieces of legislation, as below.

Legislation	Section	Details
SA Fire and Emergency Services Act 2005	71A	The State Bushfire Prevention Committee has a responsibility to prepare and review Bushfire Management Area Plans and to oversee their implementation. They are also to provide guidance to individual bushfire management committees.
	105(F)	Owners of private land must take reasonable steps to prevent or inhibit the outbreak or spread of fire through the land.  Authorized Council staff may request in writing that private landholders rectify issues on their properties relating to bushfire preparedness and prevention. Maximum penalty for failing to comply is \$10,000.
SA Native Vegetation Act 1991	33B (1)a	The Minister for Climate, Environment and Water may appoint an officer or employee of the Crown or a local council to be an authorised officer for the purposes of this Act. An authorised officer may enter and inspect any land for any reasonable purpose connected with the enforcement of this Act.
	Schedule 1: Principles of Native Veg Clearance	Native vegetation should not be cleared if, in the opinion of the Native Vegetation Council, it comprises a high level of biodiversity, or it has significance as a habitat for wildlife or includes threatened plants or plant communities.
Commonwealth Environment Protection and Biodiversity Conservation Act 1999	Part 3, Div. 1 (C 18)	Any action that has, will have, or is likely to have a significant impact on matters of national environmental significance requires referral under the EPBC Act. A person must not take action that will have a significant impact on any threatened species or ecological community.
Landscapes SA Act 2019	192 (8)	All regional Landscape Boards must carry out proper measures for the destruction or control of declared animals on public and private lands, including road reserves.

<b>SA Local Government Act 1991</b>	221	A person (other than the council or a person acting under some other statutory authority) must not make an alteration to a public road unless authorised to do so by the council. Maximum penalty: \$5000. This includes removal of vegetation.
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**Figure 2: Summary of key legislation related to bushfire mitigation and vegetation management**



**Figure 3: Frameworks for bushfire management and mitigation in SA**  
From [SASBMP.pdf \(safecom-files-v8.s3.amazonaws.com\)](#), p2

**AHC works plans are discussed in more detail under Strategic Priority 2.**

Risk analysis within the Bushfire Management Area Plan is determined using several inputs, including:

- Vulnerability of assets and people.
- Vegetation type and its distance from the asset.
- Predominant slope of the vegetation in relation to the asset.
- Access and/or egress to and from the asset.
- Frequency of ignitions in the general area of the asset.

#### 4.1 Links to relevant frameworks and plans

The following documents have been used extensively to guide development of our strategy and future priorities. They provide solid examples of best practice fire management and methodology and should be referred to in future reviews of this strategy.

- Adelaide and Mt Lofty Ranges Bushfire Management Area Plan June 2016
- State Bushfire Coordination Committee (SBCC) Bushfire Management Zone Standard and Guidance for Use 2020
- NSW Department of Planning, Industry and Environment Fire Management Manual 2022-23
- State Government of Victoria (VicRoads) 2013 Road Bushfire Risk Assessment Guidelines and Risk Mapping Methodology

There are AHC staff representatives on the AMLR Bushfire Management Committee. AHC also works closely with several neighbouring Councils and have developed this strategy to align with their fire management plans as appropriate:

- City of Tea Tree Gully Bushfire Mitigation Framework 2022 - 2026
- City of Onkaparinga Bushfire Management Plan 2020-2024
- Kangaroo Island Fire Management Plan

It should also be noted that there are 11 Emergency Management Zones in SA, each of which has its own Zone Emergency Management Committee (ZEMC). These committees provide emergency management leadership and risk assurance for all emergencies, including bushfires. AHC is represented on the Adelaide Hills, Fleurieu and Kangaroo Island ZEMC.

#### 4.2 Current actions

AHC is committed to working with other agencies including the SA Country Fire Service, Department of Environment and Water, the Native Vegetation Council, Forestry SA, Hills & Fleurieu Landscape Board, and other state government agencies and community action groups to ensure a shared approach to vegetation and landscape management can be achieved.

One of the methods used commonly by state government agencies is to introduce strategic fuel breaks into the landscape. This essentially involves creating a 'corridor' of cleared or modified vegetation to reduce fuel loads and improve the chances of slowing and containing significant fires. These may be done in many ways, including planting fire-resistant native species in these areas where suitable. DEW's Fire Management Unit is largely responsible for overseeing this, however AHC does play a role in helping to identify and advocate for these fuel breaks as required.

Expanding on existing natural or created breaks in the landscape, such as the Amy Gillett Bikeway, is another effective action that can be taken.

**The responsibilities of Council and the community are set out under Strategic Priority 2.**

As part of a more strategic approach to landscape management, AHC has also initiated a cross-council bushfire action group focused on vegetation management and fire mitigation. The group comprises fire management staff from multiple Councils across the Adelaide Mt Lofty Ranges Bushfire Management Area, and its aim is to collaborate on landscape scale issues such as verge management and fire track maintenance, as well as developing educational resources with consistent messaging across all Council areas.

## 5 Strategic Priority 2: Improving Education and Providing Clear Direction

### 5.1 Local government obligations

According to the State Bushfire Management Plan 2021-25 (SBMP)<sup>6</sup>, local governments are required to undertake the actions outlined below. These actions demonstrate that Council's obligations are largely around prevention and preparedness, as well as communication.

Acronyms are provided here for ease of reading, as they appear multiple times in the SBMP.

Government agency acronym	Full spelling
CFS	Country Fire Service
SAPOL	SA Police
MFS	Metropolitan Fire Service
NVC	Native Vegetation Council
DEW	Department for Environment and Water
DIT	Department for Infrastructure and Transport
SAFECOM	South Australian Fire and Emergency Services Commission

#### Prevention

- Provide additional public education on high-risk activities during periods of high fire danger (with CFS and SAPOL)
- Issuing of permits to burn during fire danger season (with CFS)
- Annual inspection and compliance notifications (with CFS)
- Communication and information provision regarding native vegetation clearance processes (with CFS, MFS and NVC)
- Communication and information provision regarding the role of public land management in hazard reduction (with CFS, DEW, SA Water, Forestry SA)
- Hazard and fuel reduction burning (in partnership with all other agencies)

#### Preparedness

- Improve preparation and planning of suitable routes to designated locations to reduce risk (with SAPOL, SAFECOM, CFS and DIT)
- Suitable venues or locations identified across the state for Relief and Recovery Centres (with Housing SA, Zone Emergency Management Committees, SAPOL)

#### Response

- Assist in timely activation of relief centres and support for communities impacted by bushfire (with Housing SA and Zone Emergency Management Committees)

## Recovery

- Management of recovery following a bushfire incident to improve and enhance conditions in an affected community (with other agencies)

Council has the following plans and policies in place, in addition to this Bushfire Mitigation Landscape Strategy, which assist in meeting our prescribed responsibilities as well as promoting our region's biodiversity and ecological value.

- Roadside Vegetation Management Framework
- Biodiversity Strategy
- Tree Strategy (under development)
- Verge Policy (under development)

AHC's Emergency Management Plan further outlines how Council undertakes disaster risk reduction activities in regards to bushfires and other natural disasters. These efforts are mainly focused around fuel reduction, education and enforcement of relevant legislation.

AHC is also guided by the following plans from other agencies:

- Hills & Fleurieu Landscape Board Pest Management Strategy
- Hills & Fleurieu Landscape Board Regional Roadside Weed Control Work Plan
- AMLR Zone Emergency Management Plan

## 5.2 Resident responsibilities

Following the 2019-20 Black Summer bushfires, a report was produced by Australia's Natural Hazards Cooperative Research Centre to identify key issues and learnings from the season. The final report clearly highlights 'the need for integrated and holistic responses to risk reduction- ***a shared responsibility between governments, fire and emergency services, businesses and communities at risk***'.<sup>7</sup> It is therefore vital that community members living in high bushfire risk areas are aware of their responsibilities.

Under the Fire and Emergency Services Act Section 2005 S105(F): **'Owners of private land must take reasonable steps to prevent or inhibit the outbreak or spread of fire through the land.'**

Without a clear definition of 'reasonable steps,' there is potential for a lack of action; and this is especially likely when community members perceive that others around them are not doing enough. This is of particular concern in the Adelaide Hills, which contains relatively high proportions of vegetation that are often connected regardless of property tenure. This means the actions of individual property owners can have a considerable impact on those living around them.

This is why it's important to be collaborative in managing bushfire risk, and that those living in bushfire prone areas clearly understand that risk. Council acknowledges that for some time there has been a lack of consistent information about what 'shared responsibility' looks like in

practise. This has led to the development of clearer information for the community to clarify expectations around this.

**This information is set out in the tables in Section 6.**

This information has been developed in consultation with a focus group comprised of residents and other key stakeholders; including the CFS, National Parks & Wildlife and DEW. Collaboration with neighbouring councils has also occurred to ensure consistency.

It is important to note that while Council has its own responsibilities for managing fire risk across the Hills, residents are also expected to be proactive in managing their own land. There are steps everyone can take to mitigate the overall risks to the hills landscape, and those are set out across the following pages.

### 5.3 Our resources and where to find them

Extensive consultation on this strategy has helped identify several recurring themes on which residents have indicated they would like further information. In response to this, the following resources have been developed alongside this strategy. These are available on AHC's website.

- Native Vegetation Marker Sites
- FAQs on our Roadside Reserve Maintenance Program
- How to prepare your property for the fire season
- How to balance biodiversity and bushfire mitigation
- How verges are managed (cross-council collaboration)

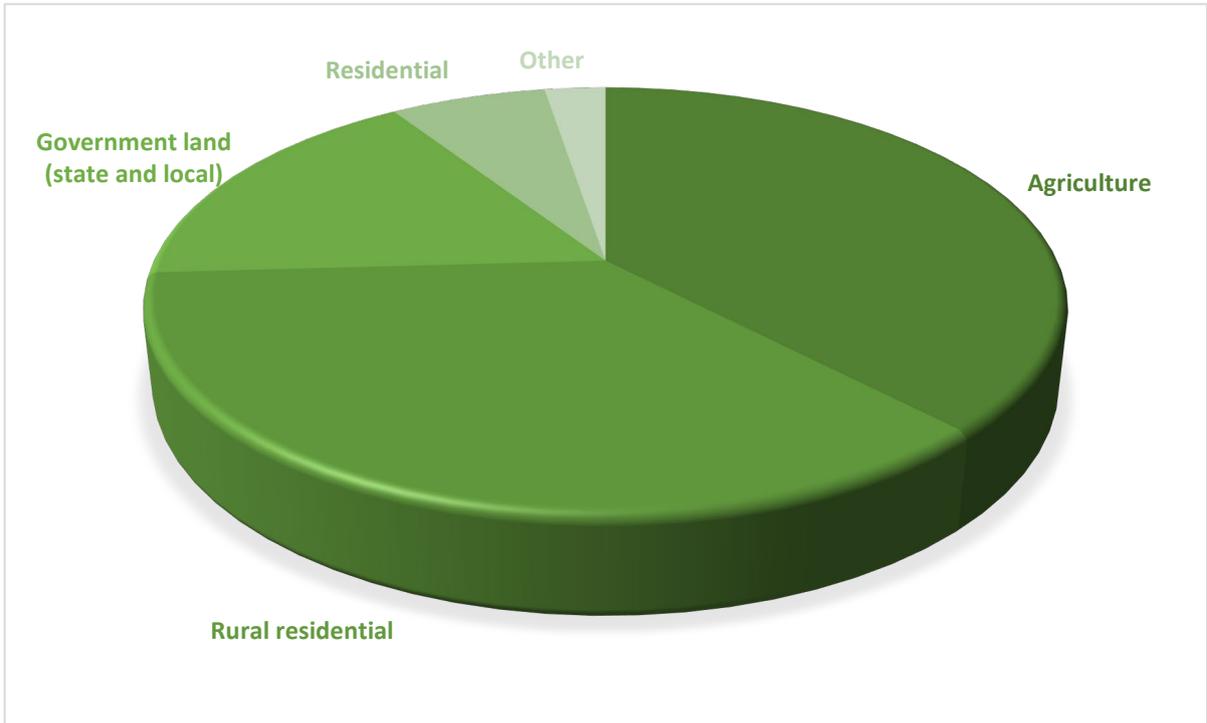
It is recommended that this list be reviewed every 4 years to ensure any new knowledge gaps are filled, and updated case study examples and best practise guidelines can be incorporated.

### 5.4 Summary of responsibilities

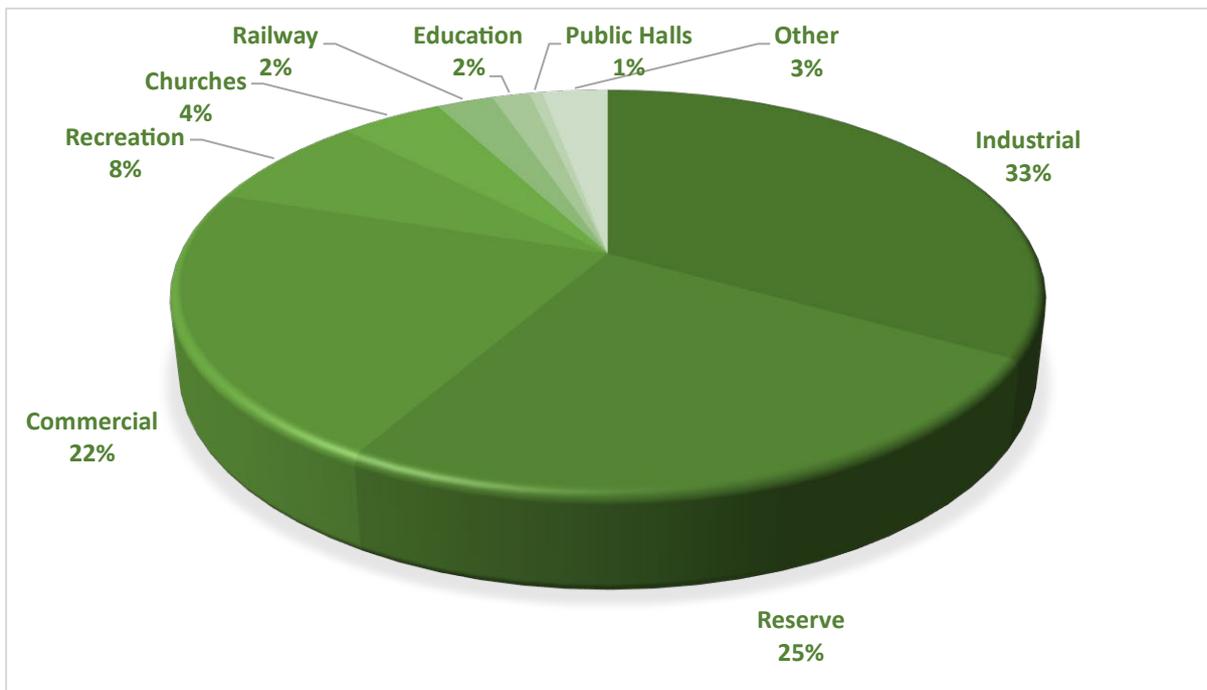
A 2023 report by Resilient Hills & Coasts states:

***Communicating bushfire prevention and preparedness must include a coherent and strong message about 'shared responsibility' (Resilient Hills & Coasts Bushfire and Biodiversity Report 2023 Part C: Discussion and Recommendations)***

The AHC region encompasses multiple different land use types, as shown below. This means that the available information needs to be tailored to ensure all of these land uses are represented.



**Figure 4: AHC land use types by percentage**



**Figure 4.1: "Other" land use breakdown**

## 6 Shared responsibility for different land classifications

This section explains responsibilities of residents, Council and other agencies for different land classifications.

### 6.1 Private property

Responsibilities: Private Property Preparation	
<b>Council responsibilities</b>	<p>Under the Fire and Emergency Services Act 2005 (Section 105F), <i>Authorized officers, including certain Council staff, may request in writing that private landholders rectify issues on their properties relating to bushfire preparedness and prevention. Maximum penalty for failing to comply is \$10,000.</i></p> <p>Council has a role to play in clearly informing residents of their obligations according to relevant legislation. Our public-facing resources will be updated regularly to reflect this.</p>
<b>Resident responsibilities</b>	<p>Under the Fire and Emergency Services Act 2005 (Section 105F): <i>Owners of private land must take reasonable steps to prevent or inhibit the outbreak or spread of fire through the land.</i></p> <p>This involves clearing a defensible space around your dwelling, clearing away fine fuels in the lead up to fire season, and thinning particularly dense vegetation that is likely to carry fire quickly. Any new buildings on your property, including sheds and carports, may require approval under the Planning, Development and Infrastructure Act 2016. See <a href="#">Plan SA Wizard</a> for details.</p> <p>The most important factor in protecting a home is to appropriately manage vegetation within 20m of the building. Further details at <a href="https://www.environment.sa.gov.au/topics/native-vegetation/clearing/fire-prevention">https://www.environment.sa.gov.au/topics/native-vegetation/clearing/fire-prevention</a></p> <p>Residents may at times be requested to clear a fire break on their property, where fuel loads exceed safe thresholds. It's important to note that while fire breaks can slow or halt lower intensity fires, they don't offer protection against ember attack- so clearing a break as a standalone action is not enough to mitigate risk.</p>

	You can find more information at <a href="https://www.ahc.sa.gov.au/services/waste-and-recycling/free-green-organics-drop-off-days">https://www.ahc.sa.gov.au/services/waste-and-recycling/free-green-organics-drop-off-days</a>
<b>Other agencies</b>	<p>DEW delivers the Burning on Private Lands (BoPL) program, supporting public and private land managers to conduct prescribed burns on private properties identified as containing high fuel loads and providing strategic connectivity of other fuel reduced buffer zones at a landscape level.</p> <p>SA Power Networks conducts tree trimming around and under powerlines in the leadup to fire danger season, on private properties as well as roadsides. For more information, visit their website: <a href="#">Bushfire safety - SA Power Networks</a></p> <p>SA CFS is the lead agency when it comes to community education regarding bushfire mitigation.</p>

### Help: Private Property Preparation

<b>What Council is doing</b>	<p>Council is developing a series of case studies with photographic and visual elements to demonstrate good property preparation and share information on how this is achieved. This will cover a range of different property types.</p> <p>AHC works in partnership with the CFS wherever possible to deliver educational sessions and workshops- including "Bushfire Ready" (both online and in person), Firey Women, and targeted awareness campaigns.</p> <p>To assist with private property preparation, Council offers up to 24 free green waste drop off days per annum. You can check dates on the website here:  <a href="https://www.ahc.sa.gov.au/services/waste-and-recycling/free-green-organics-drop-off-days">https://www.ahc.sa.gov.au/services/waste-and-recycling/free-green-organics-drop-off-days</a></p>
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<p><b>How Council can help</b></p>	<p>Council's Regulatory Services team can provide advice on regulatory obligations and site-specific requirements as needed. For more information contact AHC on 8408 0400.</p> <p>Council also administers burning permits to help residents with the reduction of fuel loads on private properties.</p> <p>Strategic planting around homes and assets can be a great way to maintain biodiversity and help address fire risk. AHC has a low flammability planting guide that can be used to determine the best native species for your area. Find it here: <a href="https://www.ahc.sa.gov.au/assets/downloads/environment/ENVIRONMENT-Low-Flammability-species_2020.pdf">https://www.ahc.sa.gov.au/assets/downloads/environment/ENVIRONMENT-Low-Flammability-species_2020.pdf</a></p>
<p><b>Further information</b></p>	<p>For new homes and developments, the clearance of native vegetation may require approval from the Native Vegetation Council. Council approval may also be required for removal of trees with a circumference greater than 2m in some cases. If you are building or developing in the AHC, it is advisable to check with the Duty Planner before proceeding. Call AHC on 8408 0400 and ask to be put through.</p> <p>Property owners wanting more information about the BoPL program can contact DEW fire management staff following the links at <a href="#">Department for Environment and Water - Burning on private lands</a></p> <p>Bushfire Resilience Inc. based in Victoria has a great selection of webinars and other resources about preparing private property. You can browse and watch them here: <a href="https://bushfireresilience.org.au/resource-hub/">https://bushfireresilience.org.au/resource-hub/</a></p> <p>The Climate Wise communities website also has a range of very useful information about how residents can manage their vegetation effectively. You can find it at <a href="https://climatewisecommunities.com.au/">https://climatewisecommunities.com.au/</a></p>

## 6.2 Fire Tracks

<b>Responsibilities: Fire Track Maintenance</b>	
<b>Council responsibilities</b>	<p>There are several different categories of fire tracks, with responsibility for their management falling to various organisations and land managers.</p> <p>While this is a complex space to manage, Council is committed to supporting the community in maintaining fire access tracks and will work closely with the CFS to ensure this is done.</p> <p>Fire tracks deemed to be the responsibility of Council are maintained by Council staff, regardless of the ownership of land they traverse.</p>
<b>Resident responsibilities</b>	<p>Where fire tracks traverse private land, Council does rely on landowners to maintain clear passage where possible, and to report any issues to Council.</p> <p>Council can provide assistance to maintain fire tracks on private property where the track is identified as high priority and the landowner is unable to manage without support.</p>
<b>Other agencies</b>	<p>CFS has its own Group Response Plans which contain information about fire tracks in each area. Any new tracks should complement those which already exist.</p> <p>Forestry SA maintains a network of fire tracks in forest reserves (plantation and native forest) under its jurisdiction.</p> <p>SA Water maintains a network of fire tracks in land under its jurisdiction (including reservoir reserves).</p> <p>DEW maintains a network of fire tracks in land under its jurisdiction (including Conservation Parks and National Parks).</p> <p>The removal of any native vegetation at a distance greater than 5m from fire tracks, is subject to approval through the Native Vegetation Council. This is regardless of who owns the land.</p>

## Help: Fire Track Maintenance

<b>What Council is doing</b>	Council is currently working with the support of the CFS to design an audit process for all fire tracks in the AHC district, and to determine how best to manage them into the future.
<b>How Council can help</b>	If you do have a fire access track on your property and are unable to maintain it yourself, you can contact Council to notify of any maintenance required. Maintenance will be programmed if the condition of the track warrants it. Contact AHC's Technical Officer, Parks & Reserves through council's Customer Contact Centre 8408 0400.
<b>Further information</b>	For clear detail on types of fire access tracks and how they are constructed, visit <a href="http://www.landscape.sa.gov.au/mr/publications/bushfireprevention-constructing-fire-access-tracks">www.landscape.sa.gov.au/mr/publications/bushfireprevention-constructing-fire-access-tracks</a>  You can also refer to Section 5.4 of SAFECOM's fire track guidelines here <a href="https://safecom-filesv8.s3.amazonaws.com/current/docs/fire_breaks_and_fire_access_tracks_2005%20%281%29.pdf">https://safecom-filesv8.s3.amazonaws.com/current/docs/fire_breaks_and_fire_access_tracks_2005%20%281%29.pdf</a>

## Responsibilities: Public Parks and Reserves

<p><b>Council responsibilities</b></p>	<p>Under Section 105G of the Fire and Emergency Service Act 2005: <i>A council that manages land in a bushfire risk area must take appropriate steps to prevent and inhibit fires, and to minimize the risk to property and life.</i> To achieve this, AHC maintains fire breaks, fire access tracks and Asset Protection Zones in strategic areas across the district.</p> <p>Council is also an active participant in DEW's Burning on Private Lands program, where sites containing remnant vegetation are assessed by DEW's Fire Management Branch and prioritised for prescribed burning. Both Council and DEW then participate in an 8 year post burn weed control program to control fire responsive weeds that elevate fuel loads, and to support native vegetation recovery. To provide enough refuge for native animal species, these prescribed burns are often undertaken in small mosaic patches in 10-15 year intervals (depending on recovery) so that the program can be undertaken without serious impacts to threatened and declining species.</p> <p>AHC also undertakes monitoring and control measures for management of weeds that elevate fuel loads in conservation reserves and densely populated areas. These sites are independently assessed every 5 years using the Bushland Assessment Methodology to determine vegetation condition, identify weed outbreaks and infestations, and to attribute weed scores which are used to adjust annual works programs.</p>
<p><b>Resident responsibilities</b></p>	<p>A number of active volunteer bushcare groups assist Council with the management of natural area reserves through revegetation and weed control, as well as site monitoring which allows for early management interventions when issues arise.</p>

<b>Other agencies</b>	<p>DEW has Fire Management Plans for 15 reserves across the Mt Lofty Ranges, 10 of which are located within the Adelaide Hills Council LGA. The responsibility for these reserves rests with state government. See the Fire Management Plans here: <a href="https://cdn.environment.sa.gov.au/environment/docs/fire-management-plan-hills-face-zoneplan.pdf">https://cdn.environment.sa.gov.au/environment/docs/fire-management-plan-hills-face-zoneplan.pdf</a></p> <p>Local government has no authority to direct other government agencies to conduct any works on state government or Commonwealth land.</p> <p>Forestry SA has Forest Management Plans for 19 forest reserves, including five (5) Native Forest Reserves, within the Adelaide Hills Council LGA. The responsibility for these reserves rests with state government. To see existing Forestry SA forest management plans, visit <a href="https://www.forestrysa.com.au/forest-management/conservation/native-forest-reserves/">https://www.forestrysa.com.au/forest-management/conservation/native-forest-reserves/</a></p>
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### 6.3 Public parks and reserves

<b>Help: Public Parks and Reserves</b>	
<b>What Council is doing</b>	<p>AHC’s Biodiversity Strategy identifies that approximately fifty Council reserves and Crown land parcels in the AHC are managed for conservation. This involves active revegetation as well as threat abatement measures including pest plant management and fuel reduction burning. The Biodiversity Strategy is available on Council’s website.</p> <p>AHC also coordinates a Vegetation Monitoring and Management Program, where these sites are independently assessed every 5 years using the Bushland Assessment Method to determine vegetation condition, identify weed outbreaks and infestations, and attribute weed scores. Council uses this data, as well as annual contractor and volunteer reports to adjust the annual works program, to prevent weeds that elevate fuel loads from establishing in high quality remnant vegetation.</p> <p>Council has several Vegetation Management Plans for conservation sites, and is also currently assessing opportunities to enhance management options for natural area reserves, through development of formal site management plans where possible. A template is being developed to guide fire management across these sites also.</p>
<b>How Council can help</b>	<p>AHC supports volunteer Bushcare groups with on ground work to complement volunteer activities and goals, green waste collection, partnering in grant projects, equipment and material resources to conduct their on ground work.</p> <p>Council can support initiatives to engage traditional owners from the Kurna and Peramangk Nations to participate in natural area management and potentially incorporate cultural burning practises into prescribed burning programs. This will likely be most effective through partnering with DEW and the Hills &amp; Fleurieu Landscape Board to facilitate delivery of cultural burning programs, following a mosaic burning approach.</p>

<b>Further information</b>	<p>For details on involvement in volunteer bushcare or restoration groups, contact <a href="mailto:AHCbiodiversity@ahc.sa.gov.au">AHCbiodiversity@ahc.sa.gov.au</a></p> <p>To see existing National Parks and Wildlife Service park management plans, visit <a href="https://www.parks.sa.gov.au/park-management/management-plans">https://www.parks.sa.gov.au/park-management/management-plans</a></p> <p>To see park management plans from the Department of Environment and Water, visit <a href="https://www.environment.sa.gov.au/topics/park-management/statewide-park-strategies/park-management-plans">https://www.environment.sa.gov.au/topics/park-management/statewide-park-strategies/park-management-plans</a></p> <p>For details on weed control programs across the region, contact <a href="mailto:Hf.LandscapeBoard@sa.gov.au">Hf.LandscapeBoard@sa.gov.au</a></p>
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## 6.4 Roadside verges

<b>Responsibilities: Roadside Verge Management</b>	
<b>Council responsibilities</b>	<p>All native vegetation is protected under the Native Vegetation Act 1991 and may not be pruned or removed without formal approval. Fines of up to \$5000 can apply. Council must comply with this legislation when managing roadside reserves.</p> <p>Council has a Roadside Vegetation Management Framework (RVMF) 2024-2029, endorsed by the Native Vegetation Council, which guides our work on roadsides. The AHC commitment to roadside vegetation is <i>to maintain road traffic safety within legislative parameters while retaining remnant roadside vegetation of high biodiversity value</i>. All Council works conducted in accordance with the RVMF are already approved by the NVC, however proposed works that do not comply with the document will require NVC approval.</p> <p>According to the SA Fire and Emergency Services Act 2005 (Section 105G): <i>A council that manages land in a bushfire risk area must take appropriate steps to prevent and inhibit fires, and to minimize the risk to property and life.</i></p> <p>Whilst other Councils endeavour to maintain all verges in their district, AHC is in a unique position where this is not feasible due to topography, access restrictions and high levels of vegetation. Maintenance is prioritised based on set criteria, and where possible opportunities are identified for neighbouring Councils to assist with works along shared boundaries.</p> <p>AHC's Native Vegetation Marker sites are assessed every five years to determine vegetation condition and identify weed outbreaks and infestations. Weed scores are then attributed, which Council uses to adjust its annual works programs. The subsequent works schedule is documented in the Roadside Weed Control Program, which is updated annually, targeting weeds that elevate fuel loads.</p>

<p><b>Resident responsibilities</b></p>	<p>All native vegetation is protected under the Native Vegetation Act 1999, and may not be pruned or removed without formal approval. Fines of up to \$5000 can apply. Therefore, any activity on a road verge undertaken by a resident requires permission from Council under Section 221 of the Local Government Act 1999. Application forms are found at <a href="https://www.ahc.sa.gov.au/development/roads-and-construction/authorisation-to-alter-a-public-road">https://www.ahc.sa.gov.au/development/roads-and-construction/authorisation-to-alter-a-public-road</a></p> <p>Where verges have been identified as containing high biodiversity value, they are included in the Native Vegetation Marker System register and program, and works may only be carried out by Council or their approved contractors. Residents can contact Council’s Customer Contact Centre to request works as appropriate.</p> <p>Any work on roadside verges that are considered to be for amenity value or for general maintenance is the responsibility of the adjacent resident. In most cases, Council approval must be obtained under Section 221 of the Local Government Act 1999. Check the AHC website for details.</p>
<p><b>Other agencies</b></p>	<p>Neighbouring Councils collaborate and exchange information on roads where boundaries are shared. Staff from several Councils in the AMLR region, including AHC, are continually looking at scheduled maintenance works on these sites and assessing how best to share resources and carry out works in a timely and effective manner. Under the Landscape South Australia Act 2019 (Section 194), Landscape Boards are responsible for managing declared weeds on all roadsides regardless of who owns them. This includes Native Vegetation Marker System sites.</p>
	<p>DIT is responsible for maintaining their own roadside verges, but only to within 1.5m of the sealed road edge. The remainder of the verge is technically the responsibility of Council, with mitigation works carried out on those deemed highest priority according to data contained in the Bushfire Management Area Plan.</p> <p>The exception to this is the South Eastern Freeway, which is entirely the responsibility of DIT.</p>

## Help: Roadside Verge Management

<p><b>What Council is doing</b></p>	<p>Council operates three programs to maintain road verges: the Roads and Reserves Annual Maintenance Program (RRAMP), which is focussed on fire mitigation &amp; road safety; the Roadside Weed Control Work Program, which is focussed on biodiversity protection; and the Bushfire Fuel Reduction Program undertaken in Council managed reserves set aside for conservation.</p> <p>AHC has initiated a cross-council reference group with neighbouring Councils looking at best practise management for roadside verges.</p> <p>Council also intends to develop a verge policy outlining our responsibilities and approach to verge management, including the S221 process.</p> <p>According to roadside maintenance plans developed interstate, <i>supporting and promoting leave early messaging should be the key focus, as driving on any road during a bushfire is inherently dangerous.</i> <a href="https://www.vicroads.vic.gov.au/business-and-industry/design-and-management/bushfire-risk-assessment-guidelines">https://www.vicroads.vic.gov.au/business-and-industry/design-and-management/bushfire-risk-assessment-guidelines</a> AHC is committed to sharing this message in the lead up to and during fire danger season each year via our website, social media, community education workshops run in partnership with the CFS.</p> <p>Where significant regrowth of native vegetation occurs following a fire event, Council assesses the need for fuel hazard reduction on a site-by-site basis. To preserve local biodiversity, works will only be undertaken where vegetation fuel loads present an unacceptable risk to public safety, or to infrastructure and assets.</p>
<p><b>How Council can help</b></p>	<p>When elevated fuel loads exist, and warrant Council action, mechanical slashing or chemical spraying may be undertaken. Council's approach is to prioritise verges that present the greatest fuel load risk to infrastructure and assets under the RRAMP, and to prioritise verges of highest biodiversity value under the Roadside Weed Control Program.</p> <p>Council will consider waiving the fee of any S221 application based on the nature of proposed works, or if it is proposed to establish revegetation with native species or to undertake woody weed control.</p>

<b>Further information</b>	If you have specific questions around management of a verge adjacent your property, contact Council on 8408 0400.
	According to extensive research by the Resilient Hills and Coasts Bushfire & Biodiversity Group, there is not enough evidence to suggest that roadside vegetation, and native vegetation in general, is exclusively responsible for increasing or decreasing the landscape bushfire risk to life and assets; as fire behaviour is also determined by topography, weather, and environmental conditions. <sup>17</sup>

## 7 Strategic Priority 3: Utilising Latest Fire Science Approaches

There is a large and continuously growing body of research around fire science and ecology. In Australia, fire has always been part of the landscape and when it is understood and managed effectively, it can provide benefits to both the natural environment and the people who live there.

Fire regimes have changed substantially since pre-European settlement, leading to adverse impacts on native plant and animal species from both uncontrolled bushfires and prescribed burning. This includes the impacts of fire events occurring too infrequently, as certain native plants rely on fire to germinate. When fire moves through an ecosystem it effectively clears a lot of undergrowth and allows more natural light in, which improves the nutrient balance of the soil and reduces competition amongst multiple plant species.<sup>9</sup>

Some of the other ecological benefits of fire include:

- With consistent and long term post-burn follow up, invasive weeds can be eliminated, creating improved conditions for native plant species to thrive.
- Native plant seed germination can be triggered by smoke and fire, including native species that have been dormant in the soil.
- Fire can help flush out insects that may have caused damage to the soil and tree roots.

Standing burnt trees with hollows can also provide valuable habitat for native animal species such as birds, bats and possums, while fallen burnt logs create safe havens for small mammals, reptiles, frogs and invertebrates.

Research carried out in 2018 shows 90% of Adelaide Hills and Eyre Peninsula residents surveyed would like to see biodiversity considered in bushfire policy.<sup>10</sup>

### 7.1 Vegetation management principles

There are a range of vegetation management techniques used in fire mitigation. When deciding which ones to apply, it is important to consider not just how to reduce fuel loads; but also how to minimise negative impacts on our natural environment.

Different techniques can also be used for various land uses. For example, grazing stock in a mosaic pattern may be an effective mitigation strategy on agricultural land; whereas road verges are more likely to respond to slashing or spraying (depending on the types of vegetation present).

AHC continues to explore available opportunities to employ other methodologies, such as using goats to graze fuel loads in inaccessible environments, and will document processes and learnings as they arise.

Council's bushfire mitigation operations are informed by the latest available fire science research and best practice. Information is sourced largely from the following places:

- Australian Institute Disaster Resilience <https://www.aidr.org.au/>
- Natural Hazards Research Australia <https://www.naturalhazards.com.au/>
- Geoscience Australia <https://www.ga.gov.au/education/classroom-resources/hazards/naturalhazards/bushfire>

## 7.2 Prescribed burns and cultural burning

There are a number of different types of burns that can be carried out to help manage Council land.

**Prescribed burning** is the planned and controlled application of fire under predetermined environmental conditions (or prescriptions). Prescribed burns are planned to meet specific land management objectives, which are typically focussed around reducing bushfire risk and enhancing ecological systems.

**Ecological burning and hazard reduction burning are both types of ‘prescribed burns.’**

Prescribed burns need to be carried out with due consideration for threatened species for which fire is a critical threat. DEW has developed a series of ecological management strategies for these species, which are available online. Species include the southern brown bandicoot, glossy black cockatoo, and Mount Lofty Ranges southern emu-wren.

**Cultural burning** is a contemporary term used to describe the long standing First Nations practice of using fire to care for Country.

According to state government guidelines<sup>11</sup>, which in turn are informed by various research around fire ecology, mosaic burning is one of the most effective methods of achieving both fuel reduction and ecological outcomes. The guidelines also lay out clear flowcharts to assist in deciding whether to conduct prescribed burning based on several factors.

Council’s approach under the BoPL program is to conduct cool mosaic burns at 10-15 year intervals, with 5 years of intensive follow up weed control and another 3 years of moderate weed control, before reverting to the standard annual maintenance level. In acknowledgement of the impacts prescribed burns may be having on declining woodland bird populations, AHC also undertakes pre and post burn bird surveys to provide a snapshot of population changes. This provides an indication of burn recovery timeframes, and is used to help guide burn frequency. In general, this approach allows wildlife to move to alternate areas of a reserve while the burnt portion recovers, providing the greatest possible ecological benefit while also reducing fuel loads.



### 7.3 Responding to the impacts of climate change

It is important to note the impacts of climate change on the frequency and intensity of bushfires in Australia. According to a Natural Hazards Australia CRC report into the Black Summer bushfires of 2019-20, "**drought and heatwave conditions in the lead up to multiple fires during Black Summer were a key factor in fire behaviour. This demonstrates how vital effective preparation will be in future given shifts in our climate towards more frequent heatwaves and droughts.**"<sup>12</sup>

This is not the only piece of research that demonstrates the need for a more proactive planning approach to vegetation management. Multiple reports on the same Black Summer season show that climate change was instrumental in the size and intensity of these fires, suggesting that 'the magnitude and ferocity of the 2019/2020 fires would have been virtually impossible without climate change.'<sup>13</sup>

Lightning strike is the leading cause of bushfire ignitions in Australia<sup>14</sup> and this may have implications on future fire events too as electrical storms also become more frequent and intense. At any rate, planning must be undertaken for future events recognising that climate change impacts are continuing to increase, and fire is inevitable in the Australian landscape.

Council will be informed by the Resilient Hills and Coasts Climate Change Adaptation Plan<sup>15</sup>, which suggests the following priority adaptation options for local government:

- **Greater investment into community education**, including 'welcome packs' for new residents. This is being explored both through various Redicommunities groups who have developed their own 'welcome pack' templates with Council support, and through the

inclusion of bushfire preparedness information with rates notices in the lead up to fire danger season each year.

- **Improved rates and timeframes for enforcement of Section 105F notices** AHC already has a reasonably short timeframe for residents to action their notices (21 days), recognising the priority that needs to be given to removing excess fuel hazards. In the leadup to the 2023-24 fire season, AHC has changed the way it enforces the Fire and Emergency Services Act 2005. Properties which have received a 105F notice in the last 5 years will now be issued with an expiation at first inspection. This is to encourage owners to act more quickly to clean up ahead of fire season.



#### 7.4 Mapping and data collection

Traditionally, local governments have relied on the Bushfire Management Area Plan (BMAP) framework, produced by the SA CFS, to inform prioritisation and scheduling of fire mitigation works.

There are however limitations to these, and there is an opportunity through updated mapping and simulation techniques for Councils to undertake more detailed mapping of fuel loads, vegetation types and predicted fire behaviour. This is an area AHC is currently investigating.

This approach is in line with the work currently being undertaken in other states, as reflected in Recommendation 36 of a NSW Bushfire Inquiry carried out following the 2019-20 fire season:

**‘Recommendation #36: Long-term ecosystem and land management modelling, improved understanding of ecosystem health and impact of bushfire disturbances’.**<sup>16</sup>

Future scheduling of fire mitigation work on public land will be based on mapping and relevant data sets, with the areas identified as higher risk being prioritised for treatment. Council’s fire track network review will also be influenced by this data.

Working with the Adelaide Mount Lofty Ranges Cross-Council Bushfire Action Group (CCBAG), AHC will also ensure a consistent approach other councils and encourage information to be shared across boundaries. The modelling we are undertaking uses Bureau of Meteorology high-resolution Regional Reanalysis data for Australia to obtain a more accurate picture of fire weather scenarios and the types of conditions we need to consider in our planning. This data is available at <http://www.bom.gov.au/research/projects/reanalysis/>



### 7.5 Managing native vegetation following fire events

Following an uncontrolled bushfire, the recovery of native plants and animals is not only crucial to ensure the health of natural ecosystems, but to improve the wellbeing of impacted communities by demonstrating resilience and restoration of important natural environments.

This was clearly demonstrated after the 2019 Cuddlee Creek fire, when AHC's Creative Recovery program encouraged residents to capture their thoughts and emotions through various media following the fire. One of the strongest themes that came through during this process was the sense of hope that came with the regeneration of impacted landscapes.

After a significant fire event, volunteer groups are often faced with significant increases in member recruitment. This is an area Council would like to support further, recognising the extra workload it can place on existing group members who may also be personally impacted. Options to support volunteer training and administration should be explored.

## 7.6 Best practice examples

Many local government organisations interstate are already doing great work in this area which can inform future operations. Two examples are provided here, with recommendations on how AHC can adopt key elements of each approach.

### **Bushfire Resilience Inc. (Victoria)**

Bushfire Resilience Inc. (BRI) was created by a group of community members from fire-affected areas in Victoria in 2020. It is an independent organisation and is sponsored by Bendigo Bank. The major focus of BRI to date has been the development of a series of webinars assisting residents to understand their bushfire risk and better prepare for fires. A number of experts from various fields have been invited to present during these webinars.

The content of the webinars is relevant to all Australians living in bushfire prone areas, so rather than attempt to recreate it, AHC will look to promote content such as BRI's webinars via social media and other channels in the lead up to fire season each year. We will also continue to review whether any new content has become available through other sources that we can actively promote.

More information is available at [www.bushfireresilience.org.au](http://www.bushfireresilience.org.au)

### **Hotspots (NSW)**

Delivered by the NSW Rural Fire Service (RFS) and the Nature Conservation Council (NCC) of NSW, the Hotspots Fire Project is a training program for both landholders and land managers in NSW. It states its mission as: ***Working with our partners to increase community understanding, confidence and capacity to sustainably manage fire for ecological and First Nations cultural outcomes, whilst protecting life and property.***

AHC could explore ways to support similar initiatives through working with DEW on their Burning on Private Lands program. It is advised that where possible, Council could increase its level of support to assist this program in reaching more private landholders.

More information is available at [www.hotspotsfireproject.org.au](http://www.hotspotsfireproject.org.au)

## 8 Strategic Priority 4: Continuous Improvement of Council's Operational Plans

It is important for Council to regularly assess the effectiveness of its operations; therefore the following review process will apply to the Bushfire Mitigation Landscape Strategy.

### 8.1 Review process

This strategy will undergo a **major review** every 4 years, in line with AHC's Strategic Plan. Strategy reviews will be undertaken by Fire Prevention Officers and their relevant managers.

As part of the major review, responsible staff will consider the following:

1. Is there any information, including links to other resources, within the strategy that have dated? Can they be updated, or do they need to be removed?
2. Can we refer to more current research and reviews than what appears here?
3. Are there any major operational changes or resourcing constraints that impact our ability to deliver all aspects of this strategy? If so, how can they be managed across relevant departments to continue to achieve the strategy objectives?
4. Where 'future opportunities' listed have been realised and are no longer relevant, can they be removed completely? Or do they create an opportunity for further work in this area?

The review process will take into account the updating of AHC's Bushfire Mitigation Task List.

All major reviews of this strategy should be done with reference to the following guiding documents:

- Adelaide and Mt Lofty Ranges Bushfire Management Area Plan
- State Bushfire Coordination Committee (SBCC) Bushfire Management Zone Standard and Guidance for Use
- NSW Department of Planning, Industry and Environment Fire Management Manual
- State Government of Victoria (VicRoads) Road Bushfire Risk Assessment Guidelines and Risk Mapping Methodology

**The strategy will also be reviewed for general updates annually** following the fire danger season, and operational plans will be adjusted as needed.

An implementation plan has been developed for internal staff use, capturing the following actions in the roadmap (Section 9).

When a significant fire event has occurred in the AHC area, key staff will also review the strategy to identify any areas that may need further consideration or prioritization.

## 9 Roadmap of future priorities

### 9.1 Opportunities: Strategic Priority 1

- Council will work to establish more robust partnerships with other agencies including SA Water, National Parks and Wildlife Service, and the DEW Burning on Private Lands program (BoPL). This includes prioritising resourcing arrangements to support DEW in delivering the BoPL, particularly regarding follow up weed control for 8 years following burning.
- AHC will continue its involvement in the Cross-Council Bushfire Action Group (CCBAG) over the coming years, actively identifying opportunities to build on and improve current practises at a wider scale.
- Through the CCBAG, Council will advocate to the AMLR Bushfire Management Committee for more streamlined approaches to landscape scale issues such as fire track mapping and maintenance.
- Council is supporting landholders following bushfire events, by sharing information about managing post-fire regrowth of colonising species such as Golden Wattle *Acacia pycnantha*, as well as expanding current operational programs on public land to manage mass germination following fire.

### 9.2 Opportunities: Strategic Priority 2

- AHC works closely with the CFS Region 1 and 2 Community Engagement Unit to identify key risk areas for targeted engagement each year. It is intended to support this partnership on an ongoing basis, and where possible contribute time and resources to enhance community education in these areas.
- Council will work with the support of its internal communications team to schedule regular reminders on private property preparation to be shared on AHC social media platforms. This information will include links to low flammability planting guides, as well as tips for verge management and targeted information for managing different land types (agricultural, hobby farms, orchards, bush blocks etc.)
- A detailed audit of our existing fire track network is recommended to determine the tracks of highest strategic value, map the classification of all tracks in the district, and identify opportunities to add or remove tracks as appropriate. Funding was secured through SAFECOM to carry out this work in 2024.
- Council will continue to explore opportunities to inform residents of fire mitigation works happening near them, through the expanded use of technologies including MyLocal Services App and StoryMaps.

- Recognising the need for greater awareness raising of fire risk and preparation across the community, Council staff are looking to produce a series of videos (to be shared on the AHC website and social media) discussing property preparation tips for a variety of land types.
- AHC has a role in actively identifying opportunities to create strategic containment lines within the council area, and advocating to DEW for these as appropriate.
- AHC recognises the need for a verge policy to clearly set out the S221 process and where permits for verge maintenance are and are not required by residents. This policy is currently being considered for development.
- Council is rolling out a series of roadside Visual Messaging Signs to inform residents of bushfire season dates and fire danger rating information, as well as encouraging private property preparation.
- AHC is currently undertaking a trial to explore the potential expansion of kerbside green waste collection, to enable residents to better prepare their properties in the lead up to and during the fire season.

### 9.3 Opportunities: Strategic Priority 3

#### 9.3.1 Prescribed burning

- Prescribed burning is generally conducted by state government rather than at Council level, with the SA National Parks & Wildlife Service being the lead agency in this space. However it is recommended that AHC work to identify opportunities to collaborate on prescribed burning in the future in areas where Council and state government land meet, for example adjacent to National Parks and Conservation Parks. It is also important to expand our support of prescribed burning activities on private land wherever possible, largely through assisting DEW with the BoPL program.
- We do need to consider that ***'the resilience of some biodiversity assets can be improved with the use of ecological burns, at the right scale and timing, however this requires strong evidence that the species, or ecological community, will respond favourably to fire.'***<sup>17</sup> This means we will need to act on the best available information in designing any such programs in future.
- AHC would like to explore ways to support DEW in conducting cultural burns where possible. This needs to be done through ongoing and respectful relationships between those involved, and will involve formalised and well-resourced approaches to facilitating the work, which has been crucial to the success of such partnerships in other local government areas as summarised below:

*'It is critical to empower First Nations to contribute to current bushfire management and ensure that the decision or approach to undertake Indigenous fire management is solely that of the First Nations groups of the RH&C region'* (Resilient Hills & Coasts Bushfire and Biodiversity Report Discussion & Recommendations, p3)

### 9.3.2 Responding to climate change

AHC will consider a range of options to allow us to better adapt to the likelihood of more frequent and intense fire conditions due to climate change. These include:

- Promoting small-scale burns on public land adjacent to private property where feasible. Landscape scale, inter-agency coordination would be required to ensure their location, size and intervals support ecological outcomes. This is in line with AFAC's recommendation that these types of burns can not only reduce bushfire threat, but also to maintain and revive biodiversity affected by changed fire regimes associated with European settlement over the past 240 years.<sup>18</sup> It also reflects the findings of a report into prescribed burning on Kangaroo Island, which found that risk mitigation burning was more effective in areas at the interface of vegetation and buildings, rather than in large areas of bush.<sup>19</sup>
- Working in close collaboration with the CFS to report on real-time curing of grasslands to inform declaration of fire danger seasons.

### 9.3.3 Using technology and best practise examples

- Mapping and simulation technologies are constantly evolving and offering more detailed insights into fire behaviour and management techniques. AHC Fire Prevention staff will continue to seek out the most appropriate technologies to assist with scheduling mitigation works.
- Council would like to consider how to support and expedite the training and induction of new volunteers involved in Bushcare. This would aim to address the challenges that often arise following bushfire events, where an influx of new volunteers can place further onus on fire-affected community members attempting to carry out these works. Training is currently available through the Bush for Life program for a \$55 annual fee.
- Council will actively promote resources from [Bushfire Resilience Inc.](#) in the lead up to fire season each year, as well as seeking and promoting other sources of information to assist residents with property preparation.
- Wherever relevant, AHC resources will reflect the CFS position statement on large trees in relation to bushfire risk, which states that **'mature trees located within 20m of a building, if maintained correctly, do not pose a significant fire risk to a building'**<sup>20</sup>.

It is hoped that this will help assist residents to better manage large trees on their properties.

- AHC is currently developing a template for fire management to be incorporated into existing and future vegetation management plans for Council-owned parks and reserves. This involves measures such as increased weed control, prescribed burning on adjacent land (potentially through the Burning on Private Lands program), as well as creation of buffer zones through planting fire-resistant species around park perimeters.

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# 11 Appendix 1: Evidence and engagement base

Development of the strategy has been informed by the following sources of information and best practice examples:

- Hotspots Fire Management program NSW
- Bushfire Resilience Inc. Victoria
- Case studies developed by the SA Resilient Hills & Coasts Bushfire and Biodiversity group
- Natural Hazards Research Australia (Bushfire & Natural Hazards CRC)
- NRM Regions Australia Bushfire Recovery Knowledge Hub
- NSW Nature Conservation Council
- Australian Institute of Disaster Resilience

We have engaged with the following groups and community organizations to ensure this strategy is realistic and achievable:

- SA Country Fire Service staff and volunteers
- Adelaide Hills community members (via online consultation group)
- Department for Environment and Water
- Forestry SA
- Hills & Fleurieu Landscape Board
- The University of Adelaide
- Adelaide Hills Community Action Bushfire Network (AHCABN)
- Cuddlee Creek and Cherry Gardens Recovery Groups
- Fire Management staff from neighbouring Councils within the AMLR region
- Nillumbik Shire Council, Victoria (which has similar landscape and demographics to AHC)
  - Local Landcare groups and Friends of Parks

## 12. Operational Appendices

### 12.1 Bushfire Mitigation Task List

*Currently under final review.*

### 12.2 Annual Roadside Reserve Maintenance Plan (RRAMP) schedule

Council maintains priority roadside verges according to the RRAMP. A copy of the current works schedule can be found on our website.

*Currently under final review.*

### 12.3 Fire Track Maintenance Program (under development)

When completed, this program will be available at our website.

### 12.4 APZ schedule

Council maintains identified Asset Protection Zones (APZs) on an annual basis. A copy of the current works schedule can be found on our website.

*Currently under final review.*

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## **Appendix 2**

*Engagement Outcomes Report- Bushfire Mitigation  
Landscape Strategy consultation*

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# Adelaide Hills Council Draft Bushfire Mitigation Landscape Strategy: Engagement Outcomes Report

Results of public consultation conducted Oct-Nov 2023

## 1 Summary of the consultation

Thank you to everyone who took part in consultation on Adelaide Hills Council's (AHC's) draft Bushfire Mitigation Landscape Strategy, undertaken between 23 October and 17 November 2023.

We received 34 responses to our online survey, as well as multiple phone calls, emails and social media posts with specific suggestions to help improve our work. All feedback has been collated and is being used to update the strategy, as well as guiding the development of several key educational materials for our community relating to bushfire mitigation.

This report discusses the key themes that arose from consultation, as well as some interesting suggestions we received which we are now following up. This process has been insightful in helping us improve both the draft strategy and in identifying potential actions and ideas for Council to explore.

### 1.1 Background?

AHC has received funding until June 2024 to develop a Bushfire Mitigation Landscape Strategy, setting out the responsibilities of residents, Council and other agencies in managing vegetation to reduce bushfire risk. The other key aspect of this project will be to create a series of key educational resources to inform the community of actions they can take to achieve this.

Through developing this strategy, it is hoped that AHC will be able to increase community understanding around the risks of living in bushfire prone areas, and to enable a shift towards greater personal responsibility for managing fuel loads as well as preserving local biodiversity. Extensive consultation was undertaken with key community groups and stakeholders prior to October 2023, including through formation of an online community reference group. This stage of consultation, with the draft strategy and key accompanying documents being available for public comment, has been focussed on ensuring the strategy is relevant, easy to understand, and sets realistic expectations for our community.

### 1.2 How was the consultation promoted?

Anyone living or working in the AHC area could provide feedback. We promoted the consultation in the following ways:

- AHC website
- Article and advertisement in Courier Newspaper
- Targeted emails to community groups and networks with an interest in this space
- Targeted emails to members of our online consultation group (active June- July 2023)
- Targeted emails to partner organisations (including the SA Country Fire Service and Department for Environment and Water)
- AHC Facebook page

### 1.3 How could feedback be provided?

- Using the online engagement portal which featured a survey, quick poll and Q&A
- Emailing the project team ([engage@ahc.sa.gov.au](mailto:engage@ahc.sa.gov.au))
- Posting a letter (63 Mount Barker Road, Stirling SA 5152)

- Calling the project team 8408 0400

## 1.4 How did we hear from people?

54 people participated in the consultation, either via the online survey or by providing direct feedback to the project team.

**Table 1: Response numbers**

Feedback type	Number of responses
Email/Phone calls/Letter	19
Online survey	34
Online poll	1
<b>Total</b>	<b>54</b>

## 1.5 What did we hear?

We heard from various members of our community, with several different property types and experiences of living in the hills. Most respondents (n=26) were residents of the Adelaide Hills Council area. Most respondents indicated they feel they can manage vegetation on their own property (n=22), however there was a small number of people who did not feel they could manage (n=6).

The key themes that came through repeatedly were:

- Clearer information is required around vegetation management, in particular:
  - Who is responsible for maintaining what vegetation.
  - How to manage the conflict between native plants and biodiversity, and fire hazard reduction.
  - Why there is a permit and fee required for residents to maintain their own verges. There was strong sentiment around this issue reflecting that if verges are not on Council's schedule and we expect residents to maintain them, we should make this as easy as possible. Our team is currently reviewing this process in line with Section 221 of the Local Government Act. **We aim to produce a simple guide capturing the answers to above questions which will be available on our website and in hard copy from libraries and service centers.**
- Weeds on road verges need to be better managed and there needs to be greater clarity around who's responsible for this. **Declared weeds on road verges are the responsibility of local Landscape Boards. Council works in collaboration with Landscapes Hills & Fleurieu to support their weed control efforts as required.**
- Expansion of kerbside green waste collection services is needed to assist with property preparation. **This has been fed back to our Waste Management team, and will also be flagged in the strategy as a future priority to explore.**
- Most people would be happy to pay for the service of someone qualified and properly equipped to help mow, slash and brush cut on steep and inaccessible terrain. Current barriers to this work included time, lack of appropriate equipment, and being physically unable to do this themselves. **These services are available through private landscaping businesses. Council is not resourced to deliver this on private property.**

- Several respondents to the survey reported that while they are doing their bit to maintain road verges, the same is not being done on verges adjacent to their property. A few respondents also mentioned specific properties near to theirs where they noticed fire mitigation works had not been done. There is a need for clarity around who is responsible for those sites. **We are currently developing simplified maps showing ownership of roads in the AHC.**
- “Shared responsibility” as a term is still creating confusion. It implies all verges are the responsibility of both Council and residents, rather than some verges being Council’s responsibility and others being responsibility of residents, which is the case. **We are looking at refining our messaging around this to clarify that shared responsibility is a landscape scale approach. Development of a verge policy could assist in clarifying Council’s position.**
- It was encouraging to see many respondents noting the ecological impacts of removing vegetation, and reflecting the need to balance these risks with management of fuel loads. **This is a key underpinning principle of the strategy, which has been written and researched with biodiversity outcomes in mind.**

Several respondents said they felt the document was too long and detailed. While the key audience of the document is intended to be both internal staff and the public, there were suggestions that perhaps two separate documents would be better- one for internal use and one public-facing. Another suggestion was to include a ‘quick reference guide’ or similar in the first 8-10 pages, with key information summarized and further detail later in the document.

We have chosen to adopt this suggestion and the strategy will be amended to include key ‘need to know’ information first up, followed by more detail under each priority which people can choose to read if they wish.

In their words:

- *“Whilst we have 2 green bins, these are full and we still have more vegetation to clear up. Collections once a week would help.”*
  - *“I think we need to hand some roadside clearance back to the residents like it used to be.”*
  - *“As I get older assistance with slashing steeper slopes that need brush cutting , then raking and burning piles would be very helpful.”*
  - *“It is confusing to landowners as to whether they are responsible for their particular verge.”*
  - *“More protection of already existing vegetation to help mitigate climate change and keep our area cooler in the first place, not cutting down 50 year old eucalypts to plant 3 year old non native species.”*
- ***“Fire is unavoidable and if people can’t live with that risk, they should not live in the Hills.”***

Other suggestions included:

- Burning:
  - The regulatory process needs to be simpler for landholders to undertake ecological burning to prevent the dominance of golden wattle/kangaroo thorn and other fire responsive shrubs to become so dominant after a bushfire. So much floral biodiversity has disappeared since the Cudlee Creek Bushfire.
  - Make it easier for landholders to burn by providing assistance with pre burn weed control, administrative/regulatory processes, on-ground cool burns operations and post burn weed control.

- Information:
  - Primary producers need information specific to farming, not urban information.
  - Need for accurate and prompt weather and bushfire breakout announcements via SMS.
  - Post major fires it would be helpful to receive clear advice what you can do to help manage regeneration. For example: so that one species i.e. wattles don't become predominant at the expense of saplings etc.

***“I believe there is not enough clarity around how far from buildings vegetation can be cleared. I think that some residents use fire risk as an excuse to clear far more than is legally allowed. Much more specific guidelines are needed to make this very clear. Information from the CFS makes it sound as though people should be removing fine fuels and vegetation in a much larger area than is permissible.”***

- Perhaps earlier in the year and on an annual basis, mail out information to residents about what is their responsibility vs council responsibility.
  - There is a strong perception in the community that fuel/biomass reduction is needed everywhere to reduce bushfire risk. This perception is not good for preserving biodiversity. We need to better understand that higher fuel/biomass levels (eg a windbreak or vegetated watercourse) can slow down the speed of a bushfire. Allowing nature areas to be messy and have higher fuel loads is ok as long as built assets have adequate low fuel buffer area surrounding them.
  - A new residents pack would be helpful which explains what it means to live in the Hills. There are many properties where people have illegally over cleared native vegetation with the excuse that they are worried about fire. There should be no room for confusion and if people are considering moving to the Hills it is important they understand what the rules are before they make this decision.
- Assistance:
    - If Council could provide a works crew to assist elderly people and/or people with a disability that could be a good option.
    - Property owners would benefit from AHC providing land maintenance personnel, equipment & removal of any description (natural vegetation debris which builds up after fires and bad weather) at a minimal fee, in order to make it beneficial for property owners who cannot afford to pay for private contractors. This would make clearing up in preparation for Bushfire

Season much more accessible to those on acreage. If council contacted acreage owners via email or SMS annually to ask if assistance was needed landowners could be booked in allotted times prior to fire danger season, ensuring the process was completed in a timely manner.

- Free or affordable assistance with tree pruning, weed removal, and grass cutting, at least on the road verges.
- Council or other agency should make available to property owners and residents free or cheap fire-resistant indigenous plants.
- Proper firefighting equipment should be mandatory for every property outside of townships.

***“How does Council expect us to remove our woody weeds and other vegetation? Free green drop off days are not at all useful as weeds are not accepted. Green bins (which we are currently not eligible for) have very limited use as we produce large amounts of green waste every year. We are unable to burn on our property due to lack of suitable clear space. We have been in contact with NPWS fire management officers, regarding an environmental assessment; however this will not happen for possibly a year or more. Properties like ours need some assistance.”***

- Reporting:

- Establishing an on-line method that vegetation/weed control can be reported with photos to DIT. The current phone in system doesn't allow for photographs to be provided.
- Self-audit list for homeowners yards to assess potential risks if/when fire arrives.

***“Vegetation management is only one aspect of bushfire mitigation. We have real concerns regarding water for fire fighting purposes. We have rain water tanks that hold 150,000 litres which are connected to the house and the fire fighting sprinkler system on the house. We also have mains water connected. Due to alterations to our house, 12 months ago we were required to install a 20,000 litre tank specifically for CFS use. This tank is not visible from the road and despite contacting the CFS and AHC we have been unable to resolve the issue of signage on the verge to indicate to the CFS that fire water is available. As far as we know the CFS may be unaware of its existence. “***

- I believe there should be a plan in place, as we speak, to combat ARSONISTS. Having lived in the hills for over 30 years it is obvious to us that most fires that occur have been deliberately lit. Sometime appearing almost in a straight line! Arsonists could be combatted in many ways. **This is being done through SAPOL's Operation Nomad project.**

- Verge management:

- Reading through the FAQ, it appears residents have to seek approval to slash the vegetation but past experience has been that the AHC just expects residents to do it themselves. If residents have to do it, reduction in council rates should be applied if the council won't do the work themselves.

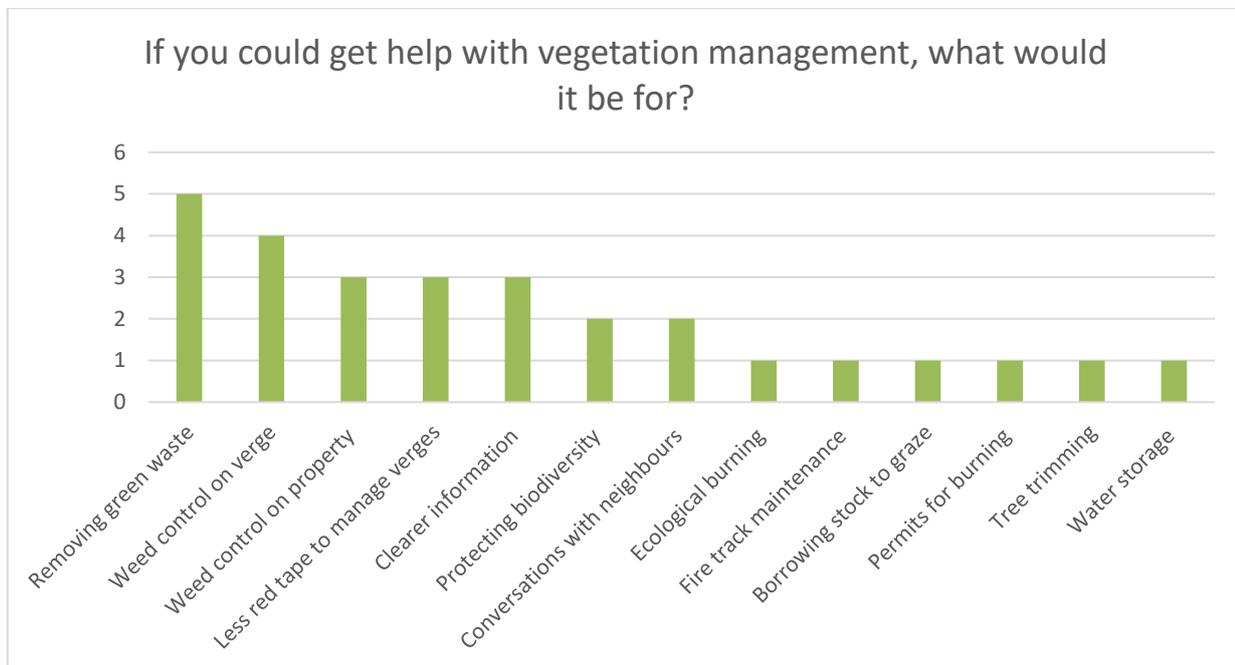
A number of these suggestions will be used in refining our educational materials and informing development of a verge policy to clarify Council's position on verge management.

More general feedback regarding the consultation process itself has also been noted for future reference:

- This consultation would have been better if it had also been mailed out to residents - not everyone is on Facebook which is the only way I have found out about it.
- Provide the draft would be good. Providing links to documents is not sufficient. It takes you away from the survey which drops you out.
- The AHC website could have a more obvious link on the front page to information on bushfire mitigation.

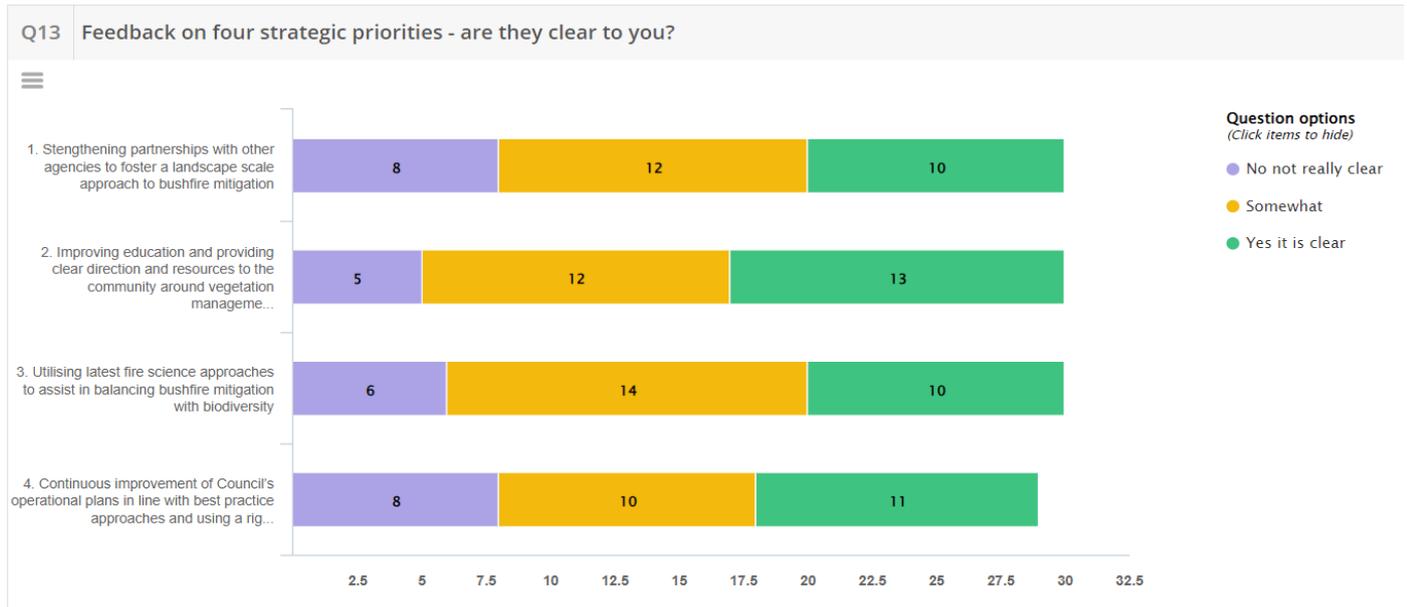
Figure 1 shows responses to the question “if you could get more help with vegetation management, what would it be for?” The highest response rates were “removing green waste” and “weed control on verge”.

**Figure 1: Survey question about getting help with vegetation management**



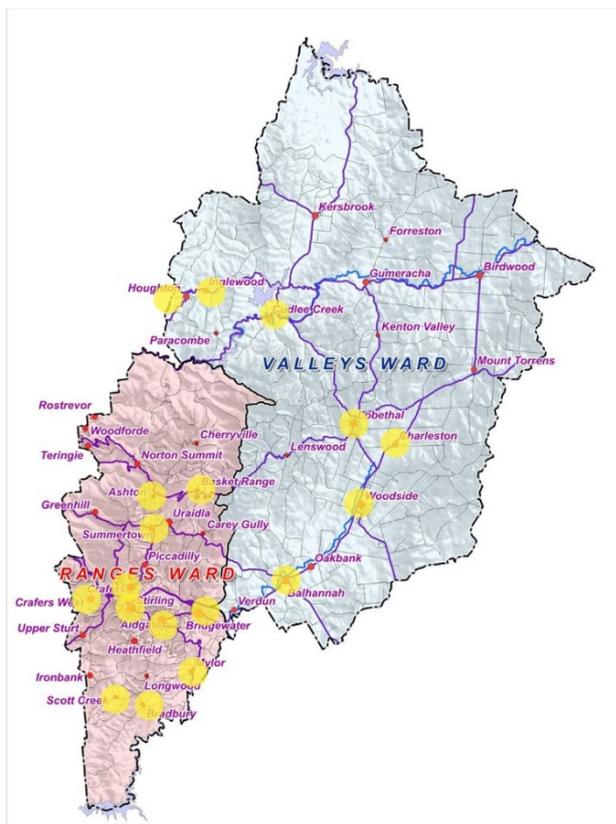
We also asked for feedback around our four strategic priorities. Results are shown in Figure 2, noting that due to a relatively low response rate this is not necessarily indicative of the views of our wider community.

**Figure 2: Strategic Priorities feedback**



## Snapshot of response data:

- Responses to our online survey were received from residents across a range of townships:
  - Woodside
  - Cuddlee Creek
  - Aldgate
  - Scott Creek
  - Basket Range
  - Mylor
  - Inglewood
  - Stirling
  - Crafers
  - Lower Hermitage
  - Charleston
  - Crafers West
  - Ashton
  - Bridgewater
  - Bradbury
  - Lobethal
  - Summertown
  - Balhannah



- Most respondents were residents, with some also owning businesses within the Adelaide Hills.
- Most respondents felt they were adequately prepared to manage their own properties for fire mitigation. Only 6 disagreed that they felt prepared.

## 1.6 Emails received

We received 19 emails from residents, Department for Environment and Water staff and representatives of other agencies including BlazeAid, and feedback can be summarised as follows:

- More clarity is needed around the S221 process, i.e. what is required of residents in terms of managing their own road verges. (This was mentioned several times.)
- Strategic fire breaks across the landscape are a useful management tool and need to be discussed further, especially with regard to the roadmap for future priorities.
- More clarity is needed around how Council manages fire tracks.
- The role of native vegetation, which if carefully selected can contribute to decreasing fuel loads- especially when planted in places where invasive weeds would otherwise create issues.
- Recommendations from previous events and inquiries need to be incorporated into the strategy and used to drive action.
- Residents pay their rates, and there is a perception that therefore they should not have to manage their own verges.

In relation to this last point, we acknowledge the frustration around this. However, estimates suggest that managing every verge in our district on an annual basis would exceed \$2m every year. The only feasible way to continuously fund this work would be to raise rates significantly.

## 2 Summary and next steps

A big thanks to all who participated in this consultation. Your feedback has been very useful.

In broad terms the next steps will be:

- Council to email feedback report to all stakeholders and have available on our website and social media channels.
- Key council staff to incorporate changes to the Bushfire Mitigation Landscape Strategy according to feedback received.
- Final draft of strategy to be presented to Elected Members for formal endorsement.
- Strategy published on our website along with associated educational materials by June 2024.

**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 26 March 2024  
AGENDA BUSINESS ITEM**

<b>Item:</b>	<b>12.3</b>
<b>Responsible Officer:</b>	<b>James Szabo Senior Strategic and Policy Planner Community and Development</b>
<b>Subject:</b>	<b>State-wide Bushfire Hazards Overlay Code Amendment Submission</b>
<b>For:</b>	<b>Decision</b>

---

**SUMMARY**

The State Planning Commission on the 23 November 2023 released the draft Code Amendment for the State-wide Bushfire Hazards Overlay Code Amendment for community consultation.

This Code Amendment is expected to improve the application of existing policies used to assess new habitable buildings, including alterations and amendments across the Adelaide Hills Council and South Australia more broadly. In addition, a new methodology to map hazard risk has been developed to more accurately measure the level of risk associated with development in bushfire prone areas.

The policy changes proposed by this Code Amendment are broadly supported, however it is anticipated that this Code Amendment will substantially impact development across the Adelaide Hills Council, including a greater number of State Agency referrals during the Development Assessment process as well as the potential for increased building costs associated with development.

A submission has been drafted by staff detailing the anticipated impacts the Code Amendment will likely have on development within the Adelaide Hills Council and recommendations for further consideration and refinement (refer *Appendix 1*).

**RECOMMENDATION**

**Council resolves:**

- 1. That the submission (as contained in *Appendix 1*) on the draft State-wide Bushfire Hazards Overlay Code Amendment, be endorsed and forwarded to the South Australian Planning Commission.**
  - 2. That the Chief Executive Officer be authorised to make any necessary minor amendments to finalise the submission, providing the changes do not affect the intent of the submission.**
-

## 1. BACKGROUND

The draft State-wide Bushfire Hazards Overlay Code Amendment proposed by the State Planning Commission (SPC) proposes modifications to the existing Bushfire Hazards Overlays in the *Planning and Design Code* (the Code). The Code Amendment is open for community consultation in accordance with the *Planning, Development and Infrastructure Act 2016*, with feedback to be received by 5 April 2024.

The Bushfire Hazards Overlays were introduced into the Code using the Bushfire Protections Areas, as spatially defined within Development Plans across South Australia. These layers were established through Ministerial Development Plan Amendments between 2006 – 09.

This Code Amendment is of particular significance to the Adelaide Hills Council given the spatial application of the current Bushfire Hazards Overlays which are present across the entire council area. Therefore, changes to these policies will affect Development Application for all new habitable buildings including addition and alternation proposals if the amendment is approved by the Minister.

This Code Amendment proposes the amalgamation of the Hazards (Bushfire – High Risk) Overlay, the Hazards (Bushfire – Medium Risk) Overlay and the Hazards (Bushfire – General Risk) Overlay into a single overlay, the Hazards (Bushfire) Overlay which will include three levels of risk in a form of technical variation.

## 2. ANALYSIS

### ➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

*Strategic Plan 2020-24 – A brighter future*

Goal 1	A functional Built Environment
Objective B3	Consider external influences in our long term asset management and adaption planning
Priority B3.4	Proactively adapt our built environment to changes in social and environmental factors to minimise the impact from natural hazards such as fire and flood

The continuous enhancement of the Hazards policies in the Planning and Design Code intends to protect lives and improve the resilience of new dwellings to the impacts of natural hazards. Underpinning policy improvements with a strong evidence base is supported and it will better inform statutory planning processes. The promotion of future ready adaptive and resilient buildings which respond to the changing climate and include design features that minimise the impact of bushfires, as well as enhance the level of safety for residents when facing natural disasters is critical in the Adelaide Hills context.

### ➤ Legal Implications

*Planning, Development and Infrastructure Act 2016*

Amendments to the Planning and Design Code are ratified under the above-mentioned legislation. If the proposed Code Amendment is approved by the Minister, this policy will have on-going implications for new Development Applications proposed across the Adelaide Hills Council and greater South Australia, in particular applications for new habitable buildings and additions and alterations to existing habitable buildings.

➤ **Risk Management Implications**

The proposed Bushfire Hazards Overlay Code Amentment will assist in mitigating the risk of:

*Poorly informed decision making leading to potential adverse community outcomes in regard to bushfire safety*

Inherent Risk	Residual Risk	Target Risk
High (4C)	Low (2D)	Low

The proposed Code Amendment intends to enhance the existing Bushfire Hazards Overlays which are present across the Adelaide Hills Council, resulting in improved assessment outcomes than would currently be possible.

➤ **Financial and Resource Implications**

This Code Amendment has been undertaken by the State Planning Commission and is not expected to impose a direct financial or resource implication on the Adelaide Hills Council. However, indirect impacts of the Code Amendment being approved are worth noting. For applicants, fees associated with a development will increase where a referral to the CFS is required. For development assessment staff increased referrals will result in more expert advice and direction on matters relating to bushfire risk and safety and this is considered to strengthen the assessment process but will increase the timeframes for assessment. There is also a risk, as was seen during the Reform process, that an influx of development applications and land divisions may occur prior to any legislative changes, as proponents look to avoid the proposed controls.

➤ **Customer Service and Community/Cultural Implications**

Community consultation mandated under the Community Engagement Charter advocates for transparent and accessible consultation with interested parties. This is considered imperative given the implications that these changes will have for people looking to develop habitable buildings in bushfire risk areas.

➤ **Sustainability Implications**

The proposed Code Amendment has been developed to more accurately measure and assess the level of risk of a proposed dwelling from a bushfire. Given this, it is anticipated that dwellings assessed following the finalisation of this Code Amendment will better respond to the level of risk the habitable building may receive.

The proposal reduces the bushfire overlay exclusion from the definition of development for tree damaging activity from 20 metres to 10 metres, which is expected to reduce excessive vegetation clearance while better balancing risk reduction to habitable buildings.

➤ **Engagement/Consultation conducted in the development of the report**

Consultation on the development of this report was as follows:

*Council Committees:* Not Applicable  
*Council Workshops:* 5 February 2024  
*Advisory Groups:* Not Applicable

*External Agencies:* Not Applicable  
*Community:* 13 February 2024

An outline of the proposed Code Amendment was presented to Councillors during a Council Workshop on 5 February 2024, where a range of feedback and queries were raised.

The State Planning Commission conducted a series of community consultations drop-in sessions to allow for the general public to speak with Planners from the Commission to further their understanding of the process. Council facilitated the event held in the Stirling Library on 13 February 2024 in collaboration with the Commission.

➤ **Additional Analysis**

An analysis indicates that the number of allotments in the AHC which are located in the High Bushfire Risk area will increase from approximately 45% of allotments to 80% of allotments, as well as an increase of all buildings in high risk areas from approximately 50% to 85%.

The proposed draft State-wide Bushfire Code Amendment introduces provisions which intend to increase the accuracy of assessments of Development Applications for habitable buildings in Bushfire Prone areas, as well as better consolidate the approach to promote planning outcomes which support the adaptability and resilience of new buildings.

The spatial application of risk areas located in the Hazards (Bushfire) Overlay has been based on a recently developed quantitative mapping methodology which calculates the appropriate risk level based on measurable qualities of the locality. This seeks to increase the accuracy of spatially applied risk levels across the overlay and generate policies for Development Applications which correspond to the appropriate level of risk.

The Hazards (Bushfire - Urban Interface) Overlay has been spatially applied to certain townships across the Adelaide Hills Council. This includes townships which were previously located in the Hazards (Bushfire – Medium Risk) Overlay, namely Woodside, Lobethal, Balhannah, Oakbank, and Kersbrook. This policy introduces an automatic BAL Low rating to sites further than 100m from a Bushfire Risk Area and those within 100m will require an independent BAL assessment. This contrasts the Medium Bushfire Risk which is currently located in these townships which includes an automatic BAL 12.5 rating. Additionally, this policy introduces a referral trigger to the CFS for Development Applications for land divisions where located within 100m of high bushfire risk areas.

The amendment introduces the requirement for development applications seeking planning consent for new buildings in bushfire risk areas to include a recent BAL Assessment undertaken by the CFS or a person authorised by the CFS.

The introduction of consolidated conditions is expected to standardise planning outcomes across councils with dwellings approved in Bushfire Risk areas which do not require a CFS referral as part of the Planning Consent assessment.

Additionally, this Amendment introduces modified spatial application for the overlays as well as a pathway for the Minister to update Hazard Areas without the need to initiate a future Code Amendment. This is to be supported by additional proposed changes to *Ministerial Building Standard 008 (MBS 008)*, the *Planning, Development and Infrastructure (General) Regulations 2017* and Practice Direction 12. This forms a suite of supporting changes that are being proposed across the planning system.

In consideration of the above, the submission has focused on:

- Outlining the important contextual considerations relating to AHC.
- Acknowledging that the Code Amendment impacts a large extent of the Adelaide Hills Council.
- Recognising that the Code Amendment will deliver a more contemporary and evidenced based approach to bushfire hazard mapping and policy, as well as providing a template for the application of dynamic adaptative policy pathways in the system.
- Acknowledgement of the likely impact on application fees as well as construction and operating costs of new habitable buildings within high bushfire risk areas.
- Encouraging the Commission to further engage with, and outline the practical impacts of the changes with the community and development industry.
- Outlining the likely workload and resourcing implications of the Code Amendment.
- Promoting a more holistic approach to vegetation clearance associated with Asset Protection Zones.

Should the Council accept the recommendations the Submission will be finalised and forwarded to the State Planning Commission prior to 5 April 2024.

### **3. OPTIONS**

Council has the following options:

- I. To endorse the Adelaide Hills Council Submission to the draft State-wide Bushfire Hazards Overlay Code Amendment (Recommended)

The draft submission aligns with Council resolutions and offers general comments for the Commission's consideration.

- II. Respond more definitely about specific issues or opportunities that the Council may or may not support.
- III. To not endorse the Adelaide Hills Council Submission to the State-wide Bushfire Hazards Overlay Code Amendment at this time.

By not responding Council may incur reputational risks, implying a lack of representation for community interests in bushfire hazard policy and a reluctance to contribute local knowledge or support improved planning efforts.

### **4. APPENDICES**

- (1) State-wide Bushfire Hazards Overlay Code Amendment – Adelaide Hills Council Submission

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# **Appendix 1**

*State-wide Bushfire Hazards Overlay Code Amendment  
Adelaide Hills Council Submission*

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20 March 2024

Mr Craig Holden  
Chair State Planning Commission  
GPO Box 1815  
ADELAIDE SA 5001

Via Email: [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)

Dear Mr Holden,

### **Adelaide Hills Council State-wide Bushfire Hazards Overlay Code Amendment Submission**

Thank you for the opportunity to provide feedback on the Bushfire Hazards Overlay Code Amendment currently out on consultation. This submission reflects the Council's keen interest in bushfire risk mitigation and adaption planning for the Adelaide Hills.

The characteristics of the Adelaide Hills Council area including dense vegetation, the rural nature, and dispersed population causes inherent vulnerability to the risks posed by bushfires. Council has declared a Climate Emergency and is acutely aware of the projected intensification of this risk in a warming climate.

The importance of delivering a more resilient building stock that can protect lives and livelihoods was highlighted recently by the Cudlee Creek Bushfire which saw widespread property damage and loss across the district and has had long-term impacts on the community. Policy changes which can reduce risks to communities and prevent damage resulting from natural disasters are welcomed by the Adelaide Hills Council.

The submission (refer **Enclosure A**) focuses on the following key areas:

- Extensive Impact Across the Adelaide Hills Council
- Contemporary Approach to Bushfire Hazard Mapping and Policy
- Impact on Assessing Authorities
- Impact on Development (Construction & Ongoing)
- Procedural & Policy Considerations
- Minimising Vegetation Loss

In summary the Adelaide Hills Council supports the changes outlined in the proposed draft Statewide Bushfire Hazards Overlay Code Amendment; subject to further investigation being undertaken in the following areas:

- Investigation into the spatial application of the Hazards (Bushfire - Urban Interface) Overlay to Gumeracha, Birdwood and the Rural Neighbourhood Zone
- Investigate a mechanism that introduces BAL rating requirements into Schedule 8 of the Planning, Development and Infrastructure (General) Regulations 2017 for applications seeking tree damaging activity in bushfire risk areas

- Investigate a monitoring process for CFS accredited assessors to maintain BAL rating credibility
- Investigate assessment provisions which support appropriate management of vegetation with regard to bushfire risk.

Given the risk profile of our Council, the changes that improve bushfire risk mitigation and adaptation measures balanced with the need to minimise vegetation loss are supported. It is anticipated that this will result in more bushfire resilient buildings, including higher design standards which respond more appropriately to landscape and environmental considerations.

However, the implications of these changes on individual landholders and the development industry more broadly need to be better articulated prior to the Code Amendment being finalised. Council remains open to assisting the State Planning Commission on further engaging the community and working to strengthen the Code Amendment particularly in relation to vegetation clearance associated with asset protection zones.

Should you require clarification on any aspect of the response, please do not hesitate to contact Natalie Armstrong, Director Community and Development on 8408 0400.

Yours sincerely

**Greg Georgopoulos**  
**Chief Executive Officer**

**Enc. A – AHC Submission on the Statewide Bushfire Hazards Overlay Code Amendment**

**Adelaide Hills Council**  
**Submission on the Statewide Bushfire Hazards Overlay Code**  
**Amendment**

DRAFT

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## Extensive Impact Across the Adelaide Hills Council

The proposed amendment to the spatial application Hazard Overlay will result in 80% of all allotments in the Adelaide Hills Council being in the Hazards High Risk area, up from 44% currently. Additionally, 83% of all buildings in the Adelaide Hills Council will be in the High-Risk area, up from 50% currently.

### Ensuring the Extent of Change is Understood by the Community

While the need for a more robust hazard mapping approach is broadly supported, it is acknowledged that the change will impact a large portion of landholders across the district, and this will likely have implications for building costs and administrative workloads as discussed further below.

The need for the Commission to communicate the changes and what they mean for the community is further emphasised particularly as the Code Amendment process reaches its final stages.

This would align with Council's commitment to "improving education and providing clear direction and resources to the community around vegetation management for bushfire risk", which is identified as a key priority in AHC's recently drafted Bushfire Mitigation Landscape Strategy. Work in this area identified a gap in public knowledge around the complexities of responsibilities on private land, and so any changes directly affecting landholders must be communicated clearly and through multiple channels.

## Contemporary Approach to Bushfire Hazard Mapping

Climate change is expected to further increase extreme weather events that will exacerbate the likelihood and intensity of bushfires in the Adelaide Hills into the future, resulting in ongoing changes to the risk profile of the Council. In this context, the contemporary methodology adopted by this Code Amendment to spatially apply risk levels across the Hazards (Bushfire) Overlay is welcomed and is expected to deliver a more adaptive and robust approach to risk mitigation planning.

### Spatial Application

Despite support for this approach, when reviewing the extent of the proposed mapping there appears to be some irregularities. In particular, the application of risk mapping across townships in the northern part of Council is queried, where larger townships such as Gumeracha and Birdwood have been deemed a higher risk compared to Kersbrook a much smaller township.

### Local Context Variation

In addition, the Rural Neighbourhood Zone between Crafers, Stirling, Aldgate, Heathfield and Bridgewater is a highly developed area with a mosaic of native remnant and regrowth vegetation, exotic vegetation and both large and small manicured gardens.

Providing clarity to both Council and the community as to the rationale for the differences in the mapping and how the methodology has interacted with unique local contexts is considered necessary given the level of impact the changes on development assessment will necessitate in these areas.

### Dynamic Adaptation Pathways

Council in its GARP Discussion Paper submission emphasised the need for planning frameworks to deliver a dynamic and adaptive approach to policy development and implementation that can respond appropriately to the risks posed by a changing climate. Inclusion of the Ministerial Determinations (Section 71) to allow for a more streamlined Overlay amendment pathway is considered to be an innovative and welcomed approach.

However, the process to change mapping needs to balance adapting changing risk profiles in a timely manner with procedural fairness and the community being adequately consulted. It is important that as the first attempt to introduce such an approach in the system, that it is well executed. Council stresses that the added benefit introduced through the streamlined nature of the dynamic mapping not detract from the standards of public engagement mandated by the Planning, Development and Infrastructure Act 2016.

### Mapping Updates

In addition, it is understood that the data used to inform the proposed mapping is already several years old, for effective adaptation planning the State will need to invest in ongoing monitoring and data collection. Legislating minimum mandatory timeframes for mapping updates could be one option to ensure continued refinement.

Given the dynamic landscape changes that have occurred in the Adelaide Hills, over the years since the 2015 baseline data used for development of the draft overlay (e.g. Cuddlee Creek and Cherry Garden bushfires), we believe that a further update to reflect the most recent vegetation mapping is warranted to capture subsequent changes before the final overlay maps are approved. Council believes that subsequent updates should be considered at a frequency of not greater than every 2 years.

## Impact on Assessing Authorities

### Workload

The Council supports changes to the spatial application of Bushfire Overlays as to measure risk more accurately across the State. However, it is expected that the proposed changes will substantially increase the number of developments across the Adelaide Hills Council which will require a referral to the Country Fire Service (CFS). It is understood at present that there are two assessors at the CFS who are responsible for undertaking assessments across the State. The likely workload impact of the changes will be felt, not just by Council staff, but across the development industry, impacting assessment timeframes and increasing holding and build costs.

### Resourcing

Any plan to address the anticipated workload increase on the CFS by broadening the pool of accredited professionals should occur ahead of the Code Amendment being gazetted. However, Council suggests that the introduction of accredited BAL rating assessors be monitored to maintain the ongoing credibility of BAL ratings to be used in conjunction with development assessment. The Commission should also consider the implementation of automated Bushfire Attack Level (BAL) assessments using remote sensing data such as the LiDAR method outlined by the Conservation Council SA<sup>1</sup>.

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<sup>1</sup> *A Comparison of Australia's Bushfire Clearance Exemptions*, Page 46, Conservation Council SA, 2022.

## Impact on Development (Construction & Ongoing)

### Construction Costs

Many new buildings or renovations to existing buildings will be captured by this Overlay, and this will result in many buildings likely needing to respond to a higher BAL rating than currently applied, particularly through the township and settlement areas. This change in most cases is likely to increase the cost of development for a significant portion of developments across the Council area given the increased number of buildings which will be required to meet a higher BAL Rating during construction as well increased costs associated with a the CFS referral process.

### Operating Costs

It also means additional operational and maintenance considerations for landowners where mandatory conditions are imposed on maintaining asset protection zones. One issue that seems to be overlooked in the Code Amendment investigations and FAQs is the potential impact on insurance premiums across those areas proposed to transition to a higher risk area. Due to the concerns within the community regarding these issues, it is incumbent on the Commission to clearly articulate the impacts of the Code Amendment in a practical sense and in a way that the community can understand and interpret, in order to make informed decisions.

## Procedural & Policy Considerations

### Siting and Design

It is suggested that design guidelines could be explored to provide applicants and development assessment officers with an understanding of the principles of design that help to reduce bushfire risk. It would also be of benefit to understand what “areas of unacceptable bushfire risk” constitutes.

### Visual Amenity Impacts

Consideration of adequate water supply upfront is a better outcome, rather than being an afterthought. However, the policy does not enable an assessing authority to further assess the potential visual amenity impacts of a water tank or whether it may be detrimental to the streetscape character. There have been occasions in built up areas where this has become a considerable challenge and with the increased designation of high-risk areas into built up township and urban contexts with smaller allotments this will continue to pose a challenge.

### Reduction of Tree Exclusion Zone (20m to 10m)

The council recognises the importance that appropriate vegetation clearance can play in the mitigation of bushfire risk to buildings. Council supports the reduction in the exclusion zone which allows the removal of Regulated or Significant trees situated within 20 metres of a dwelling in a bushfire prone area, from 20 metres to 10 metres. This will have a significant impact on tree retention in the Regulated and Significant Tree Overlay.

However, the CFS has clearly stated that large trees rarely pose a bushfire threat and can often slow wind speeds, protect homes from ember attacks and radiant heat. Often, these large trees are replaced by fine fuels, right up to the home, these burn faster and hotter than big trees. The retention of large trees in the vicinity of a dwelling may therefore reduce bushfire risk. Council further supports refinement of this rule so that the 10-metre exclusion only applies when dwellings and applicable trees are located on the same property.

### Opportunity for a more Holistic Approach

Additionally, Council would seek to understand whether there is more that can be done to provide a policy setting that supports a more holistic approach to vegetation clearance associated with asset protection. Council’s advice from the CFS and internal staff is that well maintained mature trees do not present a higher bushfire hazard, and in line with Council’s Bushfire Mitigation Landscape Strategy, the removal of native vegetation needs to be managed in line with biodiversity outcomes. There have been instances where due to the legislative clearance allowance, Significant Environmental Benefit offset assessments have priced in removal of trees at a large sum which proponents intend to retain, essentially disincentivising the retention of mature native vegetation.

### Review of Legislative Framework

A review of the legislative mechanisms regarding vegetation clearance should be further reviewed and considered as part of this Code Amendment process. There is broad support for changes which endeavour to enhance the biodiversity and amenity values of the Adelaide Hills Council while balancing the risk posed by vegetation. Additionally, there is support for investigations to be undertaken which considers South Australian regulations in comparison to the rest of the country, in order to inform changes which see South Australia take new approaches to the regulation of vegetation clearance and tree protection more broadly. This includes regulation which is clearly understood and appropriately takes into consideration bushfire risks as well as risks to human safety.

### **Opportunity for Evidence Based Approach**

Council supports further refinement of these rules to introduce evidence-based clearance of trees and vegetation based on BAL assessment of developments rather than a blanket exclusion zone. BAL assessments are backed by the scientific rigour of the CSIRO and are therefore an evidence-based tool which better reflects the actual bushfire risk to a dwelling in its surrounding context. Using a BAL rating as a component for assessing tree clearance in conjunction with the distance from the dwelling would more accurately determine the level of bushfire risk the tree may pose to any surrounding buildings. There may be potential to introduce requirements for applications proposing tree damaging activity to be accompanied by a relevant BAL rating for the surrounding building to assist in the assessment of the application.

There is evidence to suggest developers use the 20m tree exclusion zone in the existing High and Medium Bushfire Risk Overlays as a loophole to facilitate the removal or tree damaging activity to trees that are classified as Regulated or Significant. This is particularly apparent when a developer plans to demolish an existing dwelling as part of a new development (residential or otherwise) and uses the exclusion zone to allow for the removal or tree damaging activity prior to the demolition.

In this instance, it may be beneficial to investigate new policies which prevent vegetation clearance immediately prior to a new dwelling being constructed. However, it is expected this would be difficult to implement and enforce as a new dwelling constructed within the same footprint as an existing dwelling would theoretically be able to use any existing exemptions in the same manner as the original dwelling. In this case, it may be beneficial to introduce a construction date exclusion so that new dwellings are designed to take vegetation into consideration so that future landowners do not remove additional vegetation once the land is sold, as can be seen in Victorian and WA regulations.

### **Balancing Inherent Tension**

Additionally, the Council Assessment Panel recognises that the 20m exclusion for regulated and significant trees is frequently encountered during the assessment of applications and accepts that a review of this provisions is required as part of the Code Amendment to maintain the balance between bushfire protection and vegetation preservation.

**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 26 March 2024  
AGENDA BUSINESS ITEM**

<b>Item:</b>	<b>12.4</b>
<b>Responsible Officer:</b>	<b>Karen Cummings Manager, Property Services Environment and Infrastructure</b>
<b>Subject:</b>	<b>Proposed Road Closure – portion of Unmade Public Road adjacent 474b Springhead Road, Mount Torrens</b>
<b>For:</b>	<b>Decision</b>

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**SUMMARY**

The unmade public road reserve adjoining 474b Springhead Road, Mount Torrens is a public road on the outskirts of Mount Torrens as identified by the area bordered in red on **Appendix 1** (road land).

The land owners of 474b Springhead Road, Mount Torrens have applied to the Council to purchase a portion of this road land, that adjoins their property's southern boundary to remedy small structural encroachments within the road reserve and to guarantee them permanent access to their property.

This report recommends the Council resolves to make a Road Process Order to close the road land identified as "B" in **Appendix 2** and sell it to the land owners of 474b Springhead Road, Mount Torrens for the amount of \$35,000 (plus GST).

**RECOMMENDATION**

**Council resolves:**

- 1. That the report on Proposed Road Closure – portion of Unmade Public Road adjacent 474b Springhead Road, Mount Torrens be received and noted.**
- 2. The land marked "B" in Preliminary Plan No. 22/0032 (known as the Road Land) be declared surplus to Council's requirements.**
- 3. That the Chief Executive, or his delegate, are authorised to negotiate with the owners of 474b Springhead Road, Mount Torrens for the sale and transfer of the piece marked "B" in Preliminary Plan No. 22/0032 for the sum of \$35,000 plus GST, together with all fees and charges associated with the road closure process.**
- 4. Subject to agreement from the owners of 474b Springhead Road, Mount Torrens to purchase the Road Land for the sum of \$35,000 plus GST, to make a Road Process Order pursuant to the *Roads (Opening & Closing) Act 1991* to close and merge the pieces of land identified as "B" in the Preliminary Plan No. 22/0032 attached to this report with Allotment 24 Deposited Plan 62438 comprised in Certificate of Title Volume 5911 Folio 128.**

5. **That upon the deposit of the Road Closure, the land will be excluded from the classification of Community Land and not be included in Council's Community Land Register.**
  6. **That the Chief Executive Officer, and Mayor, be authorised to finalise and sign, and seal if necessary, all documentation to close and sell the above portion of closed road pursuant to this resolution.**
- 

## 1. BACKGROUND

The land owners of 474b Springhead Road, Mount Torrens submitted an application to Council in December 2021 to acquire the road land adjacent to their property, with a view to merging it with their existing title, to guarantee them permanent access to their property.

The road closure proposes that approximately 1.2 hectares (12,000 m<sup>2</sup>) of road land will be closed and merged with the Certificate of Title Volume 5911 Folio 128. This enables the rectification of an encroachment of existing infrastructure (small hay sheds) and provides the adjoining land owners with permanent access to their property (refer to **Appendix 2 and 3**).

The land owners have held a road permit to occupy and maintain the road land for their property access, together with fire hazard reduction and vegetation management since 2015 when they purchased this property.

The land owners purchased their property as vacant land, with the only access at this time being via a dirt track which was on the road land. During the first winter of owning the property, it was only accessible via a 4wd vehicle due to the only access on the road land being covered by water flow from a winter creek blocking off their access. Therefore the land owners undertook a major upgrade to the dirt track which included amongst other things grading and major leveling for their access.

A residence was constructed by the land owners in 2018 on their property, along with extra rural shedding and significant fire prevention infrastructure.

This property was threatened by the Cudlee Creek Fire in 2019, with 11 CFS trucks reportedly utilising the significantly upgraded dirt track on the road land, for staging purposes, ready to be deployed for fire fighting activities.

Since purchasing the property, the land owners have always been proactive with their approach to native regeneration and management of the natural integrity of the site. If the application to purchase the road land from Council is successful, the owners propose to further revegetate the eastern end of the road land.

## 2. ANALYSIS

### ➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

*Strategic Plan 2020-24 – A brighter future*

Goal A Progressive Organisation

Objective 05 We are accountable, informed and make decision in the best interested of the whole community.

Priority 05.2 Make evidence-based decision and prudently assess the risk and opportunities to our community before taking action.

The decision to close and dispose of this portion of road land with private infrastructure on it and being used for the sole purpose of one property, reduces the insurance risk and any perceived maintenance obligations to Council for this infrastructure.

➤ **Legal Implications**

The road land closing process is undertaken pursuant to the provisions of the *Roads (Opening & Closing) Act 1991*.

➤ **Risk Management Implications**

The closure and exchange of the pieces of land and road will assist in mitigating the risk of:

*'Private infrastructure on public road reserve leading to increased risk and liability for Council'.*

Inherent Risk	Residual Risk	Target Risk
Medium (3C)	Low (2D)	Low (1C)

➤ **Financial and Resource Implications**

All external costs including the initial and subsequent survey, valuation, conveyancing, advertising and government charges have been paid for by the prospective purchasers.

The Council's administrative cost is covered by the application fee paid by the applicants of the proposed road closure including the initial investigation, liaison with proposed purchasers, liaison with surveyor and conveyancer and internal processes to undertake the road closure.

If the recommendation is endorsed, the applicants will pay Council \$35,000 (plus GST) for the purchase of the portion of the road land.

If the recommendation is not endorsed the applicants will continue to maintain their current road rent permit for the road land, and Council will return the application fee to the landowner.

➤ **Customer Service and Community/Cultural Implications**

Not Applicable

➤ **Sustainability Implications**

Not Applicable

➤ **Engagement/Consultation conducted in the development of the report**

Consultation on the development of this report was as follows:

*Council Committees:* Not Applicable

*Council Workshops:* Not Applicable

*Advisory Groups:* Not Applicable

*External Agencies:* Not Applicable

*Community:* Community Consultation was undertaken in accordance with the public notice requirements set out in the *Roads (Opening & Closing) Act 1991*.

➤ **Additional Analysis**

Internal Assessment Information

Once the application to acquire was received, the road land was assessed by Council staff to ascertain its suitability for a closure and sale.

As part of this assessment a site visit was undertaken on 2 March 2022 with various Council staff that attended this site visit being a Council Biodiversity Officer, Technical Officer and Property Officer.

It was noted along the road land that several significant trees were not in good condition, however the majority of the road land was also void of native vegetation until the eastern end. The native vegetation on the eastern portion of the road land has various weeds which the adjacent owners have been working on managing.

The land owners had also showed significant interest in increasing the biodiversity not only on their own property but on the road land and had already commenced revegetation around the dam on their property, with their intention to extend this much further into the road land.

Council's Biodiversity Officer provided additional information to the property owners to assist them with the natural vegetation of their land and the road land.

During this assessment the following comments from other Council staff was also noted:

- the proposed closure of the road land will not have any impact on access to walking/ bike trails along this road land, as it does not have any connections to existing trails

This assessment indicated that it was suitable in this instance for closure and sale, therefore the road closure process was commenced in accordance with the requirements of the *Roads (Opening & Closing) Act 1991*.

Public Consultation Details

In accordance with the requirements under the *Roads (Opening and Closing) Act 1991*, Public Consultation was undertaken in August/September 2022. Three objections and one comment was received for the proposed road closure. These responses are summarised as follows:

Objection 1 –

Received request from neighbour (Mr Fowler) to the east of the road land (Allotment 2, Filed Plan 13366 as per **Appendix 2**), for access along the road land to be maintained. Mr Fowler regularly walks along this piece of road land into Mount Torrens.

Through discussions with all three parties, it was agreed that a right of way (foot traffic only) could be registered over the road land if it is merged with the applicants property. The right of way for foot traffic would be in favour of the owners of Allotment 2 Filed Plan 13366 only. The reason why the right of way is not proposed for general public is because the allotment does not link through to any other trail network ie it only provides access to the private adjacent land (allotment 2).

Objection 2 -

Telstra have underground fibre optic cables running the majority of the length of the road land. An easement noting Telstra's interest and giving them access to maintain the infrastructure would be registered over the necessary portion of the road land, if it is merged with the applicant's property.

Objection 3 -

The owner to the south (Allotment 79, Filed Plan 155394) of the road land objected to the disposal of this road land as he wanted to maintain a second access along the road land to his property.

The applicants agreed to move the western boundary of the road land which they would like to acquire further away from Springhead Road. Initial portion to be acquired by the applicants was at the first gate off Springhead Road (refer **Appendix 1**) but has been moved to the second gate, so the owner of Allotment 79 could continue to access their land.

General online comment:

*“Contrary to the claim, the sale of this road for grazing purposes DOES NOT do anything to improve biodiversity, the environment, or wildlife habitat. There is already too much grazing in the Adelaide Hills with remnant native vegetation making up 4% of the landscape. Public roads should be reserved for future generations for creating much needed publicly owned biodiversity spaces through revegetation, and for future wildlife habitat. Also, as the population of the AHC area continues to increase, these unmade roads are potential future casual recreational areas for citizens escaping highly built up areas for a few hours.”*

It is noted that the applicants are managing the native vegetation on their property and some of the road land, with further plans to expand this.

As the road land has no connection through to any public land or other road reserve, and is it is highly unlikely to ever be considered as a walking route.

Council's Biodiversity Officer has also provided advice to the landowners on how best to manage the biodiversity values of the site during the initial assessment stage of this application.

### Additional Easement Considered

It is noted that the CFS station is located across the road from the property and that the road land was used for vehicle deployment during the Cudlee Creeks fires in 2019. With an easement (right of way) being discussed between Council staff and the applicants, to be registered on a portion of the piece of road land (shown as the constructed vehicle access track in the aerial photo in **Appendix 1**) between the proposed front gate and the residence for emergency vehicle use into the future.

As the CFS has powers under the *Fire and Emergency Services Act 2005* (Part 4), Division 9, to be able to enter private property for fire fighting purposes or the purpose of protecting life or property in any other emergency, It was decided not to pursue this right of way.

### Valuation Information

A valuation was obtained from an independent valuer to determine the market value of the road land. The value attributed by McLean Gladstone Valuers for the road land was \$35,000 (exclusive gst). The valuation was determined utilising both the Direct Comparison Method, and the Before and After Method.

Preliminary discussions have been held with the owner of the adjacent parcel of land and they have indicated that in principle they agree to purchase the land from Council for market value (i. e. \$35,000).

## **3. OPTIONS**

The Council has the following options:

- I. Resolve to close the road and issue a Road Process Order in accordance with the recommendation (Recommended)
- II. Resolve to not endorse the road closure which will result in the existing road rent/permit being maintained. (Not Recommended)

## **4. APPENDICES**

- (1) Aerial Photo Identifying the Road Land
- (2) Preliminary Plan 22/0032
- (3) Photo's of road land

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# **Appendix 1**

*Aerial Photo Identifying the Road Land*

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Unmade Public Road Land

Springhead Road

KOUNTY TOWNSHIP

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# **Appendix 2**

*Preliminary Plan 22/0032*

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## **Appendix 3**

*Photos of road land*

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Proposed road closure to commence in this vicinity



View of the road almost to the entrance gates of the Homestead (left)



**Entrance to homestead (above)**



**View of storage area on the road  
land adjacent to the homestead  
(left)**



**Unmade road section adjacent to dam (above)**



**View of road land and end of the road boundary(below)**

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# **Correspondence for Noting**

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Ref: 2024D016737

Mr Greg Georgopoulos  
Chief Executive Officer  
Adelaide Hills Council  
PO Box 44  
WOODSIDE SA 5244  
Via email: [mail@ahc.sa.gov.au](mailto:mail@ahc.sa.gov.au)



**Government  
of South Australia**

Department for  
Energy and Mining

Dear Mr Georgopoulos

Thank you for your letter dated 7 February 2024 regarding the proposed expansion of the Hanson Construction Materials Pty Ltd (Hanson) White Rock Quarry.

In response to the questions raised in the 28 November 2023 Council meeting, I would like to provide some context to the decision which will occur on completion of the Department for Energy and Mining's (DEM) assessment of the Mine Operations Plan (MOP). As the proprietor of Private Mine 188, Hanson has exclusive rights to the minerals contained within the Private Mine area. Hanson can carry out mining operations if a MOP which relates to the proposed operations that complies with the *Mining Act 1971* (the Mining Act) is in place.

Once DEM's assessment of Hanson's draft revised MOP is complete, in accordance with Section 73G of the *Mining Act 1971*, the Director of Mines has two options, to either; accept the MOP without alteration, or require alterations to the document in consultation with Hanson. If the Director of Mines decides to accept the MOP, it will be considered to have approved the environmental objectives and measurement criteria as relating to the proposed operations.

The Mining Act does not provide any authority for the Minister for Energy and Mining to over-rule a decision made by the Director of Mines to approve a MOP. The Mining Act does require the Director of Mines to conduct a robust assessment of proposed operations on a Private Mine in accordance with contemporary environmental and regulatory standards.

If Hanson wished to apply to extend the quarry outside of the existing Private Mine boundary, they would be required to apply for a new mining lease, which is subject to the full provisions of the Mining Act, including statutory public consultation by the Minister.

Thank you for the invitation to address Council in person. Benjamin Zammit, Executive Director Regulation and Compliance and I would be happy to attend and provide a more detailed briefing on this matter. One of our staff will contact Mr David Waters to arrange a suitable time.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'PA' followed by a long horizontal stroke.

Paul De Ionno  
**DIRECTOR, MINERALS REGULATION**

07 March 2024

Cc: [dwaters@ahc.sa.gov.au](mailto:dwaters@ahc.sa.gov.au)

REGULATION AND COMPLIANCE DIVISION

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**STIRLING**  
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*Delivering the Stirling Experience...*

19 March 2024

Mayor Jan-Claire Wisdom  
Adelaide Hills Council  
63 Mount Barker Road, Stirling SA 5152  
EMAIL: [jcwisdom@ahc.sa.gov.au](mailto:jcwisdom@ahc.sa.gov.au)

CC: CEO, Greg Georgopoulos

Dear Mayor Wisdom,

As one of our most valued supporters, I am pleased to advise that the Board of Stirling Hospital has confirmed the Hospital will remain at its current location, which has been our home for more than 90 years.

This exciting announcement follows extensive due diligence, as well as comprehensive consideration and consultation with a range of experts, the local community and other stakeholders spanning nearly 12 months. As a valued supporter I take this opportunity to extend thanks for your understanding and input over this challenging period.

A key factor was the update by the Australian Commission on Safety and Quality in Healthcare regarding of Advisory AS18/07 Reprocessing of reusable medical devices in health service organisations, which removed the December 2024 timeline for replacement of reprocessing and water filtration equipment.

This means delivery of our masterplan project for the theatre environment is no longer urgent in the short – medium term. The Hospital still needs to replace and install ventilation systems in some areas, and how we pay for those upgrades as a small community-based not-for-profit hospital, and manage the disruption to our normal business activity, still needs to be clarified.

Indeed, we look forward to a positive outcome from our recent request for a discretionary rate rebate, which could achieve potential savings of up to \$25,000 annually that can be redirected towards funding essential infrastructure upgrades and maintenance.

A great deal of work has occurred over the last 12 months to increase patient numbers and reduce operating costs, without impacting on the quality of services delivered. We acknowledge that additional changes need to be made to our current business model to remain sustainable over the longer term.

The Board of Stirling Hospital is also pleased to announce plans to introduce a twice-yearly Community Briefing as part of a renewed effort to engage with the local community and ensure the voices of our many supporters continue to play a crucial role in shaping the future of Stirling Hospital. We are still working through final details, which will be shared in due course.

Should you need to have anything clarified, please contact Quality and Risk Manager, Katie Wood, on (08) 8339 0200 or email [kwood@stirlinghospital.org.au](mailto:kwood@stirlinghospital.org.au)

Kind regards,



Annette Nelson  
Chief Executive Officer, Stirling Hospital

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# **Reports of Committees**

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**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 13 MARCH 2024  
63 MOUNT BARKER ROAD, STIRLING  
AND  
ZOOM VIRTUAL MEETING ROOM**

*[Please Note: These minutes are unconfirmed until 10 April 2024]*

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**In Attendance**

**Presiding Member**

Geoff Parsons

**Members**

Ross Bateup

Paul Mickan

Myles Somers

Leith Mudge

**In Attendance**

Natalie Armstrong

Deryn Atkinson

Doug Samardzija

Melanie Scott

Sebastien Paraskevopoulos

Tom Portas

Karen Savage

Director Community & Development

Assessment Manager

Senior Statutory Planner

Senior Statutory Planner

Statutory Planner

Systems Analyst, Information Systems

Minute Secretary

**1. Commencement**

The meeting commenced at 6.32pm

**2. Opening Statement**

“Council acknowledges that we meet on the traditional lands and waters of the Peramangk and Kaurna people. We pay our respects to Elders past, present and emerging as the Custodians of this ancient and beautiful land. Together we will care for this country for the generations to come”.

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 13 MARCH 2024  
63 MOUNT BARKER ROAD, STIRLING  
AND  
ZOOM VIRTUAL MEETING ROOM**

*[Please Note: These minutes are unconfirmed until 10 April 2024]*

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**3. Apologies/Leave of Absence**

3.1 Apologies  
Nil

3.2 Leave of Absence  
Nil

**4. Previous Minutes**

4.1 Special Meeting held 6 March 2024

**The minutes were adopted by consensus of all members (5)**

**That the minutes of the Special meeting held on 6 March 2024 be confirmed as an accurate record of the proceedings of that meeting.**

**5. Presiding Member's Report**

Nil

**6. Declaration of Interest by Members of Panel**

Leith Mudge advised that, in relation to Item 8.4, as this is an application from a Council employee there could be a perceived conflict of interest. Whilst he is aware of the name of the person, he does not believe they have met and he has not had any discussions on this matter. Whilst there may be a perception of bias, he does not believe this to be the case and will remain in the room for the deliberations and vote on this matter.

**7. Matters Lying on the Table/Matters Deferred**

7.1 Matters Lying on the Table  
Nil

7.2 Matters Deferred  
Nil

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 13 MARCH 2024  
63 MOUNT BARKER ROAD, STIRLING  
AND  
ZOOM VIRTUAL MEETING ROOM**

*[Please Note: These minutes are unconfirmed until 10 April 2024]*

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**8. Development Assessment Applications – Planning, Development and Infrastructure Act**

**8.1 Development Application 23034228 by Scott Butler for single storey detached dwelling, in-ground swimming pool with associated safety barriers, tennis court with 4 x light poles, combined fence & retaining walls, retaining walls & 2 x water storage tanks at 47 Lesley Crescent, Crafers**

**8.1.1 Representations**

<b>Name of Representor</b>	<b>Address of Representor</b>	<b>Nominated Speaker</b>
Michael Bush	23 Old Mount Barker Road, Crafers	Michael Bush
Trudy Gore	43 Lesley Crescent, Crafers	Did not Speak
Jane & John van Mierle	6 Millar Avenue, Crafers	John van Mierle
Tim Kaethner	27 Old Mount Barker Road, Crafers	Tim Kaethner
Paul Angus	25 Old Mount Barker Road, Crafers	Paul Angus
Valerie Potts	1 Tyalla Court, Crafers	Valerie Potts

The following representors also answered questions from the Panel following their representation:

John van Mierle  
Tim Kaethner  
Paul Angus  
Valerie Potts

The applicant's representative, Corey Polyak (URPS), addressed the Panel, and answered questions from the Panel.

**ADELAIDE HILLS COUNCIL  
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING  
WEDNESDAY 13 MARCH 2024  
63 MOUNT BARKER ROAD, STIRLING  
AND  
ZOOM VIRTUAL MEETING ROOM**

*[Please Note: These minutes are unconfirmed until 10 April 2024]*

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8.1.2 Decision of Panel

Moved	Leith Mudge	Carried
S/-	Paul Mickan	(6)

The Council Assessment Panel resolved that:

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
- 2) Development Application Number 23034228 by Scott Butler for single storey detached dwelling, in-ground swimming pool with associated safety barriers, tennis court with 4 x light poles, combined fence & retaining walls, retaining walls & 2 x water storage tanks at 47 Lesley Crescent, Crafers is REFUSED Planning Consent for the following reasons:

**Rural Neighbourhood Zone**

**Performance Outcome 3.1**

The proposed building setback from the primary street boundary is not consistent with the existing streetscape.

**Performance Outcome 5.1**

The proposed development will not be setback from side boundaries sufficiently to minimise impacts on adjoining properties and the trees located on 25 Old Mount Barker Road, Crafers.

**Performance Outcome 7.1**

The siting and design of the proposed residential ancillary structure (tennis court) will detract from neighbouring properties.

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**General Development Policies**

**Design**

**Performance Outcome 8.1**

The proposal does not minimise the need for earthworks and disturbs the natural topography of the site.

**Performance Outcome 14.1**

The proposed triple garage is not designed to avoid detract from the streetscape.

**Performance Outcome 15.1**

The proposed development will have a visual mass that does not reduce when viewed from adjoining allotments.

- 8.2 Development Application 22040143 by Nicholas Lea for Intensive Animal Husbandry – the keeping of 3000 laying chickens in 5 mobile chicken enclosures and change of use to two existing outbuildings to an agriculture building (packing shed) and poultry shed at 28 Tembys Road, Norton Summit

8.2.1 Representations

<b>Name of Representor</b>	<b>Address of Representor</b>	<b>Nominated Speaker</b>
Rino & Katarzyna Rosa	39 Tembys Road Norton Summit	Adam Williams MasterPlan and Rino Rosa
Michael & Venessa Scane	41 Tembys Road Norton Summit	Adam Williams MasterPlan
Laszlo Snr & Laszlo Bilki	199 Marble Hill Road Norton Summit	Adam Williams MasterPlan

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The following representors also answered questions from the Panel following their representation:

Adam Williams, MasterPlan  
Venessa Scane  
Rino Rosa

The applicant and landowners, Nicholas Lea and Helena Lea, addressed the Panel, and answered questions from the Panel.

#### 8.2.2 Decision of Panel

<b>Moved</b>	<b>Ross Bateup</b>	<b>Carried</b>
<b>S/-</b>	<b>Paul Mickan</b>	<b>(7)</b>

The Council Assessment Panel resolved that:

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
- 2) Development Application Number 22040143 by Nicholas Lea for Intensive Animal Husbandry – the keeping of 3000 laying chickens in 5 mobile chicken enclosures and change of use to two existing outbuildings to an agriculture building (packing shed) and poultry shed at 28 Tembys Road, Norton Summit is GRANTED Planning Consent subject to the following conditions:

#### CONDITIONS

##### Planning Consent

- 1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.

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- 2) The development shall achieve the criteria of the Environment Protection (Commercial and Industrial Noise) Policy 2023 in relation to noise at all times.
- 3) The free-range chicken farm shall not exceed a maximum capacity of 3000 chickens at any given time.
- 4) All deceased birds must be disposed of into sealed bin(s) immediately upon discovery and composting bins removed from the subject land as soon as practical except during the summer months when the composting bins shall be removed from the land fortnightly. This composting of mortalities must be maintained in a neat, clean and good condition at all times to the reasonable satisfaction of Council.
- 5) Any bunding must be constructed in accordance with the standards outlined in the Egg Industry Environmental Guidelines, Edition II | May 2018 and in accordance with the EPA requirements.
- 6) All free-range areas must be setback a minimum separation distance of 10 metres from any watercourse on the subject land, and 90 metres from any sensitive receiver.
- 7) All free-range areas and associated fencing, storage/industry shedding, inclusive of water storage tanks, amenities block, and feed silo must be maintained in good condition and repair at all times to the reasonable satisfaction of Council.
- 8) The packing shed operating hours shall not exceed the hours of 6:00am to 8:00pm.
- 9) All deliveries to and from the site in relation to the approved use must be during 7:00am – 7:00pm Monday to Saturday and 9:00am to 7:00pm Sundays and Public Holidays.
- 10) The mobile roosting vans and feeders must be cleaned regularly to prevent accumulation of waste and the creation of unsanitary conditions to the satisfaction of Council's Environmental Health Team and the EPA.
- 11) All materials, chicken feed, manure and other associated goods shall at all times be loaded and unloaded within the confines of the subject land and the permitted road rent area. Materials and goods shall not be stored on the land in areas delineated for use as car parking.

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- 12) Collection of chicken waste by a licenced contractor must be undertaken from within the confines of the subject land. Waste bins shall be kept out of view from public areas and maintained with a lid to prevent access by vermin. Composting bins to be removed from the subject land as soon as practical to the reasonable satisfaction of Council.
- 13) No poultry manure should be stored or stockpiled on the property at any time and manure shall be removed once a week from the mobile chicken enclosure parking bays to the reasonable satisfaction of Council. Manure shall be processed back to the land through the manure spreader (mascerator) and garden beds, except during summer months when manure shall be collected and deposited into the composting bin, and removed from the land in accordance with Condition 4.

**ADVISORY NOTES**

**Planning Consent**

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- 2) Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- 3) This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.
- 4) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

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- 5) Allotment boundaries will not be certified by the Authority. The onus of ensuring that the buildings are sited as illustrated on the approved plans is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.
- 6) The applicant is reminded of their obligations under the Local Nuisance and Litter Control Act 2016 and the Environment Protection Act 1993, in regard to the appropriate management of environmental impacts and matters of local nuisance.

10:14pm The meeting was adjourned for a short break
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10:19pm The meeting resumed
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**8.3 Development Application 23024780 by Apex Home Improvements for Winery building and verandah at 126 Tregarthen Road, Ashton**

**8.3.1 Representations**

Name of Representor	Address of Representor	Nominated Speaker
C Duncan Thomas	154 Tregarthen Road Ashton	Did not Attend

The Panel acknowledged receipt of the staff e-mail response to questions posed by Duncan Thomas.

**8.3.2 Decision of Panel**

**The following was adopted by consensus of all members (8)**

**The Council Assessment Panel resolved that:**

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and

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- 2) Development Application Number 23024780 by Apex Home Improvements for Winery building and verandah at 126 Tregarthen Road, Ashton is GRANTED Planning Consent subject to the following conditions:

**CONDITIONS**

**Planning Consent**

- 1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.
- 2) The external finishes to the building herein approved shall be as follows:  
  
WALLS: Colorbond 'Woodland Grey' or similar  
ROOF: Colorbond 'Manor Red' or similar
- 3) Prior to commencement of work, straw bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during construction.
- 4) All roof runoff generated by the development hereby approved shall be directed to a rainwater tank with overflow managed on-site to the satisfaction of Council within one month of the roof cladding being installed using design techniques such as:
  - Grassed swales
  - Stone filled trenches
  - Small infiltration basins

All stormwater including hard surface runoff shall be managed on site with no stormwater to trespass onto adjoining properties.

- 5) Flood lighting shall be restricted to that necessary for security purposes only and shall be directed and shielded in such a manner as to not cause nuisance to adjacent properties.

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**ADVISORY NOTES**

**Planning Notes**

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- 2) Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- 3) This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.
- 4) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
- 5) Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.
- 6) The onus of ensuring that any development is located in the approved position on the correct allotment is the responsibility of the landowner/applicant. This may necessitate a boundary survey being undertaken by a licensed land surveyor prior to the work commencing and when building work is complete.

**EPA Notes**

- 7) The applicant is reminded of their general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.

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8) More information about the Environmental Protection Act and policies can be found at: [www.epa.sa.gov.au](http://www.epa.sa.gov.au)

8.4 Development Application 23037445 by Fairmont Homes for single storey detached dwelling and combined fence and retaining walls at 53 Moffett Street, Woodside

8.4.1 Representations  
N/A

8.4.2 Decision of Panel

The following was adopted by consensus of all members (9)

The Council Assessment Panel resolved that:

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
- 2) Development Application Number 23037445 by Fairmont Homes for single storey detached dwelling and combined fence and retaining walls at 53 Moffett Street, Woodside is GRANTED Planning Consent subject to the following conditions:

**CONDITIONS**

**Planning Consent**

- 1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.
- 2) The external finishes to the dwelling herein approved shall be as follows:

**WALLS:** Austral Bricks' Urban One 'Seed' with render in Colorbond 'Surfmist'  
**ROOF:** Colorbond 'Bluegum' or similar

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- 3) The driveway cross-over shall be a maximum of 4m wide, and shall be constructed in accordance with Council Standard SD13. Joins between new concrete works and bitumen are to be crack sealed to avoid seepage.
- 4) Prior to commencement of work, straw bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during construction.
- 5) All roof runoff generated by the development hereby approved shall be directed to a rainwater tank with overflow to the street (via a pump if necessary) or a Council drainage easement to the satisfaction of Council within one month of the roof cladding being installed. All roof and hard surface runoff shall be managed to prevent trespass onto adjoining properties and into the effluent disposal area where an on-site waste control system exists.
- 6) A supply of water independent of reticulated mains supply shall be available at all times for fire-fighting purposes:
  - a minimum supply of 2,000 (two thousand) litres of water shall be available for fire-fighting purposes at all times; and
  - the water supply shall be located such that it provides the required water; and
  - the water supply shall be fitted with domestic fittings (standard household taps that enable an occupier to access a supply of water with domestic hoses or buckets for extinguishing minor fires); and
  - the water supply outlet shall be located at least 400mm above ground level for a distance of 200mm either side of the outlet; and
  - a water storage facility connected to mains water shall have an automatic float switch to maintain full capacity; and
  - where the water storage facility is an above-ground water tank, the tank (including any support structure) shall be constructed of non-combustible material.

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**ADVISORY NOTES**

**Planning Notes**

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- 2) Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- 3) This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.
- 4) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
- 5) The applicant is reminded of their general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.
- 6) Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.
- 7) The onus of ensuring that any development is located in the approved position on the correct allotment is the responsibility of the landowner/applicant. This may necessitate a boundary survey being undertaken by a licensed land surveyor prior to the work commencing and when building work is complete.

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8) The Applicant's attention is drawn to the requirements of the Fences Act 1975 regarding notification of any neighbours affected by new boundary development or boundary fencing. Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission.

9. **Development Assessment Applications – Development Act**  
Nil

10. **Development Assessment Applications – Review of Decisions of Assessment Manager**  
Nil

11. **ERD Court Appeals**  
The Assessment Manager provided the Panel with a verbal update on current ERD Court Appeals.

12. **Policy Issues for Advice to Council**

12.1 The Panel discussed the review of the regulated tree exclusion within 20m of an existing dwelling proposed in the Bushfire Hazards Overlay Code Amendment. This is regularly encountered as a challenge by the Panel and the Panel supports the review of this exclusion as part of the Code Amendment.

13. **Other Business**

13.1 **Terms of Reference**

**Moved** Ross Bateup  
**S/-** Leith Mudge

**Carried Unanimously**  
**(10)**

**That the Council Assessment Panel Terms of Reference as adopted by Council at its meeting of 27 February 2024 be received and noted.**

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- 14. Order for Exclusion of the Public from the Meeting to debate Confidential Matters**  
Nil
- 15. Confidential Item**  
Nil
- 16. Next Meeting**  
The next ordinary Council Assessment Panel meeting will be held on Wednesday 10 April 2024.
- 17. Close meeting**  
The meeting closed at 10.51pm.

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**Confidential Items**

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**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 26 March 2024  
CONFIDENTIAL AGENDA BUSINESS ITEM**

**Item:** 19.1

**Responsible Officer:** John McArthur  
Manager Sustainability, Waste and Emergency Management  
Environment and Infrastructure

**Subject:** Ashton Landfill

**For:** Decision

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**1. Ashton Landfill – Exclusion of the Public**

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except:

- Chief Executive Officer, Greg Georgopoulos
- Director Environment & Infrastructure, David Waters
- Acting Director Corporate Services, Ashley Curtis
- Director Community & Development, Natalie Armstrong
- Minute Secretary, Rebekah Lyons
- Zoë Gill, Governance and Risk Coordinator
- Governance Advice, Michael Kelledy, Kelledy Jones Lawyers
- Manager Sustainability Waste and Emergency Management, John McArthur
- Ashton Landfill Project Officer, Meridee Jensen

be excluded from attendance at the meeting for Agenda Item 19.1: (Ashton Landfill) in confidence.

The Council is satisfied that it is necessary that the public, with the exception of Council staff in attendance as specified above, be excluded to enable Council to consider the report at the meeting on the following grounds:

Section 90(3)(a) and 90(3)(h) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this Agenda Item is Information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead) and is legal advice.

Accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information and discussion confidential.

**2. Ashton Landfill – Confidential Item**

**3. Ashton Landfill – Duration of Confidentiality**

Subject to the CEO, or his delegate, disclosing information or any document (in whole or in part) for the purpose of implementing Council’s decision(s) in this matter in the performance of the duties and responsibilities of office, Council, having considered Agenda Item 19.1 in confidence under sections 90(2) and 90(3)(a) and 90(3)(h) of the *Local Government Act 1999*, resolves that an order be made under the provisions of sections 91(7) and (9) of the *Local Government Act 1999* to retain the Items in confidence as detailed in the Duration of Confidentiality Table below:

<b>Item</b>	<b>Duration of Confidentiality NB: Item to be reviewed every 12 months if not released</b>
Report	26 March 2027
Related Attachments	26 March 2027
Minutes	26 March 2027
Other	Nil

Pursuant to section 91(9)(c) of the *Local Government Act 1999*, the Council delegates the power to revoke the confidentiality order either partially or in full to the Chief Executive Officer.

**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 26 March 2024  
CONFIDENTIAL AGENDA BUSINESS ITEM**

**Item:** 19.2

**Responsible Officer:** Zoë Gill  
Governance and Risk Coordinator

**Subject:** Trans Tasman Energy Group

**For:** Decision

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**1. Trans Tasman Energy Group – Exclusion of the Public**

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except:

- Chief Executive Officer, Greg Georgopoulos
- Director Environment & Infrastructure, David Waters
- A/Director Corporate Services, Ashlee Curtis
- Director Community & Development, Natalie Armstrong
- Governance and Risk Coordinator, Zoë Gill
- Governance Legal Support, Michael Kelledy, Kelledy Jones Lawyers
- Minute Secretary, Rebekah Atkins
- IT Support Officer

be excluded from attendance at the meeting for Agenda Item 19.2: (Trans Tasman Energy Group) in confidence.

The Council is satisfied that it is necessary that the public, with the exception of Council staff in attendance as specified above, be excluded to enable Council to consider the report at the meeting on the following grounds:

Section 90(3)(i)(h) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this Agenda Item is information relating to legal advice the disclosure of which could reasonably be expected to prejudice future legal proceedings.

Accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information and discussion confidential.

**2. Trans Tasman Energy Group – Confidential Item**

**3. Electricity Procurement - Legal Matter – Duration of Confidentiality**

Subject to the CEO, or his delegate, disclosing information or any document (in whole or in part) for the purpose of implementing Council’s decision(s) in this matter in the performance of the duties and responsibilities of office, Council, having considered Agenda Item 19.2 in confidence under sections 90(2) and 90(3)(h) of the Local Government Act 1999, resolves that an order be made under the provisions of sections 91(7) and (9) of the Local Government Act 1999 that the report, related attachments and the minutes of Council and the discussion and considerations of the subject matter be retained in confidence in accordance with the Duration of Confidentiality Table below:

<b>Item</b>	<b>Duration of Confidentiality NB: Item to be reviewed every 12 months if not released</b>
<b>Report</b>	<b>26 March 2025 or until legal release date</b>
<b>Related Attachments</b>	<b>26 March 2025 or until legal release date</b>
<b>Minutes</b>	<b>26 March 2025 or until legal release date</b>

Pursuant to section 91(9)(c) of the *Local Government Act 1999*, the Council delegates the power to revoke the confidentiality order either partially or in full to the Chief Executive Officer.

**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 12 March 2024  
CONFIDENTIAL AGENDA BUSINESS ITEM**

**Item:** 19.3

**Responsible Officer:** Jody Atkins  
A/Governance and Risk Officer  
Office for the Chief Executive

**Subject:** Special CEO Performance Review Panel Committee  
Minutes of Meeting 21 March 2024

**For:** Decision

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**1. Special CEO Performance Review Panel Committee Minutes of Meeting 21 March 2024 – Exclusion of the Public**

Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except:

- Chief Executive Officer, Greg Georgopoulos
- Director Community and Development, Natalie Armstrong
- Director Environment and Infrastructure, David Waters
- A/Director Corporate Services, Ashley Curtis
- Governance Legal Support, Michael Kelledy, Kelledy Jones Lawyers
- Governance and Risk Coordinator, Dr Zoë Gill
- Minute Taker, Rebekah Lyons
- Information Technology, Tom Portus

be excluded from attendance at the meeting for Agenda Item 19.3: CEO Performance Review Process – KPI Review.

The Council is satisfied that it is necessary that the public, with the exception of Council staff in attendance as specified above, be excluded to enable Council to consider the report at the meeting on the following grounds:

Section 90(3) (a) of the Local Government Act 1999, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

Accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information and discussion confidential.

**2. Special CEO Performance Review Panel Committee Minutes of Meeting 21 March 2024 – Confidential Item**

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# Appendix 1

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**ADELAIDE HILLS COUNCIL  
CEO PERFORMANCE REVIEW PANEL COMMITTEE  
MINUTES OF MEETING  
THURSDAY 21 MARCH 2024  
63 MT BARKER ROAD STIRLING**

**Presiding Member:** Cr Chris Grant

**Members:**

Ms Vanessa Godden	Independent Member
Mayor Jan-Claire Wisdom	Leave of Absence
Cr Nathan Daniell	
Cr Kirsty Parkin	

**In Attendance:**

Mr Greg Georgopoulos	Chief Executive Officer
Tracy Riddle	Governance Support, Kelledy Jones Lawyers

**1. COMMENCEMENT**

The meeting commenced at 7:02pm

The Committee acknowledges that we meet on the traditional lands and waters of the Peramangk and Kaurna people. We pay our respects to Elders past, present and emerging as the Custodians of this ancient and beautiful land. Together we will care for this country for the generations to come.

**2. APOLOGIES/LEAVE OF ABSENCE**

**Apology**

Nil

**Leave of Absence**

Mayor Jan-Claire Wisdom

**Absent**

Nil

**3. MINUTES OF PREVIOUS MEETINGS**

**That the minutes of the CEO Performance Review Panel meeting held on Thursday 8 February 2024 as distributed, be confirmed as an accurate record of the proceedings of that meeting at the next Panel meeting.**

**Moved Cr Daniell**

**PRP 13/24**

**S /- Ms V Godden**

<b>CARRIED UNANIMOUSLY</b>
----------------------------

Presiding Member \_\_\_\_\_ 28 March 2024

**ADELAIDE HILLS COUNCIL  
CEO PERFORMANCE REVIEW PANEL COMMITTEE  
MINUTES OF MEETING  
THURSDAY 21 MARCH 2024  
63 MT BARKER ROAD STIRLING**

---

**4. PRESIDING MEMBER'S OPENING COMMENTS**

Recognised email circulated by Mayor this date re process on the CEO Performance Review, response provided to Mayor's queries.

**5. DELEGATION OF AUTHORITY**

The CEO Performance Review Panel operates in accordance with the relevant sections of the *Local Government Act 1999*, and its Terms of Reference.

**6. DECLARATION OF CONFLICT OF INTEREST BY MEMBERS OF THE COMMITTEE**

Nil

**7. OFFICER REPORTS – DECISION ITEMS**

Nil

**8. MOTIONS WITHOUT NOTICE**

Nil

**9. QUESTIONS WITHOUT NOTICE**

Nil

**10. CONFIDENTIAL ITEMS**

**ADELAIDE HILLS COUNCIL  
CEO PERFORMANCE REVIEW PANEL COMMITTEE  
MINUTES OF MEETING  
THURSDAY 21 MARCH 2024  
63 MT BARKER ROAD STIRLING**

---

**10.1 CEO - Setting of KPIs – Exclusion of the Public**

Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except:

- CEO, Greg Georgopoulos
- Tracy Riddle, Kellely Jones Lawyers, Governance Support

be excluded from attendance at the meeting for Agenda Item 10.2: CEO - Setting of KPIs.

The Council is satisfied that it is necessary that the public, with the exception of the persons in attendance as specified above, be excluded to enable Council to consider the report at the meeting on the following grounds:

Section 90(3) (a) of the Local Government Act 1999, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

Accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information and discussion confidential.

Moved Cr Parkin  
S/- Acting Mayor Daniell

PRP 14/24

<b>CARRIED UNANIMOUSLY</b>
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**ADELAIDE HILLS COUNCIL  
CEO PERFORMANCE REVIEW PANEL COMMITTEE  
MINUTES OF MEETING  
THURSDAY 21 MARCH 2024  
63 MT BARKER ROAD STIRLING**

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**10.2 CEO - Setting of KPIs – Confidential Item**

**ADELAIDE HILLS COUNCIL  
CEO PERFORMANCE REVIEW PANEL COMMITTEE  
MINUTES OF MEETING  
THURSDAY 21 MARCH 2024  
63 MT BARKER ROAD STIRLING**

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**10.3 CEO – Setting of KPIs - Duration of Confidentiality**

Subject to the CEO, or his delegate, disclosing information or any document (in whole or in part) for the purpose of implementing Council’s decision(s) in this matter in the performance of the duties and responsibilities of office, Council, having considered Agenda Item 11.4 in confidence under sections 90(2) and 90(3) (a) of the Local Government Act 1999, resolves that an order be made under the provisions of sections 91(7) and (9) of the Local Government Act 1999 that the report, related attachments and the minutes of Committee and the discussion and considerations of the subject matter be retained in confidence until further order and be reviewed every twelve months.

Moved Acting Mayor Daniell  
S/- Cr K Parkin

PRP 16/24

<b>CARRIED UNANIMOUSLY</b>
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**ADELAIDE HILLS COUNCIL  
CEO PERFORMANCE REVIEW PANEL COMMITTEE  
MINUTES OF MEETING  
THURSDAY 21 MARCH 2024  
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**10.4 CEO Performance Review Process – Exclusion of the Public**

Moved Cr Daniell  
S/- Cr Parkin

PRP 17/24

Pursuant to section 90(2) of the Local Government Act 1999 the Council orders that all members of the public, except:

- CEO, Greg Georgopoulos
- Tracy Riddle, Kelledy Jones Lawyers, Governance Support

be excluded from attendance at the meeting for Agenda Item 10.5: CEO Performance Review Process.

The Council is satisfied that it is necessary that the public, with the exception of Council staff in attendance as specified above, be excluded to enable Council to consider the report at the meeting on the following grounds:

Section 90(3) (a) of the Local Government Act 1999, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

Accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information and discussion confidential.

<b>CARRIED UNANIMOUSLY</b>
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At 8:32pm, the Presiding Member, with approval of at least two thirds of members present, suspended the operation of the formal meeting procedures.

At 8:38 pm the Presiding Member determined that the period of suspension should be brought to an end.

**ADELAIDE HILLS COUNCIL  
CEO PERFORMANCE REVIEW PANEL COMMITTEE  
MINUTES OF MEETING  
THURSDAY 21 MARCH 2024  
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**10.5 CEO Performance Review Process – Confidential Item**

**ADELAIDE HILLS COUNCIL  
CEO PERFORMANCE REVIEW PANEL COMMITTEE  
MINUTES OF MEETING  
THURSDAY 21 MARCH 2024  
63 MT BARKER ROAD STIRLING**

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**10.6 CEO Performance Review Process - Duration of Confidentiality**

Subject to the CEO, or his delegate, disclosing information or any document (in whole or in part) for the purpose of implementing Council's decision(s) in this matter in the performance of the duties and responsibilities of office, Council, having considered Agenda Item 11.4 in confidence under sections 90(2) and 90(3) (a) of the Local Government Act 1999, resolves that an order be made under the provisions of sections 91(7) and (9) of the Local Government Act 1999 that until appointments are confirmed the report, related attachments and the minutes of Panel and the discussion and considerations of the subject matter be retained in confidence

Moved Cr K Parkin  
S/- Ms V Goddens

PRP 19/24

<b>CARRIED UNANIMOUSLY</b>
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**ADELAIDE HILLS COUNCIL  
CEO PERFORMANCE REVIEW PANEL COMMITTEE  
MINUTES OF MEETING  
THURSDAY 21 MARCH 2024  
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**11. NEXT MEETING**

The next meeting of the CEO Performance Review Panel to be held Thursday 28 March 2024 from 6.00pm, being a Special Meeting, at 63 Mt Barker Road Stirling.

**12. CLOSE MEETING**

The meeting closed at 8:40pm

**3. Special CEO Performance Review Panel Committee Minutes of Meeting 8 February 2024 – Duration of Confidentiality**

**Subject to the CEO, or his delegate, disclosing information or any document (in whole or in part) for the purpose of implementing Council’s decision(s) in this matter in the performance of the duties and responsibilities of office, Council, having considered Agenda Item 19.3 in confidence under sections 90(2) and 90(3) (a) of the Local Government Act 1999, resolves that an order be made under the provisions of sections 91(7) and (9) of the Local Government Act 1999 that the report, related attachments and the minutes of Committee and the discussion and considerations of the subject matter be retained in confidence until further order and be reviewed every twelve months.**