Council Meeting
Agenda & Reports

7 October 2025

Our Vision

A City which values its heritage, cultural diversity, sense of place and natural environment.

A progressive City which is prosperous, sustainable and socially cohesive, with a strong community spirit.

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

Telephone 8366 4555
Email townhall@npsp.sa.gov.au
Website www.npsp.sa.gov.au
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City of Norwood Payneham & St Peters

2 October 2025

To all Members of the Council

NOTICE OF MEETING

I wish to advise that pursuant to Sections 83 and 87 of the *Local Government Act 1999*, the next Ordinary Meeting of the Norwood Payneham & St Peters Council, will be held in the Council Chambers, Norwood Town Hall, 175 The Parade, Norwood, on:

Tuesday 7 October 2025, commencing at 7.00pm.

Please advise Tina Zullo on 8366 4545 or email tzullo@npsp.sa.gov.au, if you are unable to attend this meeting or will be late.

Yours faithfully



Mario Barone
CHIEF EXECUTIVE OFFICER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

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City of Norwood Payneham & St Peters

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VENUE Council Chambers, Norwood Town Hall

HOUR

PRESENT

Council Members

Staff

APOLOGIES

ABSENT

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2. OPENING PRAYER

3. CONFIRMATION OF THE MINUTES OF THE COUNCIL MEETING HELD ON 1 SEPTEMBER 2025

4. MAYOR'S COMMUNICATION

5. DELEGATES COMMUNICATION

6. ELECTED MEMBER DECLARATION OF INTEREST

7. ADJOURNED ITEMS
Nil

8. QUESTIONS WITHOUT NOTICE

9. QUESTIONS WITH NOTICE

9.1 QUESTIONS WITH NOTICE – ST PETERS BILLABONG, THE PARADE MASTERPLAN AND COUNCIL'S BUILDING STRATEGY - SUBMITTED BY CR GRANT PIGGOTT

QUESTION WITH NOTICE:	St Peters Billabong, The Parade Masterplan and Council's Building Strategy
SUBMITTED BY:	Cr Grant Piggott
FILE REFERENCE:	qA1040
ATTACHMENTS:	Nil

BACKGROUND

Cr Piggott has submitted the following Questions with Notice:

When will the Chief Executive Officer deliver promised updates to Council in respect to the following?:

1. Future requirements in respect to the St Peters Billabong.
2. Estimated costings for the progress of The Parade Master Plan.
3. Council's Building Strategy.

REASONS IN SUPPORT OF QUESTIONS

Nil

RESPONSE TO QUESTIONS
PREPARED BY CHIEF EXECUTIVE OFFICER

Question 1:

An information Briefing was held on Monday 30 September 2025. As advised, a report will be presented to the November 2025 Council meeting.

Question 2:

Work on this Project is progressing and preliminary cost estimates and possible funding options, will be presented to the Council in February 2026.

Question 3:

Work on this issue is progressing and an Elected Members' Information Session is being scheduled for 10 November 2025.

10. DEPUTATIONS

10.1 DEPUTATION – FELIXSTOW (ALDERSGATE) INTERGENERATIONAL COMMUNITY CODE AMENDMENT

REPORT AUTHOR:	General Manager, Urban Planning & Environment
GENERAL MANAGER:	Chief Executive Officer
CONTACT NUMBER:	8366 4509
FILE REFERENCE:	qA1041
ATTACHMENTS:	Nil

SPEAKER/S

Mr Graham Hunter

ORGANISATION/GROUP REPRESENTED BY SPEAKER/S

Not Applicable.

COMMENTS

Mr Graham Hunter has written to the Council requesting that he be permitted to address the Council in relation to the Felixstow (Aldersgate) Intergenerational Community Code Amendment.

In accordance with the *Local Government (Procedures at Meetings) Regulations 2013*, Mr Graham Hunter has been given approval to address the Council.

11. PETITIONS

11.1 PETITION – REDUCTION OF SPEED LIMIT – MAGILL ROAD

REPORT AUTHOR: Governance Officer
GENERAL MANAGER: General Manager, Governance & Civic Affairs
CONTACT NUMBER: 8366 4533
FILE REFERENCE: qA186265
ATTACHMENTS: A

PURPOSE OF REPORT

The purpose of this report is to present a petition to the Council regarding a request to implement a reduced speed limit along Magill Road, between Fullarton Road and Portrush Road.

BACKGROUND

The Petitioners are requesting that the Council work with the South Australian Government to implement a reduced speed limit of 50km/h along Magill Road between Fullarton Road and Portrush Road. This section of Magill Road currently operates under a 60km/h speed limit and serves as a significant arterial route connecting the eastern suburbs with the Adelaide CBD.

As Magill Road is controlled by the State Government, the Council is not the responsible road manager and is unable to directly make changes to this road. In addition, the Council does not have any authority under the *Road Traffic Act 1961,* to alter or amend speed limits. The Council can however, advocate to the Department for Infrastructure & Transport as the responsible road manager, for these changes.

A copy of the Petition is contained in **Attachment A**.

The Petition has been signed by a total of 20 citizens, who all reside within the vicinity of Magill Road.

In accordance with the Council's *Privacy Policy*, the personal information of the Petitioners, (i.e. the street addresses) have been redacted from the petition. The names of the signatories and the suburb which have been included on the petition have not been redacted from the petition.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

The relevant Goals contained in *CityPlan 2030* are:

Outcome 1: Social Equity

Objective1.2: A people friendly, integrated and sustainable transport network.

Strategy:

1.2.4 Provide appropriate traffic management to enhance residential amenity.

DISCUSSION

As Magill Road is not under the Council's care and control, the assessment of issues such as traffic volumes and speed limits must rely on publicly available data. While sufficient for high-level analysis, this data does not always provide the same depth of detail as internal or site-specific traffic surveys.

Movement

Magill Road carries approximately 21,000–26,000 vehicles per day between Portrush Road and Fullarton Road, serving an important east–west arterial movement function. The corridor also accommodates multiple public transport routes and features timed on-road bicycle lanes, reinforcing its role as a key movement link in the network.

Place

The section of Magill Road referred to by the Petitioners, functions as a mixed-use commercial corridor with a diverse range of businesses and built form. Development is predominantly low-rise, comprising a mix of heritage shopfronts, mid-century commercial premises, and contemporary refurbishments. The business profile is characterised by homewares, antiques, and design showrooms, supported by cafés, restaurants, professional services, and health providers. Some residual light industrial and automotive uses remain.

Lowering the speed limit represents a relatively simple intervention to prioritise the 'place' function of the corridor. A reduced limit would create a calmer, safer, and more pedestrian-friendly environment in support of the surrounding land uses.

Guidelines

The Department for Infrastructure and Transport (DIT) has established a *Speed Limit Guideline* for South Australia to ensure consistency in the application of speed limits. This document outlines the process for reviewing existing limits and sets out that requests for changes to speed limits on Commissioner of Highways' roads must be referred to DIT's Traffic Services for assessment and approval.

The Guidelines indicate that a 50 km/h limit is appropriate where there is a high concentration of pedestrian and cyclist activity, roadside development, on-street parking manoeuvres, and turning traffic. Such conditions are typical of retail and commercial main streets, with examples including The Parade, Goodwood Road, Grange Road and the more recent reduction on Unley Road.

While Magill Road is currently subject to a 60 km/h speed limit that is consistent with its function as an urban arterial, there is a clear basis under the Guidelines for considering a reduction to 50 km/h along the section between Portrush Road and Fullarton Road. Any such change would need to balance the corridor's important movement role within the broader network against its local place function.

The Department for Infrastructure & Transport as the responsible road manager, are best placed to undertake the detailed assessment and make this determination, however Council staff are supportive of the proposal.

RECOMMENDATION

1. That the Minister for Infrastructure and Transport, be advised that the Council supports the introduction of a 50km/hr speed limit for Magill Road (between Portrush Road and Fullarton Road) and requests that the Department for Infrastructure & Transport undertake a formal speed limit review considering the movement and place framework for this section of Magill Road.

2. That the Convenor of the petition be advised of the Council's decision.

Attachments – Item 11.1

Attachment A

Petition
Reduction of Speed Limit - Magill Road

RECEIVED
- 4 SEP 2025
CITY OF NORWOOD
PAYNEHAM & ST PETERS

[redacted]
NORWOOD 5067

3 September 2025

Ms Cressida O'Hanlon MP
Member for Dunstan
Unit 2, 90-94 The Parade
NORWOOD 5067

Mr Robert Bria
Mayor
City of Norwood, Payneham & St Peters
PO Box 204,
KENT TOWN 5071

Dear Ms O'Hanlon and Mayor Bria

Road safety and traffic management on Magill Road and in surrounding streets

We are writing to you as a group of concerned residents to seek your assistance in improving road safety and traffic management in our community.

Specifically, we are asking the South Australian Government (SA Government) and the Norwood, Payneham and St Peters Council (NPSPC) to work together to reduce the speed limit to 50 kilometres per hour (50km/h) on the section of Magill Road that runs between Fullarton Road and Portrush Road.

As local residents, we have first-hand experience of the deteriorating conditions in this heavily-used stretch of Magill Road. The impact of increasing housing density has become a tipping point for a decline in road safety and community well-being.

We note that earlier this year, the SA Government and the City of Unley Council reduced the speed limit to 50km/h on a 1.5 kilometre section of Unley Road. Media reports at the time noted the reduction would add only about seven seconds to travel times, whilst improving community safety, supporting an increase in footpath trade for local businesses, and introducing a "gentler pace" to the area. As our elected representatives in State Parliament and on NPSPC, we are calling on you to facilitate a similar change here. From our regular conversations with neighbours and local businesses, we are confident that this change will have strong community support.

We would welcome an early response to this letter and appreciate any change may require the cooperation of both the Council and the State Government. In the meantime, if you require any additional information from us, please feel free to contact Paul Hayes on 0407 180 270.

Thank you for your work on behalf of our community and for your consideration of this request.

Yours sincerely

[redacted]

Mr Paul Hayes [redacted] Edward Street, Norwood, 5067

[redacted]

Mr Jonathan Nicholls, [redacted] Edward Street, Norwood, 5067

Hon Greg Crafter [redacted] Edward Street, Norwood, 5067

Dr Jill Thomas, [redacted] Edward Street, Norwood, 5067

Ms Ros Thiele, [redacted] Beulah Road, Norwood, 5067

Ms Vivienne Goodman, [redacted] Hall Street, Norwood, 5067

Ms Karen Connelly, [redacted] Osmond Terrace, Norwood, 5067

Ms Sue Litchfield, [redacted] Plane Tree Land, Norwood, 5067

Ms Melinda Bailey [redacted] Osmond Terrace, Norwood, 5067

Ms Robyn Baker, [redacted] Ann Street, Stepney, 5069

Ms Deborah Skelly, [redacted] George Street, Norwood, 5067

Dr Sarah Makinson [redacted] Margaret Street, Norwood, 5067

Ms Sue Markotic [redacted] Margaret Street, Norwood, 5067

Mr Peter Swalling [redacted] Edward Street Norwood, 5067

Ms Jocelyn Swalling, [redacted] Edward Street Norwood, 5067

Mr David Billington, [redacted] Edward Street, Norwood, 5067

Ms Tracey Billington, [redacted] Edward Street, Norwood, 5067

[redacted]

Mr Geoff Sanderson [redacted] dward Street, Norwood, 5067

Mr Anthony McLean, [redacted] Stepney Street, Stepney, 5069

Mr David Jones, [redacted] Edward Street, Norwood, 5067

12. WRITTEN NOTICES OF MOTION

12.1 WRITTEN NOTICE OF MOTION – LEASE OF A PORTION OF RICHARDS PARK – RESCISSION OF MOTION – SUBMITTED BY CR KEVIN DUKE

NOTICE OF MOTION:	Lease of a Portion of Richards Park – Rescission of Motion
SUBMITTED BY:	Cr Kevin Duke
FILE REFERENCE:	qA1039
ATTACHMENTS:	A

Pursuant to Regulation 12(1) of the *Local Government (Procedures at Meetings) Regulations 2013*, the following Notice of Motion has been submitted by Cr Kevin Duke.

NOTICE OF MOTION

That the Council's decision made at the Council Meeting held on 1 September 2025 (Item 13.5, page 21 of the Minutes), which reads as follows:

That the draft Lease between the Council and the Minister for Education and Child Development as contained in Attachment A, as amended to include an annual rent of $10.00, for the exclusive use of a portion of Richards Park, for a ten (10) year period commencing on 1 July 2025 and expiring on 30 June 2035, be approved.

be rescinded.

If the above resolution is rescinded, Cr Duke intends to move the following Motion:

That the draft Lease between the Council and the Minister for Education and Child Development as contained in Attachment A, be amended to include an annual rent of $7,200 for the exclusive use of a portion of Richards Park, for a ten (10) year period commencing 1 July 2025, be approved.

REASONS IN SUPPORT OF MOTION

The contract for the lease of the exclusive use land in Richards Park, by Margaret Ives Community Children Centre, is between the Council and the Education Department of the State Government NOT between the Council and the Margaret Ives Community Children's Centre and as such, the Education Department is responsible for the payment of any leasing fees.

There is a precedent for establishing lease fees between the Council and a Department of State Government based on the use of the leased property and if it is being used by the State Government directly, or it is intended to be sub-leased to another party. I refer to the lease fee regarding the Council's previously owned property at 68 Nelson Street, Stepney leased to the Mental Health Services of SA Health. As the State Government were the direct users of the property, the fee for this lease was set at 100% of the Market Rental Value which the State Government paid.

As the land leased to the State Government for the exclusive use of part of Richards Park will be part of a sub-lease arrangements between the State Government and a community child care centre, the use of the land and therefore the lease fee payable by the State Government should be 20% of the Market Rental Value as agreed by the State Government. As an independent valuer has valued the Market Rental Value as $36,000, the lease fee payable by the State Government should be $7,200 in keeping with the Council's existing policy.

If the Education Department chooses to pass on any leasing fee to the Margaret Ives Community Children's Centre, that is their decision not something imposed by the Council.

This is clearly where it is appropriate for the Local Member for Dunstan to lobby with the Minister for Education and Child Development.

STAFF COMMENT

Nil

Attachment A

Written Notice of Motion
Lease of a Portion of Richards Park - Rescission of Motion
Submitted by Cr Kevin Duke

LEASE AGREEMENT

Sporting & Community (Not for Profit)

between

THE CORPORATION OF THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

and

MINISTER FOR EDUCATION, TRAINING AND SKILLS

RICHARDS PARK

Schedule 1

Item 1 Premises	That portion of the Land delineated in the plan at **Error! Reference source not found.**	
Item 2 Land	The whole of the land comprised in Certificate of Title Volume 5845 Folio 580, otherwise known as the Richards Park	
Item 3 Term	Ten (10) years commencing on 1 July 2025 (**Commencement Date**) and expiring at midnight on 30 June 2035	
Item 4 Rent	$7,200.00 per annum (exclusive of GST) (calculated by applying Subsidy Percentage to fair market rent)	
Item 5 Review Dates and Review Methods	**Date/s**	**Method**
	1 July each year during the Term	CPI Review in accordance with clause 4
Item 6 Outgoings	Outgoings means the total of all amounts paid or payable by the Council in connection with the ownership, management, administration and operation of the Land, including all present and future rates, charges, levies, assessments, duty and charges of any Statutory Authority, department or authority	
Item 7 Permitted Use	As a playground and outdoor recreational activities area exclusively for use by the children in care at the Margaret Ives Community Children's Centre Incorporated	

PARTIES

THE CORPORATION OF THE CITY OF NORWOOD PAYNEHAM AND ST PETERS of 175 The Parade, Norwood SA 5067 (**Council**)

MINISTER FOR EDUCATION, TRAINING AND SKILLS of 31 Flinders Street, Adelaide SA 5000 (**Lessee**)

BACKGROUND

A. The Council is the registered proprietor, or has the care, control and management, of the Land.

B. The Lessee has requested a lease to occupy the Premises for the Permitted Use.

C. The Council has resolved to grant the Lessee a lease of the Premises and (if necessary) undertaken public consultation and/or been granted Parliamentary approval in accordance with the *Local Government Act 1999* (SA).

D. The Council and Lessee wish to record the terms of their agreement in this lease.

AGREED TERMS

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this lease:

Agreed Consideration means the Rent, Outgoings and all other consideration (whether in money or otherwise) to be paid or provided by the Lessee for any supply or use of the Premises and any goods, services or other things provided by the Council under this lease (other than tax payable under clause 16).

Business Day means a day which is not a Saturday, Sunday or public holiday in Adelaide.

Commencement Date means the commencement date described in Item 3 of Schedule 1.

Council means the party described as 'Council' in this lease and where the context permits includes the employees, contractors, agents and other invitees of the Council.

Council's Equipment means all fixtures and fittings, plant, equipment, services, chattels and other goods installed or situated in or on the Premises and available for use by the Lessee.

CPI means the consumer price index published by the Australian Bureau of Statistics for All Groups (Adelaide).

Current CPI means for a CPI Review Date, the CPI number for the quarter ending immediately before that Review Date.

GST has the meaning given to that term in the GST Legislation.

GST Legislation means the *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any ancillary or similar legislation.

GST Rate means 10% or the rate of GST imposed from time to time under the GST Legislation.

Institute means the South Australian Division of the Australian Property Institute.

Land means the land described in Item 2 of Schedule 1 and includes any part of the Land.

Legislation includes any relevant Act of Parliament (whether State or Federal) and any regulation or by-law including by-laws issued by any local government body or authority.

Lessee means the party described as 'Lessee' in this lease and where the context permits includes the employees, contractors, agents, customers and other invitees of the Lessee.

Lessee's Equipment means any and all fixtures and fittings and other equipment installed in or brought on to or kept in the Premises by the Lessee.

Lessee's Share means the proportion the lettable area of the Premises bears from time to time to the total lettable area of the Land as measured in accordance with the method of measurement recommended for such Premises by the Institute's guidelines current as at the Commencement Date or such other Institute method of measurement as the Council notifies the Lessee.

Outgoings means the outgoings described in Item 6 of Schedule 1.

Payment Date means the Commencement Date and the first day of each month during the Term.

Permitted Use means the use described in Item 7 of Schedule 1.

Premises means the premises described in Item 1 of Schedule 1 including all present and future improvements thereon and the Council's Equipment.

Previous CPI means, for a CPI Review Date, the CPI number for the quarter ending immediately before the last Review Date (or if there has not been a review, the Commencement Date).

Rent means the rent described in Item 4 of Schedule 1.

Review Date means each date described in Item 5 of Schedule 1.

Review Method means the relevant method of rent review in Item 5 of Schedule 1 for any Review Date.

Statutory Authorities means any government or authorities created by or under any relevant Legislation.

Statutory Requirements means all relevant Legislation and all lawful conditions, requirements, notices and directives issued or applicable under any such Legislation or by any Statutory Authorities.

Subsidy Percentage means the percentage reduction of fair market rent to be attributed to lessees/licensees of Council owned facilities in accordance with Council's lease fee setting model as applicable and as updated from time to time (80% at the time of entering into this lease).

Term means the initial term of this lease commencing on the Commencement Date, any renewal term/s and any period during which the Lessee holds over or remains in occupation of the Premises.

1.2 **Interpretation**

In this lease, unless the context otherwise requires:

1.2.1 a reference to a party includes its executors, administrators, successors and permitted assigns;

1.2.2 a reference to a person includes a partnership, corporation, association, government body and any other entity;

1.2.3 a reference to this lease includes any schedules and annexures to this lease;

1.2.4 a reference to any document (including this lease) is to that document as varied, novated, ratified or replaced from time to time;

1.2.5 a reference to legislation includes any amendment to it, any legislation substituted for it, and any subordinate legislation made under it;

1.2.6 an unenforceable provision or part of a provision may be severed, and the remainder of this lease continues in force; and

1.2.7 the special conditions in Annexure B prevail over the terms in the body of this lease to the extent of any inconsistency.

1.3 **Background**

The Background forms part of this lease and is correct.

2. GRANT OF LEASE

The Council grants and the Lessee accepts an exclusive use lease of the Premises for the Term as set out in this lease.

3. RENT

3.1 **Payment of Rent**

The Lessee must pay the Rent by equal instalments in advance on demand.

3.2 **Instalment**

If a rent instalment period is less than a month, the instalment for that period is calculated at a daily rate based on the number of days in the month in which that period begins and the monthly instalment which would have been payable for a full month.

3.3 **Rent Subsidy**

3.3.1 The parties acknowledge that the Rent represents the fair market rent for the Premises (calculated in accordance with the Council's asset valuation data applicable as at the Commencement Date), following the application of a discount equivalent to the Subsidy Percentage.

3.3.2 The Council reserves the right to charge the Lessee undiscounted Rent in the event that the Lessee:

a) is in breach of any of its obligations under the Lease, and has not remedied such breach within a reasonable period of time having regard to the nature of the breach; or

b) assigns or transfers its rights and obligations under the Lease to another party.

4. RENT REVIEWS

4.1 **Market Review**

Where the Review Method for any Review Date is Market, the Rent on and from that Review Date will be reviewed by the Council to the fair market rent for the Premises (calculated in accordance with the Council's asset valuation data applicable as at the subject Review Date), with a discount applied equivalent to the Subsidy Percentage.

4.2 **CPI Review**

Where the Review Method for any Review Date is CPI, the Rent on and from that Review Date is calculated as follows:

$$R_2 = R_1 \times \frac{\text{CurrentCPI}}{\text{PreviousCPI}}$$

Where:

R_2 is the Rent on and from the Review Date; and

R_1 is the Rent immediately before the Review Date.

4.3 **Change to CPI**

If the CPI is no longer published, either party may ask the President of the Institute to nominate an index which reflects the rate of price change in the area and group for the CPI and 'CPI' then means that index. Each party must pay one half of the President's costs for nominating an index.

4.4 **Rent pending determination**

4.4.1 The Rent may be reviewed at any time from a Review Date even if the review is instituted after that Review Date.

4.4.2 If the Rent to apply on and from a Review Date is not agreed or determined by that Review Date, the Lessee must continue to pay instalments of Rent at the rate that applied before the relevant Review Date until the Rent is determined.

4.5 **Adjustment once Rent determined**

Once the Rent to apply on and from a Review Date is agreed or determined, the Lessee must pay any shortfall and the Council must allow any adjustment for overpayment at the next Payment Date.

4.6 **No decrease in Rent**

The Rent will not decrease on a Review Date unless otherwise agreed.

4.7 **Other review**

The Council and Lessee may negotiate and agree a Rent to apply from a Review Date without following this clause.

5. OUTGOINGS AND UTILITIES

5.1 **Payment of Outgoings**

5.1.1 The Lessee must pay or reimburse the Council all Outgoings levied, assessed or charged in respect of the Premises or upon the owner or occupier of the Premises.

5.1.2 The Outgoings must be adjusted between the Council and the Lessee as at the Commencement Date and the end or termination date of this lease.

5.2 **Lessee's Share**

If there are Outgoings payable under this lease and any of those Outgoings are not separately assessed or charged in respect of the Premises, then the Lessee must pay the Lessee's Share of any such Outgoings assessed or charged in respect of the Land.

6. USE OF PREMISES

6.1 **Permitted Use**

The Lessee may use the Premises only for the Permitted Use and must not use or allow the Premises to be used for any other use without the Council's consent.

6.2 **Offensive activities**

The Lessee must not carry on any offensive or dangerous activities on or from the Premises or create a nuisance or disturbance on the Premises at any time,

and must ensure at all times that activities conducted on or from the Premises do not discredit the Council.

6.3 **Statutory Requirements**

The Lessee must comply with all Statutory Requirements (including the *Work Health and Safety Act 2012* (SA)) relating to the Lessee's use and occupation of the Premises, as well as the Permitted Use.

6.4 **No alcohol**

6.4.1 The Lessee must not:

6.4.1.1 serve, sell or provide to persons; or

6.4.1.2 consume or allow persons to consume;

alcoholic beverages on the Premises without the Council's consent, which may be granted by Council subject to whatever conditions it sees fit.

6.4.2 Further, the Lessee must not allow any other activities to be carried out on the Premises that would require a liquor licence under the *Liquor Licensing Act 1997 (SA)* without the Council's consent, which may be granted by Council subject to whatever conditions it sees fit.

6.5 **Signs**

The Lessee must not place any sign or advertisement on the outside or inside (if they can be seen from outside) of the Premises, except a sign or advertisement which is approved by the Council and complies with any relevant Statutory Requirements and policies of the Council.

6.6 **Dangerous equipment and installations**

The Lessee may only install or use within the Premises equipment and facilities which are reasonably necessary for and normally used in connection with the Permitted Use and must not install or bring onto the Premises:

6.6.1 any electrical, gas powered or other machinery or equipment that may pose a danger, risk or hazard;

6.6.2 any chemicals or other dangerous substances that may pose a danger, risk or hazard; or

6.6.3 any heavy equipment or items that may damage the Premises.

6.7 **Fire precautions**

The Lessee must comply with all Statutory Requirements relating to fire safety and procedures including carrying out any structural works or modifications or other works which are required as a consequence of the Lessee's use of the Premises.

6.8 **Security**

The Lessee must keep the Premises securely locked at all times when the Premises are not occupied and must provide a key to the Premises to the Council (or if the Council has engaged a manager, then to the manager) to be used only in emergencies.

6.9 **No warranty**

The Council makes no warranty or representation regarding the suitability of the Premises (structural or otherwise) for the Permitted Use or any other purpose.

7. INSURANCE

The Lessee warrants that it is entitled to the benefit of the South Australian Government Insurance and Risk Management arrangements administered by the South Australian Government Captive Insurance Corporation (SAICORP) in respect of its use of the Premises during the Term.

8. REPAIR AND MAINTENANCE

8.1 **Repair and Maintenance**

8.1.1 The Lessee must maintain the Premises in good condition and free from hazards and must:

8.1.1.1 keep the Premises in good repair (fair wear and tear and damage by fire, storm, tempest, act of god, war, riot, civil commotion and earthquake excepted);

8.1.1.2 keep all of the Lessee's Equipment in good condition so as to prevent any hazard to any person or any deterioration in the condition of the Premises;

8.1.1.3 repair any damage to the Premises caused by the Lessee or its visitors; and

8.1.1.4 notify the Council as soon as it becomes aware of any defects in the Premises or anything which could present a hazard or cause harm to any person or the Premises.

8.2 **Alterations by Lessee**

8.2.1 The Lessee must not carry out any alterations or additions to the Premises without the Council's consent.

8.2.2 The Lessee must provide full details of the proposed alterations and additions to the Council.

8.2.3 The Council may impose any conditions it considers necessary if it gives its approval, including requiring the Lessee to obtain the Council's consent to any agreements that the Lessee enters into in relation to the alterations or additions.

8.2.4 Unless otherwise agreed in writing between the parties, all alterations and additions to the Land or the Premises made pursuant to this clause become the property of the Council.

8.2.5 The Lessee must pay all of the Council's costs (including consultant's costs and legal costs) as a result of the Lessee's alterations and additions.

8.3 **Cleaning**

The Lessee must keep the Premises clean and tidy and free of vermin and pests.

9. ASSIGNMENT, SUBLETTING AND HIRING OUT

9.1 **Assignment and Subletting**

The Lessee may only assign or sublease or otherwise part possession with the Premises with the consent of the Council, which consent may be granted at the Council's discretion and subject to any conditions that the Council sees fit.

9.2 **Hiring out Premises**

The Lessee may hire out the Premises without the Council's consent provided that hiring the Premises is consistent with the Permitted Use.

9.3 **Costs**

The Lessee must pay all costs reasonably incurred by the Council (including the costs of any consultant or any legal fees) in relation to any dealing with the Premises, including in considering whether or not to grant consent under this clause.

10. COUNCIL'S OBLIGATIONS AND RIGHTS

10.1 **Quiet enjoyment**

Subject to the Council's rights and to the Lessee complying with the Lessee's obligations under this lease, the Lessee may occupy the Premises during the Term without interference from the Council.

10.2 **Right to enter**

The Council may (except in an emergency when no notice is required) enter the Premises after giving the Lessee reasonable notice:

10.2.1 to see the state of repair of the Premises;

10.2.2 to do repairs to the Premises or other works which cannot reasonably be done unless the Council enters the Premises;

10.2.3 to do anything the Council must or may do under this lease or must do under any Legislation or to satisfy the requirements of any Statutory Authority; and

10.2.4 to show prospective lessees through the Premises.

10.3 **Emergencies**

In an emergency the Council may:

10.3.1 close the Premises; and

10.3.2 prevent the Lessee from entering the Premises.

10.4 **Right to rectify**

The Council may at the Lessee's cost do anything which the Lessee should have done under this lease but which the Lessee has not done or which the Council reasonably considers the Lessee has not done properly.

11. TERMINATION FOR DAMAGE OR DESTRUCTION

If the Premises are destroyed or are damaged so that they are unfit for the Lessee's use then, if within three months that damage or destruction has not been repaired, either party may terminate this lease with one (1) months' notice.

12. REDEVELOPMENT, ASSET RATIONALISATION AND DEMOLITION

If as part of any redevelopment, asset rationalisation or other project conducted by the Council that includes the Land, or for any other reason, the Council wishes to demolish or acquire vacant possession of the Premises or any part of the Premises, then the Council may terminate this lease with six (6) months' notice to the Lessee.

13. RIGHTS AND OBLIGATIONS ON EXPIRY

13.1 **Expiry**

This lease comes to an end at midnight on the last day of the Term unless it is terminated earlier by the Council or the Lessee under this lease.

13.2 **Handover of possession**

Before this lease comes to an end, the Lessee must:

13.2.1 remove all of the Lessee's Equipment and repair any damage caused by such removal;

13.2.2 remove and reinstate any alterations or additions made to the Premises by the Lessee;

13.2.3 paint the Premises as required; and

13.2.4 complete any repairs which the Lessee is obliged to carry out under this lease.

13.3 **Abandoned goods**

If, when this lease comes to an end, the Lessee leaves any goods or equipment at the Premises, then the Council may deal with and dispose of those goods at its discretion.

13.4 **Holding over**

If, with the Council's consent, the Lessee continues to occupy the Premises after the end of this lease, the Lessee does so under a monthly tenancy which:

13.4.1 either party may terminate on one month's notice given at any time; and

13.4.2 is on the same terms as this lease.

14. BREACH

14.1 **Council's rights on breach**

14.1.1 The Council may come onto the Premises and remedy a breach of this lease without notice:

14.1.1.1 in an emergency; or

14.1.1.2 if the Lessee breaches any provision of this lease and fails to remedy the breach within 14 days after receiving notice requiring it to do so.

14.1.2 The Lessee must pay or reimburse the Council on demand for all reasonable costs of remedying the breach.

14.2 **Breach and re-entry**

If:

14.2.1 the Lessee fails to pay a sum of money when due and fails to remedy that failure within seven days after receiving notice requiring it to do so; or

14.2.2 the Lessee breaches any other provision of this lease and fails to remedy the breach within 14 days after receiving notice requiring it to do so;

then despite any other clause of this lease, the Council:

14.2.3 may terminate this lease and re-enter and repossess the Premises, without prejudice to its other rights; and

14.2.4 is discharged from any claim by or obligation to the Lessee under this lease.

14.3 **Rights of Council not limited**

A power or right of the Council under this lease or at law resulting from a breach or repudiation of this lease by the Lessee, or the exercise of such power or right, does not limit the Council's powers or rights.

15. INDEMNITY AND RELEASE

15.1 **Risk**

The Lessee occupies and uses the Premises at the Lessee's risk.

15.2 **Indemnity**

The Lessee is liable for and must indemnify the Council against all actions, liabilities, penalties, claims or demands for any loss, damage, injury or death incurred or suffered directly or indirectly including in connection with:

15.2.1 any act or omission of the Lessee;

15.2.2 the use of the Premises by the Lessee or otherwise relating to the Premises; or

15.2.3 a breach of this lease by the Lessee.

15.3 **Release**

The Lessee releases the Council from all actions, liabilities, penalties, claims or demands for any damage, loss, injury or death occurring in the Premises except to the extent that they are caused by the Council's negligence.

15.4 **Indemnities are independent**

Each indemnity is independent from the Lessee's other obligations and continues during this lease and after this lease ends.

16. GOODS AND SERVICES TAX

16.1 If the Council is liable to pay GST in connection with a supply under this lease then:

16.1.1 the Agreed Consideration for that supply is exclusive of GST;

16.1.2 the Council may increase the Agreed Consideration or the relevant part of the Agreed Consideration by the GST Rate; and

16.1.3 the Lessee must pay the increased Agreed Consideration on the due date for payment by the Lessee of the Agreed Consideration.

16.2 Where the Agreed Consideration is increased under this clause, the Council must, on or before the date on which the Agreed Consideration is payable, issue a tax invoice to the Lessee.

16.3 If the Lessee breaches this clause and as a result the Council becomes liable for penalties or interest for late payment of GST, then the Lessee must pay the Council on demand an amount equal to the penalties and interest.

17. RESUMPTION

The Council may terminate this lease by giving at least three months' written notice to the Lessee if the Council receives notice of resumption or acquisition of the Premises

or the Land (or any part of the Land affecting the Premises) from or by any Statutory Authority governmental or semi-governmental body.

18. MISCELLANEOUS

18.1 Entire agreement

This lease constitutes the entire agreement between the parties about the Premises and supersedes any prior understanding, agreement, condition, warranty, indemnity or representation about the Premises.

18.2 Waiver

If the Council accepts or waives any breach by the Lessee, that acceptance or waiver cannot be taken as an acceptance or waiver of any future breach of the same obligation or of any other obligation under this lease.

18.3 Exercise of power

18.3.1 The failure, delay, relaxation or indulgence by a party in exercising a power or right under this lease is not a waiver of that power or right.

18.3.2 An exercise of a power or right under this lease does not preclude a further exercise of it or the exercise of another right or power.

19. NOTICE

A notice, demand, consent, approval or communication under this lease (**Notice**) must be in writing and will be sufficiently given if sent via email to either parties' nominated email address or if posted by pre-paid post to the last known address of either party.

20. COSTS

On request, the Lessee must pay or reimburse to the Council:

20.1 one half of all costs incurred by the Council in connection with the preparation, negotiation and registration of this Lease;

20.2 all of the legal costs incurred by the Council in connection with any extension of this lease; and

20.3 all legal and other costs incurred by the Council in consequence of any actual or threatened breach by the Lessee under this lease or in exercising or enforcing (or attempting to do so) any rights or remedies of the Council under this lease or at law or otherwise arising in consequence of any actual or threatened breach by the Lessee.

EXECUTED as an agreement on this day …….. (date)

EXECUTED by an authorised representative of **THE CORPORATION OF THE CITY OF NORWOOD PAYNEHAM AND ST PETERS** under delegation pursuant to section 44 of the Local Government Act 1999:

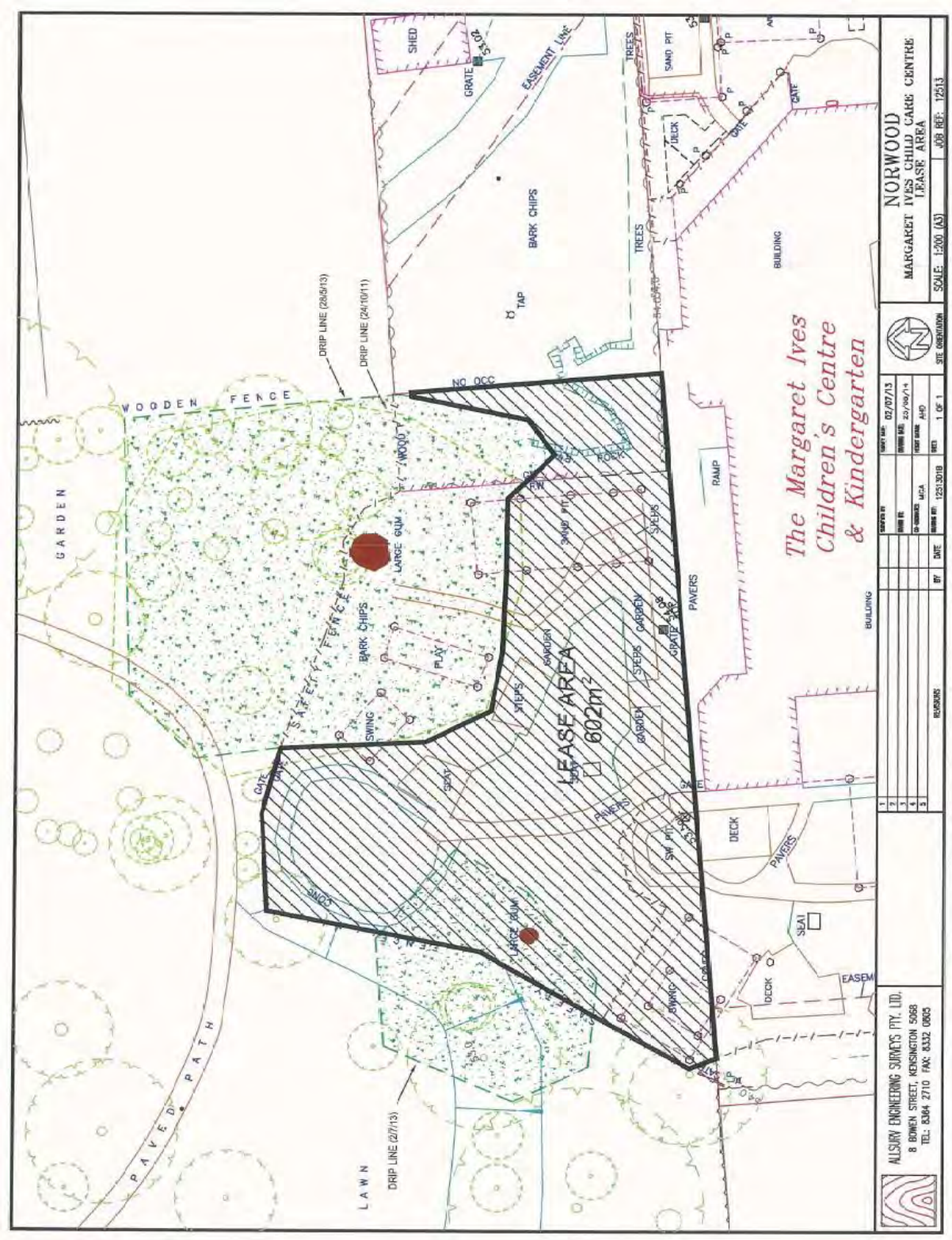
.....	.....
Signature of Authorised Representative	Signature of Witness
.....	.....
Name of Authorised Representative (print)	Name of Witness (print)
.....	
Position of Authorised Representative (print)	

THE COMMON SEAL of the **MINISTER FOR EDUCATION, TRAINING AND SKILLS** was affixed to this Agreement with the authority of the Minister by a person duly authorised to do so)

…….
Authorised officer

[Print name: …….]

Annexure A Plan



Annexure B Special Conditions

1. TREES

1.1 The Lessee acknowledges and agrees that it will be responsible, at its cost, for the maintenance and upkeep of all trees located on the Premises and any associated pruning work required to be undertaken to those trees to ensure they remain safe.

1.2 The Lessee will, at a minimum, arrange an annual inspection of all trees on the Premises by a suitably qualified arborist, and will forward to the Council copies of all reports received as a result of such inspections.

2. SUBLEASE TO MARGARET IVES COMMUNITY CHILDREN'S CENTRE INC.

2.1 The Council acknowledges that the Lessee intends to enter into a sublease with Margaret Ives Community Children's Centre Inc. in relation to this lease and the Premises, and the Council will consent to such sublease subject to reviewing and being satisfied with the terms of that arrangement.

12.2 WRITTEN NOTICE OF MOTION – AGNES GOODE – 100 YEAR ANNIVERSARY – SUBMITTED BY CR KESTER MOORHOUSE

NOTICE OF MOTION: Agnes Goode – 100 Year Anniversary
SUBMITTED BY: Cr Kester Moorhouse
FILE REFERENCE: qA1039
ATTACHMENTS: Nil

Pursuant to Regulation 12(1) of the *Local Government (Procedures at Meetings) Regulations 2013*, the following Notice of Motion has been submitted by Cr Kester Moorhouse

NOTICE OF MOTION

1. That the Council acknowledges that this December marks the one hundred year anniversary of Agnes Goode becoming the first woman in South Australia to be elected as a councillor, representing Hackney Ward on the St Peters Council.

2. That an article outlining Agnes Goode's accomplishments and legacy be included in the Christmas edition of Look East.

REASONS IN SUPPORT OF MOTION

Agnes Goode was a trailblazing local figure who has left a lasting legacy. The Agnes Goode Kindergarten in Stepney still bears her name. As it was at the St Peters Council that the first woman was elected as a councillor in South Australia, it is fitting that we acknowledge the centenary of this milestone. The St Peters Residents Association will be hosting a public meeting on the 5th of November at 7.00pm at the St Peters Banquet Hall, featuring a talk on Agnes Goode, and other local residents that helped establish the Hackney Free Kindergarten on Richmond Street, College Park. This will be presented by historian and cultural heritage consultant Denise Schumann. Below is a brief biography of Agnes Goode written by Denise.

"Agnes Knight Goode (1872-1947)
Local Government Community Activist and Social Reformer

Agnes Knight Goode was born on 31 January 1872 in Strathalbyn. She was the daughter of James and Charlotte Fleming and was a schoolteacher before her marriage in 1896 to William Goode, a sheep farmer, of White's River near Port Lincoln.

Agnes Goode, influenced by her experiences and the suffrage movement of the 1890s, argued that legal justice and representation for women and children were fundamental rights. She believed that law reform should be pursued in all areas of civic life. Key issues for Agnes Goode included the education and welfare of young children, the role of female police officers, and equal guardianship rights for women.

In 1915, the family moved to Adelaide, where Agnes Goode was prominent in the "Win-the-War Campaign" and became Vice-President of the Women's State Recruiting Committee.In 1916, she was appointed Justice of Peace. In 1919, she presided over South Australia's State Children's Court and also served on the National Council of Women.

At this time, she was also Treasurer, Secretary and author of the newsletter for the Liberal Federation of Women'sAssociation. She became a Visiting Justice to the Adelaide Gaol and the Institution for Inebriates from 1923 to 1930, and also an official visitor to the Parkside Mental Hospital from 1919 to 1925.

In 1924, Agnes Goode became the first woman preselected as a parliamentary candidate for a major party in South Australia when she stood as the Liberal Federation candidate for the seat of Adelaide. Later that year, she stood for a seat on the Adelaide City Council, again without success.

In 1925, Agnes Goode made history by becoming the first woman elected to local government in South Australia when she became a member of the Corporation of the Town of St Peters Council. She represented the Hackney Ward until 1935.

Agnes Goode was an advocate for the education of young children and played a role in establishing the Hackney Free Kindergarten, in the Methodist Mission Hall on Park Street (now Richmond Street) on 26 July 1926.

Agnes Goode was a strong and forceful woman who didn't hesitate to challenge others or ideas. She passed away on 20 February 1947, and the Agnes Goode Kindergarten in Cornish Street, Stepney, was named in her honour in 1949."

STAFF COMMENT
PREPARED BY GENERAL MANAGER, GOVERNANCE & CIVIC AFFAIRS

An article can be included in Look East, as requested in the Notice of Motion.

13. STAFF REPORTS

Section 1 – Strategy & Policy Reports

13.1 FELIXSTOW (ALDERSGATE) INTERGENERATIONAL COMMUNITY CODE AMENDMENT

REPORT AUTHOR: General Manager, Urban Planning & Environment
GENERAL MANAGER: Chief Executive Officer
CONTACT NUMBER: 8366 4501
FILE REFERENCE: qA144248
ATTACHMENTS: A - E

PURPOSE OF REPORT

The purpose of this report is to advise the Council of a Private Code Amendment, which proposes to rezone 2.3 hectares of land that is located adjacent to the intersection of O.G. Road and Turner Street, Felixstow and to seek Council endorsement of a draft submission on the proposed rezoning.

BACKGROUND

A private proponent (*Erwin Vogt Foundation Inc.*) has released the draft *Felixstow (Aldersgate) Intergenerational Community Code Amendment*, for consultation.

The draft Code Amendment is contained in **Attachment A**, together with an accompanying Fact Sheet prepared by the proponent's consultant Ekistics, which is contained in **Attachment B**.

The land proposed to be rezoned by the draft Code Amendment, consists of approximately 2.3 hectares of land across three allotments within the General Neighbourhood Zone of the *Planning & Design Code*. The current zoning provides for low-rise, low and medium-density housing that supports a range of needs and lifestyles as the preferred development outcome for this property.

The area affected by the draft Code Amendment is located on the northern side of Turner Street and is adjacent to the intersection with O.G. Road. The site currently contains the Uniting Communities Aldersgate Residential Aged Care Facility, which includes the State Heritage listed 'Forsyth House', a former residential dwelling that is currently utilised for administration, training and meeting purposes. Independent Living Units (ILU) are located adjacent to O.G. Road and Turner Street. The Third Creek drainage reserve, which contains an open concrete culvert, is located to the immediate east of the Aldersgate site.

The surrounding locality contains a mix of uses, including the Payneham Library, Payneham Memorial Swimming Centre and Patterson Sportsground on the southern side of Turner Street. The areas to the east, north and west of the Aldersgate site generally comprises predominantly single storey residential dwellings at low densities. A range of community, commercial, educational and religious facilities are present in the broader locality.

The Aldersgate property is serviced by public bus routes and bus stops on O.G. Road and Turner Street and is located approximately 550 metres from the Klemzig O-Bahn bus interchange.

The *Planning Development and Infrastructure Act 2016,* enables a person who has an interest in land, to propose an amendment to the *Planning & Design Code*. For the purposes of this process, an 'interest' is taken to be a financial or legal interest, such as a property owner. As the *Planning & Design Code* is a State-wide document, there are limitations in respect to the extent of change which can be proposed by a private proponent, such that a landowner, can only propose to change from one form of zone to an alternative zone, but not change any of the generic policy wording because this could affect thousands of other properties across the State.

The Proponent seeks to rezone the affected land from the General Neighbourhood Zone to the Urban Corridor (Boulevard) Zone in the Code.

Community engagement material that has been provided by the Proponent, states in part, that Uniting Communities, which is the Controlling Entity of the Erwin Vogt Foundation Inc., have developed a Master Plan for the Aldersgate site with the following objective:

"Open, accessible, and uplifting, UC Felixstow will be an integrated community of diverse individuals and shared experiences. A place for all ages and all walks of life. Where participation and interaction are facilitated by inspiring spaces and engaging design. Where an innovative mix of residence, learning, community partnerships and holistic healthcare services enrich life in new ways."

Following the development of the Master Plan, the Proponent has identified the following key land uses as being needed or desired for the Aldersgate site:

- Residential aged care (nursing home);
- Independent retirement living units (retirement village);
- Social/Affordable Housing units;
- Build to Rent units;
- Specialist and independent disability living units;
- Early Learning Centre (child care facility);
- Specialised Assistance School for Youth;
- Medical and Allied Health consulting rooms;
- Community facilities; and
- Supportive food and beverage offerings.

Initiation of the Code Amendment, which is the first formal approval step in the re-zoning process, was approved by the Minister for Planning on 3 February 2025, with the following conditions:

- the scope of the proposed Code Amendment does not include the creation of new planning rules and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published *Planning and Design Code* on the date the Amendment is released for engagement;
- the Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1under the Act; and
- Prior to adoption of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister for Planning that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).

The Proponent was also required to undertake the following investigations in addition to those outlined in the Proposal to Initiate:

- in investigating building heights, consider bulk and scale at the residential interface and demonstrate the transition of heights to the zone boundary, including the use of a concept plan.

As a precursor to the Minister considering whether to approve a Proposal to Initiate a Code Amendment, the Proponent must demonstrate that it has discussed the proposal with the relevant Council. The Proponent initiated discussions with Council staff regarding the proposal to Initiate a Code Amendment in early 2024.

On 1 March 2024, the General Manager, Urban Planning & Environment responded in writing to a request, made on behalf of the Proponent, for comment, indicating, among other things, that:

''The Council reserves the right to provide further comments and form a position of support or otherwise on a proposed rezoning when the draft Code Amendment is available for review",

and providing preliminary comments covering zoning, heritage, interface between land uses, traffic impact, flood management and opportunity for a concept plan. A copy of the letter is contained in **Attachment C**.

Subsequent to this, Ekistics provided a briefing for Elected Members on 15 January 2025 in respect to the Code Amendment.

The six-week public consultation period concludes on 17 October 2025.

The Proponent's Engagement Plan includes the following key actions:

- early engagement with the Council;
- display of Code Amendment on Plan SA Website and at the Council office and libraries;
- fct sheet and FAQs;
- direct letters to key stakeholders including, but not limited to, adjacent and nearby property owners and occupiers, government agencies, the Council, utility providers, Local Members of Parliament;
- two Drop-in sessions for members of the public, which were held on 9 and 11 September 2025;
- Preparation of an Engagement Report post-consultation, including a "What We Heard" factsheet.

A copy of the Engagement Plan is contained in **Attachment D**.

The Proponent undertaking a Code Amendment (rezoning) determines how the consultation process will be conducted, in accordance with the State Planning Commission's *Community Engagement Charter*. Through this consultation process, the Council has an opportunity to provide a submission on the proposed rezoning, which reflects the purpose of this report.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

The following provisions of the Council's Strategic Management Plan, *CityPlan 2030*, are of relevance to this report.

Outcome 1: Social Equity
An inclusive, connected, accessible and friendly community

Objective:
1.4 A strong, healthy, resilient and inclusive community.

Strategy:
1.4.4 Facilitate a range of housing options to assist in maintaining social and cultural diversity and affordability.

Outcome 2: Cultural Vitality
A culturally rich and diverse city, with a strong identity, history and sense of place

Objective:
2.4 Pleasant, well designed, and sustainable urban environments

Strategy:
2.4.1 Encourage sustainable and quality developments and urban design outcomes.
2.4.2 Facilitate a mix of land uses in appropriate locations in balance with amenity and character.
2.4.5 Encourage infill development to balance housing diversity with the liveability and character of established neighbourhoods.

Outcome 3: Economic Prosperity
A dynamic and thriving centre for business and services

Objective:
3.1 A diverse range of businesses and services.

3.5 A local economy supporting and supported by its community.

The following provisions of the Council's Built Heritage Strategy are of relevance to this report.

Outcome 1: Celebrate, Promote and Support Built Heritage

Objective:
1.1 Support owners of heritage places and buildings in historic areas.

Initiative:
1.1.4 Facilitate appropriate and sensitive building improvements and adaptive reuse.

The following provisions of the Council's Access and Inclusion Strategy are of relevance to this report.

Priority 2: Inclusive Living and Lifestyle

Goal:
The Council will facilitate and support initiatives that promote inclusiveness and enhance the lifestyle, health and safety of all citizens.

FINANCIAL AND BUDGET IMPLICATIONS

Not Applicable.

EXTERNAL ECONOMIC IMPLICATIONS

If approved, the draft Code Amendment is likely to have economic implications relating to the value of land and economic returns on development. If development opportunities are realised, the potential impacts include increased employment opportunities relating to construction, food and beverage and medical and allied health offerings.

SOCIAL ISSUES

The draft Code Amendment seeks to facilitate of a range of residential aged care, social and affordable housing, supported living, medical and allied health services and education services to cater for diverse individuals. If realised, the re-development of the Aldersgate property will have some potential for impacts on the amenity of the local area, including through increased building heights and densities and traffic generation. These issues are considered further in the Discussion section of this report. In addition, the diversity of future occupants in social and affordable housing may be of some concern to some local residents. In this regard, it is worth noting that the social and affordable housing offerings will be managed and controlled by the Proponent and will not be traditional social housing that is under the care and control of the South Australian Housing Trust. As such, the Proponent will determine the suitability of residents and occupants for the Aldersgate site.

In 2019, Uniting Communities opened the U City development in Franklin Street, Adelaide. U City offers a range of land uses within a 'vertical village' setting and integrates residential aged care and supported living, together with social services, commercial offerings and community facilities. The U City development is considered a good example of a sustainable, inclusive and thriving community, evidenced by, among other things, the fact that there is a waiting lists for occupancy opportunities. Uniting communities is seeking to replicate the integrated living and services model for the Aldersgate site, together with educational services to support a broad demographic of citizens.

CULTURAL ISSUES

Nil.

ENVIRONMENTAL ISSUES

The *Planning & Design Code* contains a range of policies encouraging sustainable development outcomes. However, due to the spatial application of the Code there are some limitations on which policies can be applied during the assessment of a Development Application. The relevant environmental policies are addressed in further detail in the discussion of this report.

RESOURCE ISSUES

Not Applicable.

RISK MANAGEMENT

There is a risk that the proposed rezoning and associated potential development outcomes, such as the proposed building heights, social services and increased traffic in local streets, will not be supported by some citizens in the local community residing or working in and around the affected site. The Council can provide its views on the proposed rezoning proposal, but ultimately the risk of not achieving full community support is a matter for the State Planning Commission and Minister for Planning to consider and manage.

CONSULTATION

- **Elected Members**
  An Elected Member Information Session regarding the proposed Code Amendment was provided to Elected Members on 15 January 2025.

- **Community**
  Planning consultant Ekistics, on behalf of the proponent, is conducting consultation for a period of six (6) weeks from 3 September to 17 October 2025.

- **Staff**
  General Manager, Urban Planning & Environment
  Manager, Urban Planning & Sustainability
  Manager, Development & Regulatory Services
  Manager, Traffic & Integrated Transport
  Senior Urban Planner

- **Other Agencies**

  Not Applicable.

DISCUSSION

The Proposal

The draft Code Amendment proposes to amend the *Planning & Design Code* by rezoning the Aldersgate site located at 160-168 O.G. Road, Felixstow from General Neighbourhood Zone to Urban Corridor (Boulevard) Zone.

The draft Code Amendment has the stated intent of facilitating the development of a range of land uses including Residential Aged Care, a Nursing Home, Independent Living Units, Build to Rent Units, Specialist and Independent Disability Living Units, an Early Learning Centre, Specialised Assistance School for Youth, Medical and Allied Health Consulting Rooms, Community Facilities and Food and Beverage offerings. This range of land uses is intended to create an integrated community of diverse individuals and shared experiences and be a place for "all ages and all walks of life". A range of building heights across the property will accommodate the proposed land uses with a maximum building height of six storeys proposed.

The draft Code Amendment notes that Uniting Communities Master Plan for the Aldersgate property has been informed by academic research into multigenerational household and intergenerational living that, among other things, has shown that "*intergenerational communities were found to "create a safe and nurturing environment for both children and adults and that intergenerational relationships gave those in their later years a sense of life during a time when their involvement in society and contact with other ages is often decreasing".*

The draft Code Amendment seeks to rezone the property to the Urban Corridor (Boulevard) Zone to provide a more supportive policy framework to facilitate a variety of dwelling typologies and services to cater for all family types and age demographics.

The site includes the State Heritage listed 'Forsyth House', a former residential dwelling that is currently utilised for administration, training and meeting purposes. The redevelopment of the Aldersgate site that will be facilitated by the Code Amendment will enable further investment, repair and ongoing maintenance to Forsyth House.

The Proponent has stated that it will retain full ownership of the Aldersgate property and that construction of all building assets proposed in their Master Plan, will be facilitated by this Code Amendment. The Proponent has also stated in the draft Code Amendment that as a large, amalgamated land holding that is located adjacent to significant community facilities, the Code Amendment seeks to rezone the Aldersgate site to facilitate taller built form to maximise use of the significant regional level facilities nearby and create an active and vibrant community focussed mixed use precinct that also provides for a well landscaped and inviting setting.

Existing Zone Policies

The Aldersgate property is located entirely within the General Neighbourhood Zone, which has the following Desired Outcomes:

DO1: Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

The current maximum building height is two (2) storeys.

The existing Zone provisions envisage some small-scale non-residential development (ie. offices, shops and consulting rooms) to improve community accessibility to services. Community services such as educational facilities, community centres, places of worship, child-care facilities and other health and welfare services, as well as services and facilities ancillary to the function or operation of supported accommodation or retirement facilities are also envisaged for the zone, provided they complement and maintain existing residential character and amenity of the neighbourhood.

Proposed Zone Policies

A switch to the *Urban Corridor (Boulevard) Zone* introduces the following Desired Outcomes (replacing those for the General Neighbourhood Zone above):

Urban Corridor (Boulevard) Zone

DO1: Buildings that achieve a consistent, tall, uniform façade to frame the primary road corridor (eg. a State maintained road with similar attributes) that are consistently well set back with areas of significant open space in front, other than in specified areas where a lesser or no setback is desired. Buildings accommodate a mix of compatible residential and non-residential uses including shops and other business activities at ground floor levels with residential land uses above.

Performance Outcome 1.1 of the Urban Corridor (Boulevard) Zone sets out that land can be used to accommodate:

PO 1.1: A vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.

Medium to high density accommodation is encouraged within the Urban Corridor (Boulevard) Zone either as part of a mixed-use development or wholly residential development. In addition, the zoning encourages the establishment of non-residential land uses on the primary street frontage to contribute to and activate the street frontage.

Other key Performance Outcome provisions of the Urban Corridor (Boulevard) Zone that will apply to the Aldersgate site if the draft Code Amendment is approved and provide guidance on the form and type of developments contemplated for this zone include:

PO 1.3: Dwellings developed in conjunction with non-residential uses that positively contribute to making the public realm of the primary street frontage, open space frontage and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant spaces.

PO 1.4 Development of medium to high density accommodation options either as part of a mixed-use development or wholly residential development.

PO 2.1 Buildings contribute to a consistent framing of the primary road corridor (e.g. a State maintained road or a road with similar attributes), open spaces and provide visual relief from building mass at street level.

PO 2.3 Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the primary street frontage and maximise passive surveillance.

PO 2.4 Buildings setback from the primary street boundaries to provide a consistent streetscape edge with generous landscaping and tall articulated building facades, except in locations where a lesser or no setback is desired to achieve a more prominent, strongly defined, and continuous built form presence to the primary street frontage.

PO 4.2 Buildings on an allotment fronting a road that is not the primary road corridor (e.g., a State maintained road or a road with similar attributes) and where land on the opposite side of the road is within a neighbourhood-type zone, provides and orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.

The draft Code Amendment includes a statement that due to the size and street frontage of the Aldersgate property, which exceeds 2500m² and includes a frontage exceeding 25 metres to a State maintained road, the property would satisfy the criteria for designation as a 'significant development site' under the proposed Urban Corridor (Boulevard) Zone.

Significant development site provisions in the Code are aimed at facilitating increased development yield, provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision or sustainability features.

The practical implication of the significant development site provisions is that a Proponent may be able to gain an additional 30% increase above the maximum building height specified in Zone, rounded to the nearest whole number, provided that the site incorporates the retention, conservation and reuse of a building that is heritage listed and that more than 15% of affordable housing is provided and that high quality open space, or among other things, a child care centre, is provided, all of which can be achieved in the future re-development of the Aldersgate site.

Given the above context, it is worth noting that if the re-zoning is approved, the Proponent could submit a future Development Application for an eight-storey development that could conform to the significant development site provisions of the Code, despite the fact that the maximum building height proposed in the draft Code Amendment is six (6) storeys for the Aldersgate site.

The inclusion of significant development site provisions in the Urban Corridor (Boulevard) Zone, create a degree of uncertainty as to what scale and height of development can be reasonably anticipated for the Aldersgate property because the Proponent can facilitate developments with a greater yield, scale and intensity than what is specified by the maximum building height provisions in the Zone.

In respect to the Aldersgate property, it is considered that any future development of an eight-storey building, would create a built form that is too visually jarring and excessive for the locality and would most likely create an overall form that would loom large over adjacent existing low-rise, low-density residential developments. In addition, a larger scale and intensity of development than that which is anticipated for with Zone provisions, such as a maximum building height, is likely to create additional amenity impacts, particularly with respect to visual amenity and traffic and parking issues that may be problematic.

It is conceded that the setting of a maximum building height is only one design parameter and that it is entirely possible to design eight-storey buildings for the property that can have lesser impacts than buildings of a lesser height. However, notwithstanding this, it is considered reasonable and desirable that the local community is provided with a high degree of certainty in terms of what maximum building height should be anticipated within the affected area of the draft Code Amendment and that the maximum building height be capped at a level that will not create significant adverse impacts on residential amenity.

Given the above context, it is recommended that the Council object to the proposed maximum building height, unless the significant development site provisions can be removed for the Urban Corridor (Boulevard) Zone provisions for the Aldersgate property. If this is not possible (which is understood to be the case), it is recommended that the Council advise the Proponent and the Minister of its concerns and request that the maximum building height for the Aldersgate property be capped at a maximum of six (6) storeys, by which ever Zone provisions allow the greatest building height and development yield to be achieved. In this regard, if the significant development site provisions have to be retained in the Urban Corridor (Boulevard) Zone, then it is recommended that the Council advocates for the maximum building height for the Aldersgate property be reduced to four (4) storeys, noting that the Proponent could still achieve a six (6) storey future built form outcome for the site, by relying on the significant development site provisions of the Zone to justify a building height that is above the maximum building height provisions specified in the Urban Corridor (Boulevard) Zone.

The concerns and objection to the proposed building height are articulated in the draft submission contained in **Attachment E**.

Overlays

The draft Code Amendment includes the removal of the Stormwater Management Overlay and Urban Tree Canopy Overlay, which are only applied in the *Planning & Design Code* in conjunction with Neighbourhood Zones. The intent to remove two Overlays is in accordance with State requirements, but it is considered an undesirable outcome.

Stormwater Management

The draft Code Amendment will remove the application of the Stormwater Management Overlay, which addresses stormwater runoff from building roof surfaces. The Proponent is unable to propose otherwise due to the guidelines for amending the Code, which has been adopted by State planning authorities.

Notwithstanding this, other policies addressing the impact of stormwater runoff from carparks and driveway areas in the General Provisions of the Code, which encourage a high level of onsite stormwater retention and limit hard paved stormwater catchment area, remain applicable for the Aldersgate property and this will enable a robust stormwater management assessment of future development applications for the site to be undertaken. On such a significant sized property that is located in very close proximity to the Third Creek drainage reserve, with potentially large future roof areas, the potential runoff impact is not insignificant.

The Proponent has engaged FMG Engineers to investigate the management of stormwater and flood waters over the Aldersgate property. The FMG report includes an assumption that future development on the property will have a lower impervious footprint than is currently the case and that this will negate the need for further stormwater detention storage on the site. Whilst the assumption has some merit, it is not possible to accurately predict the extent of impervious footprint the completely re-developed property will include. As such, the consideration of stormwater management, will need to be carefully considered as part of the assessment of future development applications for the site.

The FMG report does not raise any serious stormwater management issues for the Aldersgate property and the findings are considered reasonable given that the site is currently developed and has a high impervious to pervious building footprint ratio of 80:20 and that any future development is highly unlikely to have an impervious footprint above 80%, due to landscaping and setback requirements contained in the *Planning & Design Code*.

Urban Tree Canopy

The draft Code Amendment will remove the application of the Urban Tree Canopy Overlay, which includes a Desired Outcome that seeks *residential development that preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.* The Proponent is unable to propose otherwise due to the guidelines for amending the Code, which has been adopted by State planning authorities.

Notwithstanding that the Urban Tree Canopy Overlay will no longer apply to the Aldersgate site, the retention of the Regulated and Significant Tree Overlay is proposed. The Desired Outcome for the Regulated and Significant Tree Overlay seeks *conservation of Regulated and Significant trees to provide aesthetic and environmental benefits and mitigate tree loss.*

Arborman (consultants) have undertaken a Tree Assessment of the Aldersgate property and have identified that the site contains six (6) Significant Trees and thirty-seven (37) Regulated trees, together with eight (8) tree that are exempt from tree protection rules.

Arborman has formed an opinion that *"none of the tree are considered to provide important aesthetic and/or environmental benefit and as such, their protection as Regulated and Significant trees that prevents an otherwise reasonable and expected development is not warranted, with the exception of one significant tree that is located adjacent to O.G. Road"*.

Notwithstanding Arborman's opinion, further detailed consideration and further arboricultural advice, will need to be considered as part of the assessment of Development Applications to re-development the property.

Other Policy Changes

The draft Code Amendment proposes the introduction of numerous Technical and Numerical Variations (TNVs), which are rules that apply to account for local variations to standard zoning requirements. For the Aldersgate site, the following TNV's are proposed:

- A concept Plan to guide design for future development proposals. The Concept Plan, a draft of which is contained in **Attachment A25**, provides guidance with respect to the transition of building heights scaling down to a maximum of three (3) levels adjacent to the eastern and northern boundaries of the Aldersgate site to ensure that new buildings incorporate a scale that is more compatible with adjacent existing dwellings rather than allowing six (6) storey development across the entire Aldersgate site. Design guidance is also provided with respect to the preservation of view lines to Forsyth House as well as indicative landscaping interface adjacent the northern and eastern boundaries of the site.

- Maximum building height of six (6) storeys or 23 metres. This building height TNV must be considered in the context of the significant development site provisions that would apply to the Aldersgate site.

- Minimum primary street setback of three (3) metres.

- Interface height. This TNV requires that development should be constructed within a 45- degree plane, measured three (3) metres above natural ground level at the boundary of an allotment. The intent of the TNV is to ensure that the scale of new buildings includes a suitable transition in scale away from the allotment boundary to provide visual relief for occupants of adjoining properties. The interface height requirement is depicted in **Attachment A26**.

Strategic Impact of the proposed Rezoning

The draft Code Amendment is considered to align well with the Greater Adelaide Regional Plan (GARP), as it supports dwelling diversity and employment growth in a highly accessible location that is well served by public transport services (buses along O.G. Road and Turner Street and the nearby O-Bahn bus route). The draft Code Amendment aligns with the "living locally" principles of the of the GARP, which espouse, among other things, walkability, housing choices at all stages of life, public transport options, local learning opportunities and a sense of community.

State Planning Policies (SPP's) mandate consideration of the principles of good planning, in preparing Code Amendments. The Proponent has articulated the extent to which the Code Amendment aligns with the relevant SPP's in **Appendix C** of the draft Code Amendment. In this regard, the Code Amendment's strategic alignment with the following Policies are considered noteworthy:

SPP 1: Integrated Planning

1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.

The draft Code Amendment seeks to facilitate the re-development of an ageing residential aged care complex, which includes some living units that have reached the end of their useful life. The draft Code Amendment will also facilitate diversity of housing and the site is well located with respect to accessible public transport, open space and community facilities.

SPP 2: Design Quality

2.5 Prioritise performance-based design quality outcomes in… places where medium-rise buildings interface with lower-rise development, mixed use renewal precincts, transit corridors…

2.11 Manage the interface between modern built form of different scales with more traditional dwelling forms.

The Aldersgate property comprises 2.3 hectares of consolidated land that provides genuine opportunities to achieve an appropriate interface to adjoining low-rise sensitive land uses as well as providing a suitable curtilage around Forsyth House.

SPP 4: Biodiversity

4.3 Encourage the re-introduction of biodiversity or its components in development areas to provide life-supporting functions at low cost.

4.4 Enhance the biodiversity of urban areas and townships through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations

The landscape concept provided as part of the Master Plan for the Aldersgate property seeks to provide a range of greening, including a central open lawn area flanked by trees of varying species, providing as well as extensive landscaping adjacent the allotment boundaries, providing significant opportunities to enhance biodiversity on the site.

SPP 6: Housing Supply and Diversity

6.3 Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.

6.5 Locate higher density residential and mixed-use development in strategic centres and transport corridor catchments to achieve the densities required to support the economic viability of these locations and the public transport services.

6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.

The draft Code Amendment will facilitate new housing supply to cater for diverse living needs and demographics, together with medical and allied health services to support the residents. In addition, the location of the site has good accessibility to nearby regional scale community facilities as well as open space and public transport services.

Potential Impacts of Future Development

The specific impacts of future development on the subject site will be assessed as part of any future development application for the Aldersgate site. However, some of the implications in the context of the proposed rezoning are discussed below.

Built Form Outcomes

The three primary considerations of future potential built form include the interface impact on adjacent residential properties in Forsyth Grove and Aldersgate Drive, the retention of an appropriate curtilage around Forsyth House and the amenity impacts that a future development of the site may generate due to the foreshadowed intensity, scale and diversity of built form and services proposed in the Code Amendment and in the Uniting Communities' Master Plan.

Building Height and Interface Management

With respect to building height and interface management that may arise as a result of a future development of the Aldersgate site, it is worth noting that the Aldersgate site is located to the south and west of adjoining residential properties and as such, any future development is unlikely to have adverse overshadowing impacts on adjoining north facing habitable room windows and private open space areas. Accordingly, interface impacts mainly relate to visual aspect of any future development.

The Urban Corridor (Boulevard) Zone contains several Performance Outcomes that are aimed at mitigating the impacts of building massing on adjacent residential properties. In addition, the proposed inclusion of a Concept Plan specifies a building height transition area along the northern and eastern boundaries, which will ensure that future buildings will include a transition down in scale to a maximum of three (3) storeys near the northern and eastern allotment boundaries. This downward transition in building heights adjacent to the northern and eastern allotment boundaries, together with the application of a 45-degree building envelope policy, building set back requirements and a landscaped setting should provide an appropriate degree of transition between future buildings on the Aldersgate property and adjacent residential developments.

An overall maximum building height of six (6) storeys is considered appropriate for the property, as long as the transitional height requirements outlined in the concept plan is included in the final version of the Code Amendment.

The suitability of the property for six (6) storey development, is strongly influenced by its location being adjacent to an arterial road, in close proximity to local services, open space, recreational facilities and public transport, together with having an interface with community facilities along the southern side of Turner Street and an interface with the third creek drainage reserve along the front section of the eastern allotment boundary.

The scale of housing along the northern side of Turner Street, east of the third creek drainage reserve, is all single-storey. However, all of those dwellings, except for No. 31 Turner Street front Wisteria Grove and as such, none of the houses fronting Wisteria Grove contribute to the streetscape character of Turner Street. Rather, the northern side of Turner Street is characterised by a long, continuous expanse of colorbond fencing above a low red brick base wall and this provides little, if any, aesthetic value to the streetscape. In this context, the juxtaposition of future buildings up to six (6) storeys on the Aldersgate site will not compromise or have an adverse aesthetic impact on the existing residential streetscape character along the northern side of Turner Street.

A future six (6) storey building has the potential to look more jarring and out of character with the scale of adjacent residential properties on the O.G. Road frontage of the property, given that residential development adjacent to the Aldersgate property along O.G. Road is predominantly single storey and makes a collective positive aesthetic contribution to the streetscape character along O.G. Road within close proximity to the Aldersgate site. However, the inclusion of the Concept Plan within the Code Amendment specifies the need to retain views to Forsyth House from O.G. Road. This provision, together with the building height transition area adjacent to Forsyth House and the northern allotment boundary is considered to provide an appropriate level of policies to guide a future development outcome that will include a downward transition in building scale adjacent to the northern allotment boundary.

The proposed policy changes will facilitate the development of buildings that incorporate a staggered building height and scale that will incorporate a complementary scale and mass of development relative to existing residential development to the immediate north of the Aldersgate site. In other words, the policy changes are intended to ensure that a six (6) storey building will not be not constructed 'cheek-by-jowl' with adjoining residential developments.

Heritage Adjacency

The Proponent has engaged Dash Architects to consider the potential impacts on Forsyth House, which is located within the area affected. DASH have advised that the retention of the 'State Heritage Place' Overlay and the 'Heritage Adjacency Overlay', will ensure that most development over the affected area will require a referral to the Minister responsible for the administration of the *Heritage Places Act 1993*, regardless of which part of the affected area future development is proposed for. The application of these Overlay provisions of the Code provides appropriate guidance for future developments to include a sensitive interface with Forsyth House. It is also worth noting that the Minister has the power of direction under such referrals and can direct design changes if they are not satisfied with the building design and its impacts on vistas to and the curtilage of Forsyth House.

DASH has also advised that the Heritage Overlay provisions in the Code, are considered to provide sufficient guidance for a future development to not unduly impact the heritage value of the Forsyth House.

With respect to the impact of a future development of the Aldersgate site on nearby heritage listed properties, DASH have noted that the former Payneham Primary School (now known as the Felixstow Primary School) located on Briar Road, Felixstow is the only heritage listed property near to the affected area and that it is sufficiently distant from the site such that any future development of the site will not have an adverse impact on either its physical fabric or setting.

Council staff concur with DASH's assessment of the heritage impacts of the Code Amendment.

Traffic Impacts

Traffic noise levels and volumes in the locality are primarily likely to be affected by the passing traffic on O.G. Road and Turner Street more so than movements generated by the envisaged and potential uses of the land.

A future development on the property has the potential to impact upon both traffic volumes and movements on O.G. Road, Turner Street and Forsyth Grove and to a lesser extent Samuel Place. The affected area is covered by two Code Overlays which seek to manage impacts on arterial roads – Traffic Generating Development and Urban Transport Routes Overlays. The policies contained in these Overlays operate in conjunction with a prescribed referral to the Department of Infrastructure and Transport and are considered reasonable in managing potential impacts on arterial roads. However, potential impacts on the local traffic network require further consideration.

A Transport Impact Assessment (TIS) has been prepared by CIRQA (consultants) on behalf of the Proponent and is included in **Appenix F of Attachement A**.

A summary of the CIRQA assessment is set out below:

- forecast traffic volumes and distribution are within acceptable levels of the existing road networks and, generally, reflective of existing conditions;
- a review of the Planning and Design Code policies relevant to the likely zoning has not found any specific policies which would be problematic for the anticipated uses in the Affected Area;
- given the size and configuration of the Affected Area, on-site parking and bicycle parking policies can generally be satisfied with development in the Affected Area; and
- overall, the development that will be facilitated by the proposed rezoning will have only a very minor impact on traffic volumes on the adjacent road network.

With respect to traffic generation, CIRQA forecast that future development of the Aldersgate property will generate in the order of 141 am and 115 pm peak additional traffic movements in the surrounding street network and that this would be distributed among several traffic access points proposed in the Aldersgate property including a two-way access point on Turner Street, an existing left in/left out access point on O.G. Road, a new left in/left out access point on O.G. Road and an access point on Aldersgate Drive. CIRQA concludes that such volumes would easily be within the capacities of the respective access points and that there would be relatively low levels of queuing and delay at the access points such that the resulting conditions would be well within acceptable limits for access points on both the Arterial and local roads.

The Council's Manager, Traffic & Integrated Transport has completed a high-level review of the CIRQA Traffic Impact Assessment and has not identified any major concerns with the TIS, noting that the availability of multiple access points will assist with traffic distribution in the local road network and that further detailed assessment of traffic impacts will need to be undertaken with respect to future development applications for the site.

The Manager, Traffic & Integrated Transport has identified that there will be a need to review the signal phasing at Turner Street to accommodate the increase in traffic volumes, given that the forecast traffic queue extends beyond the proposed access point to the site on Turner Street, which has the potential to create queueing issues and difficulties for occupants to enter the traffic flow on Turner Street. However, it was also noted that this could be resolved with an increased time allocation to Turner Street at the signalised intersection with O.G. Road in the peak traffic periods. This concern is noted in the Council's draft submission contained in **Attachment E**.

Noise

The Proponent has engaged Bestec (consultants) to undertake an acoustic analysis of the Aldersgate site, including an analysis of the anticipated land uses that would be facilitated by the Code Amendment.

The Bestec report identifies that traffic on O.G. Road and Turner Street, as well as activities at the Payneham Library Centre, Payneham Memorial Swimming Centre and activities at the Patterson Reserve, are key contributors to ambient noise in the area.

Bestec's findings conclude that there is sufficient policy with the General – Interface Between Land Use provisions of the Code to mitigate potential noise impacts from anticipated land uses facilitated by the rezoning.

Bestec's findings are considered acceptable. The Code contains six (6) Performance Outcomes that provide guidance for future developments to mitigate noise impacts arising from future land uses. These provisions relate not just to residential development but also non-residential development and the impacts of service and delivery vehicles, plant and equipment and outdoor workspaces to ensure that future developments are designed and site so as not to unreasonably impact the amenity of adjacent sensitive receivers

Other Amenity Impacts

The potential for overlooking will need to be carefully considered as part of the assessment of future development applications for the site. Typically, the potential for overlooking can be moderated with the design and location of windows and balconies carefully considered to reduce privacy impacts on development within the adjoining residential zone. Balconies to upper storeys can provide for passive surveillance of public areas but would need to ensure adequate privacy for occupants and neighbours.

Intensity of Development and Diversity of Service and Housing Offerings

The proposed re-zoning will facilitate a significant re-development of the Aldersgate site, which has the potential to adversely impact on residential amenity that is currently enjoyed by adjacent and nearby residents. However, for the reasons set on in the body of this report, it is considered that the Proponent has robustly demonstrated how amenity issues that may arise from a future development, such as building interface, noise, traffic, heritage, overlooking, can be appropriately mitigated through the application of the relevant provisions of the *Planning & Design Code.*

The diverse living and service offerings that this Code Amendment will facilitate is deliberately aimed at providing living, educational and allied health and social support services to all ages and demographics. In this regard, Uniting Communities' U City development in the Adelaide CBD has shown that providing a range of living, commercial offerings and social support services within an integrated vertical community can work very well. The Aldergate site is considered to be of a suitable scale and in a suitable location, with good access to public transport and a range of open space and recreational and community facilities, to accommodate a similar integrated community to that of the U City development.

Road closure

The Aldersgate site contains a portion of the Aldersgate Drive Road Reserve which has historically been incorporated into the site. The Proponent has commenced discussions with Council staff to purchase the portion of road following the conclusion of a road closing process. However, Council staff are awaiting further information from the Proponent before the matter can be progressed further. This matter will be reported to the Council separately.

OPTIONS

The Council has the following options with respect to how it responds to the draft Code Amendment.

Option 1

The Council can resolve to endorse the attached draft submission contained in **Attachment E**, with or without amendments, as being suitable for submitting to the Proponent.

This option is recommended.

Option 2

The Council can resolve to not make a submission during the consultation period, however, this would result in a missed opportunity to raise important policy issues with the Proponent.

This option is not recommended.

CONCLUSION

The Felixstow (Aldersgate) Intergenerational Community Code Amendment proposes to rezone land adjacent to an arterial road intersection in Felixstow to the Urban Corridor (Boulevard) Zone. If approved, it would result in increased development potential including for a diverse range of living opportunities for citizens of all ages and for citizens with disabilities and their carers, together with a range of educational, social support, medical, allied health and food and beverage offerings. The proposed mix of land uses is considered generally appropriate for the site, subject to the application of appropriate Code policies to address, among other things, vehicular access and traffic impacts, heritage considerations for Forsyth House and design impacts associated with building height, building mass, interface management and other amenity considerations.

As previously mentioned, significant development provisions in the Code, are aimed at facilitating an increased development yield, provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision or sustainability features. However, the practical implication of the significant development provisions is that a Proponent may be able to gain an additional 30% increase above the maximum building height specified in Zone and this could in turn, result in a future eight-storey development scale on the Aldersgate property, which would be undesirable and out of context with its surrounding built form environment.

If realised, the proposed Policy parameters have the potential to create a built form that is too visually jarring and excessive for the locality and would most likely create an overall form that would loom large over adjacent existing low-rise, low-density residential developments. In addition, a larger scale and intensity of development than that which is anticipated through the maximum building height Zone provisions, is likely to create potential additional amenity impacts, particularly with respect to visual amenity and traffic and parking issues that may be problematic.

Given the above context, it is recommended that the Council advise the Proponent and the State Planning Commission of its concerns and request that the maximum building height for the Aldersgate property be capped at a maximum of six (6) storeys, by which ever Zone provisions allow the greatest building height and development yield to be achieved.

The attached draft submission recommends that the Council support the draft Code Amendment, subject to highlighting issues with the significant development site Zone provisions and that there will be a need to review the signal phasing at Turner Street, as part of any future development of the site to accommodate the increase in traffic, given that the forecast traffic queue extends beyond the proposed access point to the site on Turner Street, which has the potential to create queueing issues and difficulties for occupants to enter the traffic flow on Turner Street.

COMMENTS

Nil

RECOMMENDATION

1. That the draft submission contained in **Attachment E**, in response to the proposed *Felixstow (Aldersgate) Intergenerational Community Code Amendment,* be endorsed and the submission be forwarded to the State Planning Commission and the Proponent.

2. That the Chief Executive Officer be authorised to make any minor editorial/grammatical changes to the submission prior to the submission being lodged.

Attachments – Item 13.1

Attachment A

Draft Felixstow (Aldersgate) Intergenerational Community Code Amendment

ekistics

Felixstow (Aldersgate) Intergenerational Community Code Amendment

Designated Entity:

Erwin Vogt Foundation Inc.

FOR CONSULTATION

12 AUGUST 2025

REF#01690-012

ACKNOWLEDGEMENT TO COUNTRY

Ekistics respectfully acknowledges the traditional owners and custodians of the land on which we work and we pay our respects to Elders past and present.

PROPRIETARY INFORMATION STATEMENT

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Revision	Description	Author	Date
Version 1	Code Amendment -DRAFT	TH/ZG	27 May 2025
Version 2	Code Amendment-DRAFT	RH	28 May 2025
Version 3	Code Amendment-DRAFT	ZG	30 May 2025
Version 4	Update Code Amendment with Arborist Report and Finalise for Consultation	ZG	12 August 2025

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CURRENT & PROPOSED POLICY

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UNITING COMMUNITIES MASTER PLAN

INVESTIGATION -SERVICES AND INFRASTRUCTURE

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INVESTIGATION - STORMWATER

INVESTIGATION - HERITAGE

INVESTIGATION – RETAIL AND LAND USE SUPPLY AND DEMAND

INVESTIGATION – ACOUSTIC

INVESTIGATION – CULTURAL HERITAGE

INVESTIGATION – LANDSCAPING & OPEN SPACE

INVESTIGATION – PRELIMINARY TREE ASSESSMENT

1. HAVE YOUR SAY

This Code Amendment is on consultation for a six (6) week period from Wednesday 3 September to Friday 17 October 2025 (11.59pm).

During this time you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions on this Code Amendment can be made online, via email, or by post:

Online: via the Plan SA website http://plan.sa.gov.au/have_your_say/code_amendments

Email: engagement@ekistics.com.au – Attention to Felixstow (Aldersgate) Intergenerational Community Code Amendment

Post: Level 3, 431 King William Street, Adelaide SA 5000 – Attention to Felixstow (Aldersgate) Intergenerational Community Code Amendment

During the engagement period, clarification or further information can be sourced from the engagement team at Ekistics Planning and Design Pty Ltd on 08 7231 0286 between 8:30am and 5:00pm Monday to Friday.

Two informal drop-in sessions will be held on at a local venue within close proximity to the Affected Area during the consultation period.

For further details regarding these sessions, please register your interest via email or check the Plan SA website listed above for further information.

2. WHAT IS THE PLANNING AND DESIGN CODE

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

2.1. Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the PlanSA portal.

2.2. Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy trumps the zone policy.

2.3. Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

2.4. Sub-Zones

Sub zones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

2.5. General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

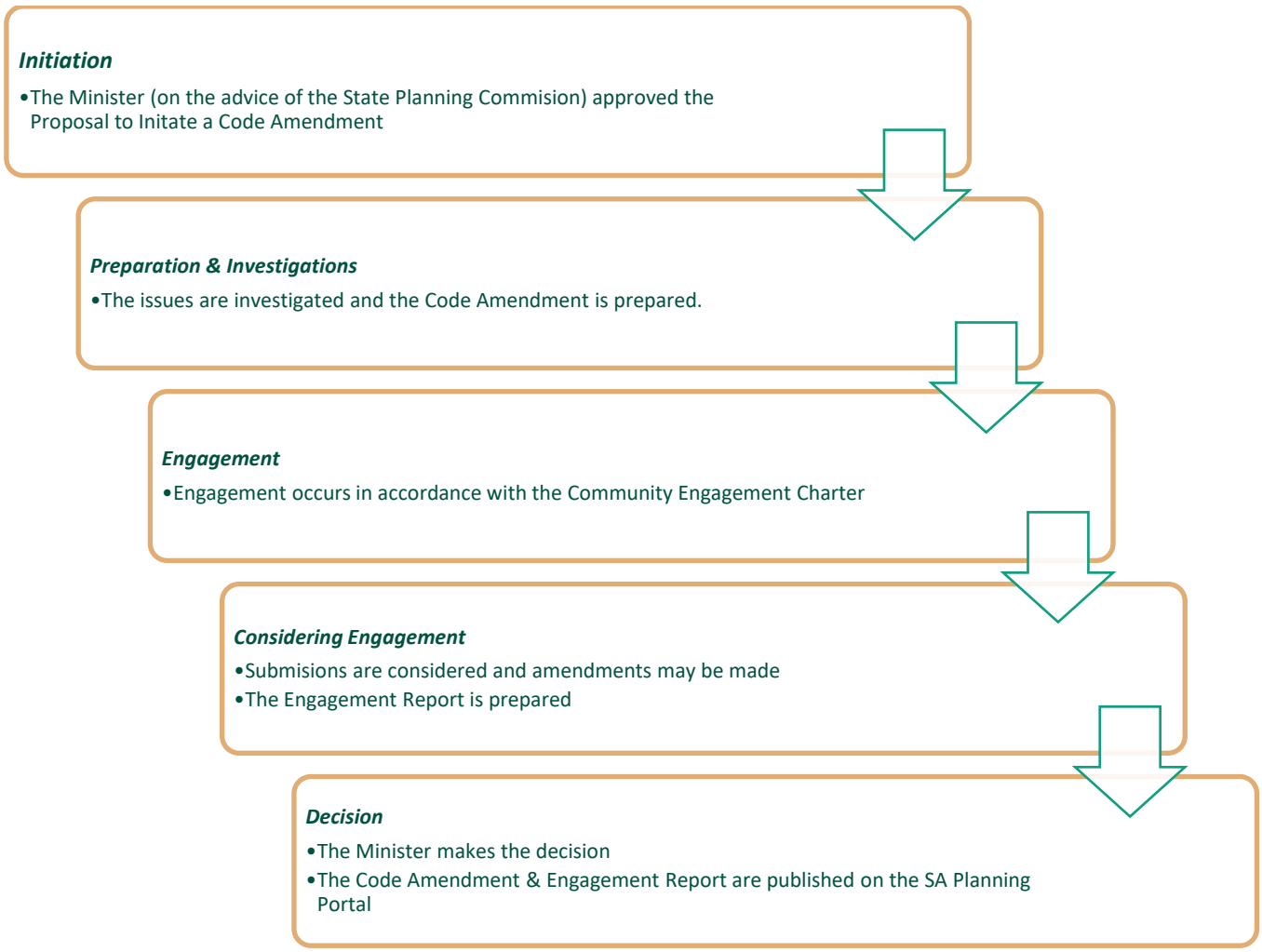
2.6. Amending the Planning and Design Code

The *Planning, Development and Infrastructure Act 2016* (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning (the Minister) and the relevant Local Government, a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provides independent advice to the Minister for Planning and Local Government on the Proposal to initiate this Code Amendment. The Commission also provides a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.



3. WHAT IS PROPOSED IN THIS CODE AMENDMENT

3.1. Affected Area

The area affected by the proposal amendment are illustrated in the map provided at ***Appendix A*** and **Figure 3-1** below

The Affected Area is located at 160-168 O.G. Road, Felixstow and more particularly described in the following Certificate of Titles:

1. Certificate of Title Volume 5828 Folio 286 (Allotment 502 in Deposited Plan 51736)
2. Certificate of Title Volume 5664 Folio 479 (Pieces 1002 and 1003 in Deposited Plan 51824)



Figure 3-1 Affected Area

The Affected Area is located on the zone boundary of the 'Housing Diversity Neighbourhood Zone' on the southern side of Turner Street (refer to **Figure 3-2** on the following page).

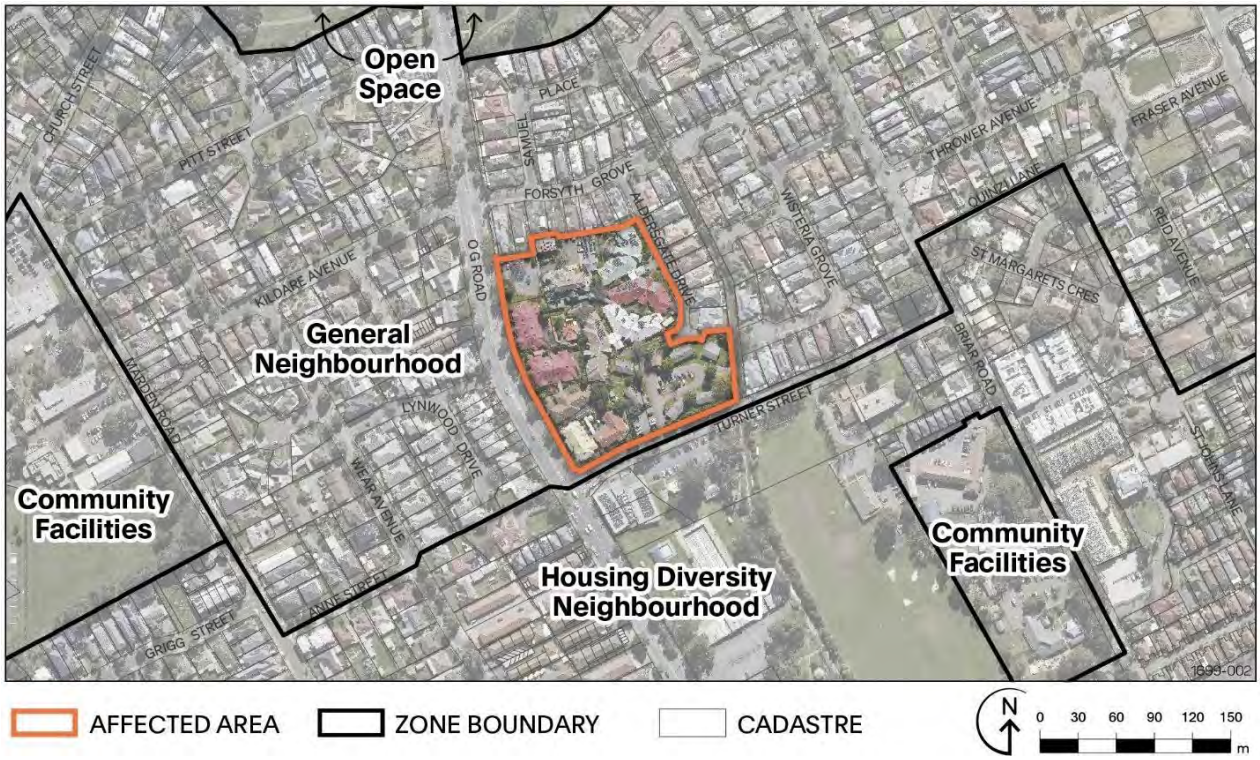


Figure 3-2 Existing Zoning Framework

The Affected Area comprises an area of 2.3 hectares and has a primary street frontage to O.G Road of 176m, a secondary street frontage to Turner Street of approx. 136m and a frontage to Aldersgate Drive of approx. 133m (accordingly it would satisfy the criteria for a 'significant development site' under the proposed 'Urban Corridor (Boulevard) Zone'.

The Third Creek culvert adjoins the site at its south-eastern end. The Affected Area is subject to a 2.6m x 3.5m easement over the land marked 'A' on Allotment 502 adjoining O.G. Road to 'Distribution Lessor Corporation' for an electricity transformer box. As identified on **Figure 3-1**, the Affected Area contains a portion of the Aldersgate Drive Road Reserve which has historically been incorporated into the site, which is in the process of formal Road closure process with the City Norwood, Payneham and St. Peters ('City of NPSP'). The Designated Entity has commenced a procedure to entered into a Memorandum of Understanding (MOU) with the City of NPSP to purchase the portion of road following the conclusion of the current road closing process. Council has indicated that subject to the approval of Council (and any relevant conditions) they will transfer the land to the Erwin Vogt Foundation Inc.

The Affected Area currently contains the Uniting Communities (the Controlling Entity of the Erwin Vogt Foundation Inc.) owned and operated 'Aldersgate Residential Aged Care Facility' which includes the State Heritage listed 'Forsyth House', a former residential house utilised as administration and training/meeting offices. The age of existing built form and typology varies over the Affected Area as it has been expanded over time. Independent Living Units (ILU) are located on the Affected Area fronting O.G Road and Turner Street, some of which are beyond their useful life expectancy and have been vacated.

The site has a gentle slope in a south-east to north-west direction towards the River Torrens/Karrawirra Parri.

O.G. Road is a State Maintained Road under the care and control of the Commissioner of Highways via the Department for Infrastructure and Transport (DIT). Turner Street and Aldersgate Drive are both local roads under the care and control of the City of NPSP. There is a signalised intersection at the corner of O.G. Road and Turner Street.

The Affected Area is serviced by two (2) public transport bus routes with Bus stops immediately adjoining the site on O.G. Road and Turner Street. The Affected Area is located within 550m (or 7 minutes' walk) to Klemzig O-Bahn bus interchange offering convenient access to fixed high-frequency transport. The Affected Area is also located within 400m of high-frequency bus services on Payneham Road to the south.

The site is currently serviced by electricity, mains water and mains sewer. Connectivity is available to a range of telecommunications and NBN providers and gas infrastructure within the surrounding street network.

The Affected Area for this Code Amendment is located entirely within the **'General Neighbourhood Zone'** of the Planning and Design Code (Version 2025.9 dated 15 May 2025). The Desired Outcome (DO) of the 'General Neighbourhood Zone' seeks:

> **DO1:** *Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity*.

This Code Amendment proposes rezoning the Affected Area to **'Urban Corridor (Boulevard) Zone'** in order to facilitate Uniting Communities Master Plan vision of:

> "*Open, accessible and uplifting, UC Felixstow will be an integrated community of diverse individual and shared experiences. A place for all ages and all walks of life. Where participation and interaction are facilitated by inspiring spaces and engaging design. Where an innovative mix of residence, community partnerships and holistic healthcare services enrich life in new ways*."

A full copy of the Master Plan developed for the Affected Area is contained within **Appendix C** and discussed in more detail in **Section 5.6**. Uniting Communities will retain full ownership of the Affected Area and all building assets proposed in the Master Plan which will be facilitated by this Code Amendment.

3.2. Locality Features

The subject site is located opposite the Council owned Payneham Library and Community Centre as well as the Payneham Memorial Swimming Centre on the southern side of Turner Street. To the south-east of the site is Patterson Reserve and Recreation Precinct, also owned by the City of Norwood, Payneham and St Peters. It is noted that the City of NPSP is in the process of implementing upgrades to the Payneham Memorial Swimming Centre which forms part of the broader Master Plan for the precinct (refer **Section 3.2.1**).

Located to the immediate east of the site is the Third Creek drainage reserve which currently comprises an open concrete culvert which directs the creek into River Torrens Linear Park to the north.

The site adjoins a signalised intersection at the corner of Turner Street and O. G. Road and accordingly is located within the '*Advertising Near Signalised Intersections Overlay*.'

The River Torrens/*Karrawirra Parri* Linear Park Trail is located further to the north of the site, which encompasses Payneham Lions Pioneer Park, the Riverside Playground, Drage Reserve and the Klemzig O-Bahn interchange (on the northern side of the River). Given the close proximity to public and alternative transport modes, the 2021 ABS census data indicated that Felixstow residents had a higher percentage than the SA average who travel to work by bus or bicycle.

To the south-east of the site, located off Briar Road, is the Felixstow Primary School, Good Start Early Learning Centre and the Briar's Special Early Learning Centre along with the Department for Education-Child Development Regional Office, all of which are located within the 'Communities Facilities Zone'.

The broader locality north, east and west of the subject site generally comprises single and two-storey (low rise) residential dwellings at low to medium density. There is growing evidence in the locality of medium density infill developments in the form of group dwellings or residential flat buildings.

The following community, educational, recreational and religious facilities are situated within the wider locality (refer to **Figure 3-3** on the following page):

- Marden Senior College;
- Marden Sporting Complex (basketball centre);
- Azzurri Sports Club (soccer);
- Adelaide Australia Temple (church);
- Marden Shopping Centre including large format supermarket and specialty retailers;
- St Aidan's Anglican Church; and
- Various commercial business along both Payneham Road and Portrush Road.

According to the data collected by the 2021 Census, the suburb of Felixstow has a significantly higher percentage of residents aged 70 years and older (6.1%) compared to the state average (5.3%) increasing to 6% of over 85 years compared to a state average of 2.7%. The suburb also higher than the state average of young professionals and those currently undertaking tertiary education. However, Felixstow has a lower percentage of families residing with the area, with a distinctly lower percentage of children aged less than 19 years compared to the South Australian average. Accordingly, Felixstow has a higher percentage of its population residing in apartments or flats (16.8%) compared to the state average (6.8%).

The 2021 census data revealed that Felixstow has a high proportion of its residents with an Italian heritage (17.5%) and Chinese heritage (14.4%) compared to the South Australian Average. Accordingly, there is a higher than average percentage of the Felixstow population that have English as a second language (39.9%). A Community Profile for the locality is provided in **Section 5.6.1**.



Payneham Library

St Aiden's Op-Shop

Azzuri Sports Club

Mars Sports Centre

Payneham Swimming Pool

Furlan Event Centre

Klemzig Bus Interchange

Adelaide Australia Temple

Payneham Bowling Club

Payneham Youth Centre

Felixstow Primary School

Felixstow Reserve

Stepping Stone Childcare

East Marden Primary

Figure 3-3 Site and Locality Context

3.2.1. NPSP Patterson Reserve Master Plan

The City of NPSP has developed a Master Plan in conjunction with Taylor.Cullity Lethlean (TCL) for '*Patterson Reserve Community and Recreation Precinct'* which seeks to draw together several community assets within the area including the sports fields, play facilities, the Library, Youth Centre and the Payneham Memorial Swimming Centre (refer to **Figure 3-4** on the following page). This Master Plan acknowledges that the Payneham Memorial Swimming Centre forms part of a larger recreational and community precinct which requires an upgrade to cater for increased population within the area. The Master Plan envisages the following:

- Redevelopment of the Payneham Memorial Swimming Centre (currently in progress) including:
  - New two-storey sports and leisure centre;
  - New 8 lane, 25m lap pool and learn to swim area (semi-enclosed);
  - Upgrade of existing 8-lane 50m outdoor pool;
  - New water play area/water activities;
  - Retention of the strong parklike quality allowing good sightlines;
  - Greater presence along OG Road;
- Relocation and upgrade of the Baseball and Lacrosse clubrooms into a new central axis and new park entrance including café and decking across the Third Creek culvert;
- New sports club change facilities and storage building near Turner Street;
- Relocated memorial garden and a new playground (replacing the current playground adjacent to the library) along a central axial pathway;
- Enhance Third Creek Corridor and connection to local path networks, including potential widening and naturalisation of waterway;
- New 250+ space multilevel carpark servicing reserve, sports fields, swim centre and retaining form of open-air carparking off OG Road; and
- New off-street parking connecting to existing library accessed off Turner Street.



Figure 3-4 *City of NPSP/TCL Patterson Reserve Master Plan*

3.3. Need for the Amendment

Uniting Communities (UC), the Controlling Entity of the Erwin Vogt Foundation Inc. (owners of the Affected Area and the Designated Entity), are an inclusive not-for-profit organisation working alongside more than 80,000 South Australians each year. UC value diversity and are committed to providing respectful, accessible services. Uniting Communities strive to help people live the best lives they can.

As outlined in **Section 3.2**, UC own and operate the existing '*Aldersgate Residential Aged Care Facility'* which includes the State Heritage listed 'Forsyth House,' a former residential house currently utilised as administration and training/meeting offices. UC are aware that the current facility, in particular the independent living units (ILU's) fronting Turner Drive, are either approaching or have reached the end of their life expectancy and need revitalisation.

UC has taken the opportunity to develop a Master Plan for the Affected Area with the objective of establishing:

> "*Open, accessible, and uplifting, UC Felixstow will be an integrated community of diverse individuals and shared experiences. A place for all ages and all walks of life. Where participation and interaction are facilitated by inspiring spaces and engaging design. Where an innovative mix of residence, learning, community partnerships and holistic healthcare services enrich life in new ways*."

The Master Plan is guided by the place pillars to heal/unify/grow. UC engaged Hayball Architects to lead a multi-discipline project team to inform and shape the Master Plan (a full copy of the Master Plan is provided in **Appendix D**).

The development of the Master Plan also involved 23 key stakeholder and adjoining neighbour information sessions and workshops involving over 100 participants. From these sessions, key land uses were identified as being needed or desired over the Affected Area, as follows:

- Residential aged care (nursing home);
- Independent retirement living units (retirement village);
- Social/Affordable Housing units;
- Build to Rent units;
- Specialist and Independent Disability Living units;
- Early learning centre (child care facility);
- Specialised Assistance School for Youth;
- Medical and Allied Health consulting rooms;
- Community facilities; and
- Supportive food and beverage offerings.

The Master Plan is also informed by recent academic research into multigenerational households and intergenerational living. The research has shown that intergenerational living is not only driven by economic factors but also by the desire for safety, support and a sense of community.[1] Intergenerational communities were found to "*create a safe and nurturing environment for both children and adults.*" Intergenerational communities were also found to promote environmental sustainability by expanding easy and convenient access to high quality childcare and eldercare services.

The University of Wisconsin-Madison's centre for aging research and education found that traditional nursing homes or dementia units *"created facilities that keep people safe, so they survive, but they don't really thrive*." Their studies also found that "…*when you bring generations together, children have people who have time to look at them, listen to them, play with them, and enjoy them. Seniors have a purpose in mentoring parents and children*."[2]

Similarly, a New Zealand study found that "*intergenerational relationships gave those in their later years a "sense of life" during a time when their involvement in society and contact with other ages is often decreasing. Just seeing children made them feel connected."* With intergenerational living being identified as central to New Zealand's ageing strategy and a 'win- win' for everyone.[3]

As outlined in **Section 3.2** and within **Section 5.6.1**, Felixstow has a higher percentage of residents aged over 70 and a lower percentage of families with younger children residing the area. This Code Amendment seeks to rezone the Affected Area to the '**Urban Corridor (Boulevard) Zone**' in order to provide a more supportive policy framework to facilitate a variety of dwelling typologies and services to cater for all family types and age demographics.

The Affected Area is currently located within the '**General Neighbourhood Zone'** of the Planning and Design Code (Version 2025.9 dated 15 May 2025), which has the desired outcome of "*low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity*".

Whilst the existing 'General Neighbourhood Zone' does envisage complementary non-residential land uses which support an active, convenient walkable neighbourhood such as a community facility, child care facility, consulting room and small-scale shop, it is envisaged at a low-rise (1-2 building level) and low to medium density built form.

As a large, amalgamated land holding adjacent to significant community facilities, this Code Amendment seeks to rezone the Affected Area to facilitate higher density, taller built form to maximise use of the significant regional level facilities and create an active and vibrant community focused mixed use precinct that also provides for a well landscaped and inviting setting.

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[1]Elkins, Jessica 2023, *'The Benefits of Intergenerational Living'* - The Benefits of Intergenerational Living: | by Jessica Elkins | Medium

[2]University of Wisconsin-*Madison 2022, '*Our House*: The benefits of intergenerational housing"*- Our House: The Benefits of Intergenerational Housing – Centre for Aging Research and Education – UW–Madison (wisc.edu)

[3]The Sterline Kaiapoi, 2023 – How Intergenerational Living can benefit hour life - How Intergenerational Living Can Benefit Your Life - The Sterling, Kaiapoi

As will be further outlined in **Section 5.2** and within **Appendix C**, according to the Greater Adelaide Regional Plan (GARP), current population projections demonstrate that by 2051 the Greater Adelaide Region will need to plan for an additional 670,000 people, with required housing supply of 315,000 new homes to meet the projected population increase.

The GARP identifies that "*infill development is a critical source of housing supply. It promotes better use of existing infrastructure and achieves the principles of Living Locally*." This Code Amendment directly accords with GARP Housing diversity and affordability Long-term strategic Objective 1, which seeks:

> "*Increase[d] opportunities for well-located and well-designed housing to provide housing choice, considering the housing needs for the full range of human diversity, such as age, disability, gender and culture*."

Rezoning the Affected Area to the 'Urban Corridor (Boulevard) Zone' will facilitate future transport orientated development in this strategic land holding, maximising the following site opportunities:

- O.G. Road connection to walking/cycling linkages to the Klemzig O-Bahn bus Interchange;
- Walking/cycling linkages to the Karrawirra Park/ River Torrens Linear Park trail; and
- Two (2) bus routes adjoining the Affected Area that feed into the O-Bahn busway.

'Forsyth House' State Heritage Place is an integral and distinctive element of the Affected Area that could be further capitalised on through innovative design and adaptive reuse facilitated by the Code Amendment. The redevelopment of the Affected Area facilitated by the Code Amendment, will enable further investment, repair and ongoing maintenance for the State Heritage Place.

For the above reasons, the Affected Area has a strong propensity for redevelopment and would meet the criteria as a 'Significant Development Site' in the Urban Corridor (Boulevard) Zone'. Redevelopment of the Affected Area facilitated by the Code Amendment would deliver to market of a unique intergenerational community that can be a showcase precinct for South Australia and a world leader in multi-generational vibrant mixed use communities.

3.4. Summary of Proposed Policy Changes

3.4.1. Current Code Policy

The Affected Area is currently located in the '*General Neighbourhood Zone'* in the Code as shown in **Appendix B** and illustrated in **Figure 3-2** Existing Zoning Framework**.**

3.4.1.1. Overlays

The Affected Area is subject to the following Overlays, with a more detailed description and maps showing the spatial application of each Overlay (not all Overlays apply over the whole of the Affected Area) included in **Appendix B** .

- Airport Building Heights (Regulated) - All structures over 110 metres
- Advertising Near Signalised Intersections
- Affordable Housing
- Hazards (Flooding)
- Hazards (Flooding - General)
- Heritage Adjacency
- Prescribed Wells Area
- Regulated and Significant Tree
- State Heritage Place
- Stormwater Management
- Traffic Generating Development
- Urban Transport Routes
- Urban Tree Canopy
- Water Resources

3.4.1.2. **Technical Numeric Variation ('TNV')**

The Affected Area is not subject to any Technical and Numeric Variations.

3.4.1.3. General Neighbourhood Zone

Desired Outcome (DO) 1 of the General Neighbourhood Zone from the Planning and Design Code *Version 2025.9* is:

> ***DO1*** *Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.*

Performance Outcome (PO) 1.1 suggests that development within the '*General Neighbourhood Zone'* should be of "*predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood*.", with examples of contemplated forms of development provided in Designated Performance Feature (DPF) 1.1:

a) Ancillary accommodation
b) Child care facility
c) Community facility
d) Consulting room
e) Dwelling
f) Educational facility
g) Office
h) Place of Worship
i) Recreation area

j) Residential flat building

k) Retirement facility

l) Shop

m) Student accommodation

n) Supported accommodation

3.4.2. Proposed Code Policy

Summary of Code Policy Changes

The Code Amendment intends to replace the existing 'General Neighbourhood Zone' with the **'Urban Corridor (Boulevard) Zone'** over the Affected Area (as shown in **Figure 3.5** and in **Appendix B**) in order to facilitate a range of medium rise, medium to high density dwelling typologies and support mixed use development that is primarily consisting of retirement living, supported accommodation, educational establishments, childcare facility, community facilities and medical consulting rooms.

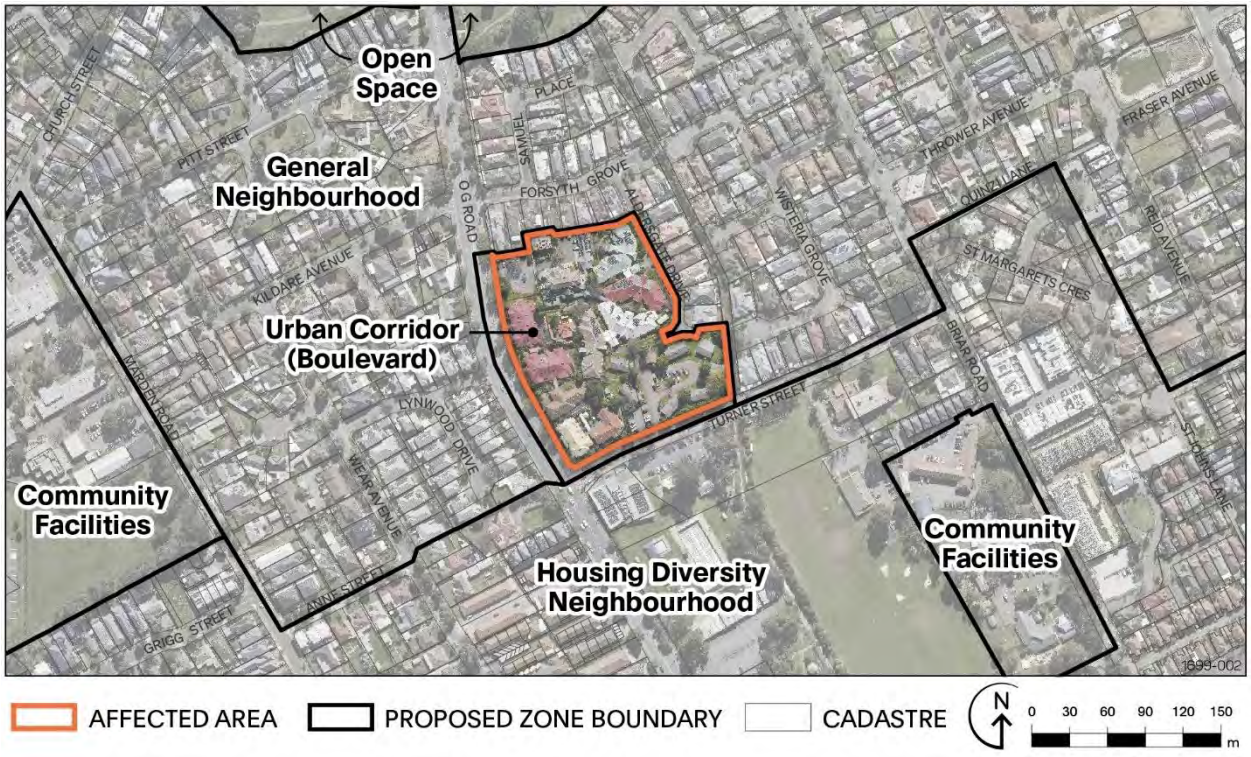


Figure 3-5 Proposed Zoning

Why the Urban Corridor (Boulevard) Zone?

The Urban Corridor Zone was introduced to the planning system in 2013 as a key outcome of the former 30-Year Plan for Greater Adelaide investigations, initially along transit corridors close to the CBD, but later (in 2017) expanding to other major corridors.

Urban corridor infill development typically occurs in a 'strip' formation, predominantly between main arterial roads and established low density areas, in inner and middle ring suburbs. Examples of Urban Corridor Zones within the inner north-eastern suburbs include portions of Lower-North East Road in Campbelltown (north of the 'Glynde Corner'- 4 building levels), section of Payneham Road, Payneham to the south of the site opposite Pattersons Reserve on the southern side of Payneham Road

(former Schweppes factory at 382 Payneham Road- 5 building levels) and various sections along both Magill Road, Norwood (6 to 10 building levels) and Magill Road, Magill (4 building levels) and The Parade in Norwood (4 to 7 building levels).

Urban corridor development presents significant opportunities for mixed use development, offering both a diversity of housing options in highly sought after established areas, along with commercial development that promote walkable, vibrant precincts. Focussing on medium to high density mixed use development along transit corridors eases the pressure on established suburban streets, preserving their distinctive residential and often historical character.

The 'Urban Corridor (Boulevard) Zone' envisages a vibrant mix of compatible residential and non-residential land uses in buildings that frame a primary road corridor (state maintained road), in this case O. G. Road.

Desired Land Uses

The 'Urban Corridor (Boulevard) Zone' contemplates the following desired outcome:

> "**DO1** *Buildings that achieve a consistent, tall, uniform facade to frame the primary road corridor (e.g., a State maintained road or a road with similar attributes) that are consistently well set back with areas of significant open space in front, other than in specified areas where a lesser or no setback is desired. Buildings accommodate a mix of compatible residential and non-residential uses including shops and other business activities at ground and lower floor levels with residential land uses above*."

Performance Outcome 1.1 suggests that land within the 'Urban Corridor (Boulevard) Zone will be used to accommodate:

> **"PO 1.1** *A vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation*."

The corresponding Designated Performance Feature (DPF 1.1), provides the following examples of contemplated land uses for the Zone:

> ***DTS/DPF 1.1**: Development comprises one or more of the following:*

(a) Advertisement	*(h) Office*
(b) Child care facility	*(i) Residential Flat Building*
(c) Consulting Room	*(j) Retirement Facility*
(d) Dwelling	*(k) Shop*
(e) Educational Facility	*(l) Supported Accommodation*
(f) Hotel	*(m) Student Accommodation*
(g) Licensed Premises	*(n) Tourist Accommodation*

Within the 'Urban Corridor (Boulevard) Zone' medium to high density accommodation is encouraged as either as part of a mixed use development or wholly residential development.' Further, Zone PO 1.3 and PO 1.5 seeks that ground floor uses that are sited on the primary street frontage comprises non-residential land uses that contribute to and 'active' street frontage. The following Performance Outcomes provide further guidance on the form and type of developments contemplated for this zone:

PO 1.3 *Dwellings developed in conjunction with non-residential uses that positively contribute to making the public realm of the primary street frontage, open space frontage and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places.*

PO 1.4 *Development of medium to high density accommodation options either as part of a mixed use development or wholly residential development.*

PO 2.1 *Buildings contribute to a consistent framing of the primary road corridor (e.g., a State maintained road or a road with similar attributes), open space and public spaces and provide visual relief from building mass at street level."*

PO 2.3 *Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the primary street frontage and maximise passive surveillance.*

PO 2.4 *Buildings setback from the primary street boundaries to provide a consistent streetscape edge with generous landscaping and tall articulated building facades, except in locations where a lesser or no setback is desired to achieve a more prominent, strongly defined, and continuous built form presence to the primary street frontage*

PO 4.2 *Buildings on an allotment fronting a road that is not the primary road corridor (e.g., a State maintained road or a road with similar attributes) and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.*

Overlays

Table 3.1 identifies the Overlays proposed to be applied to the Affected Area:

Table 3-1 *Overlays to be applied to the Affected Area*

Proposed Overlay	Summary of Changes
Airport Building Heights (Regulated) - All structures over 110 metres	Retain existing overlay
Advertising Near Signalised Intersections	Retain existing overlay
Affordable Housing	Retain existing overlay
Design	Insert Overlay
Hazards (Flooding)	Retain existing overlay
Hazards (Flooding - General)	Retain existing overlay
Heritage Adjacency	Retain existing overlay
Prescribed Wells Area	Retain existing overlay

Proposed Overlay	Summary of Changes
Regulated and Significant Tree	Retain existing overlay
State Heritage Place	Retain existing overlay
Stormwater Water Management Overlay	Remove overlay
Traffic Generating Development	Retain existing overlay
Urban Transport Routes	Retain existing overlay
Urban Tree Canopy Overlay	Remove overlay
Water Resources	Retain existing overlay

In accordance with the 'Guide to the Planning and design Code (June 2022)' **Removal** of the '*Urban Tree Canopy Overlay*' and the '*Stormwater Management Overlay*' is sought as part of the Code Amendment as they do not apply to the 'Urban Corridor (Boulevard) Zone.'

We also understand that a '*Significant Retirement Facilities and Supported Accommodation Sites Overlay*' is anticipated to be introduced by the '*Accommodation Diversity Code Amendment*' which underwent public consultation during December 2024.

This Code Amendment will apply the '*Significant Retirement Facilities and Supported Accommodation Sites Overlay*' if it is implemented in the related Code Amendment.

Technical Numeric Variations (TNVs)

Section 66(4) of the *Planning Development and Infrastructure Act 2016* (the 'Act') provides that the Code may include provisions that provide for the adaptation of the rules that apply to account for local variations in appropriate circumstances (referred to within the Code as 'Technical and Numerical Variations (TNV's)).

The Code Amendment proposed introduces the following TNVs:

- Concept Plan X – Felixstow. The Concept Plan (as illustrated in **Figure 3.6** on the following page and within **Appendix B**);
- Maximum Building Height is 6 levels;
- Maximum Building Height is 23m;
- Minimum Primary Street setback is 3m;
- Interface Height – Development should be constructed within a 45 Degree plane, measured 3m above natural ground level at the boundary of an allotment (as illustrated in **Figure 3.7** on the following pages).

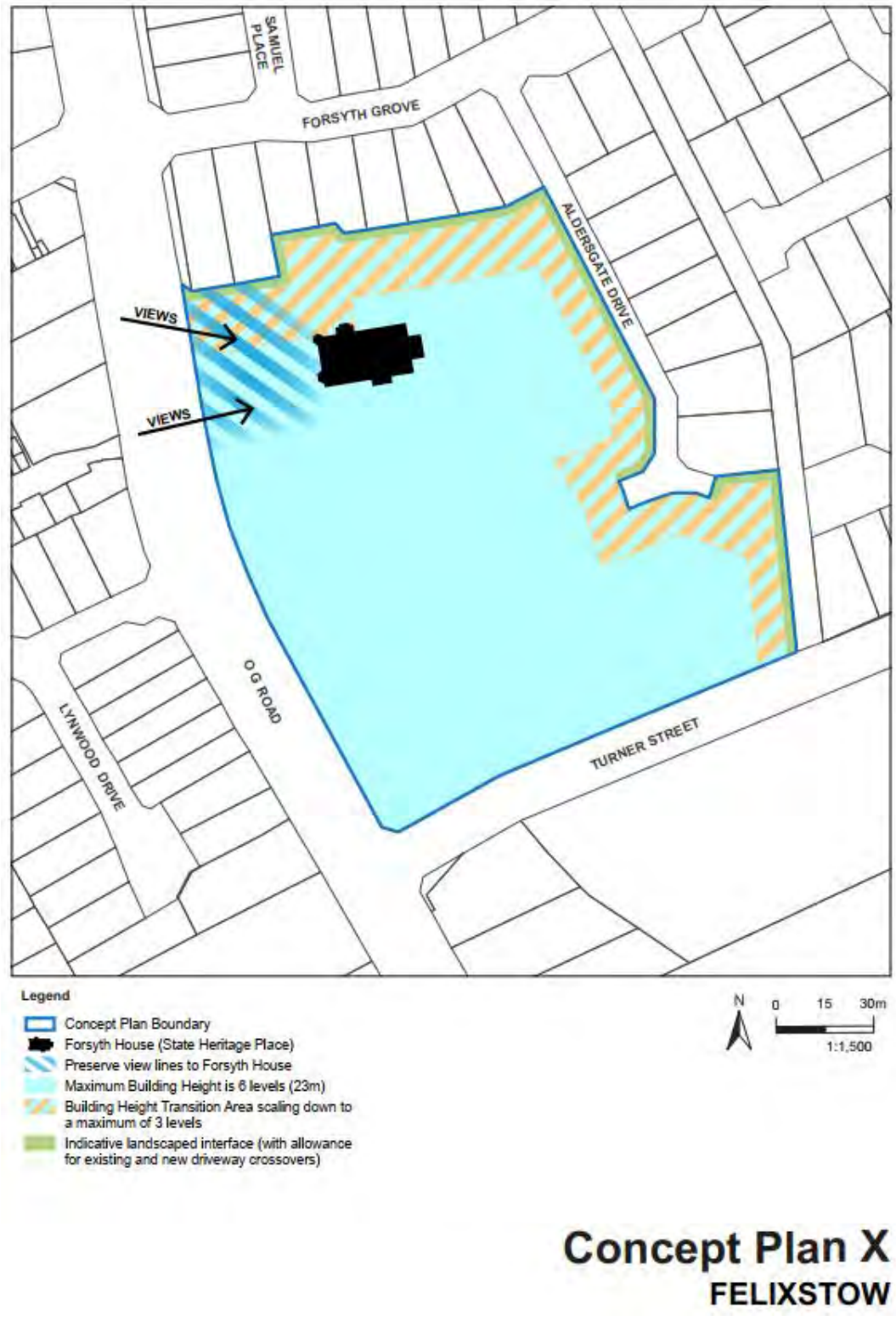


***Figure 3-6** Proposed Concept Plan*

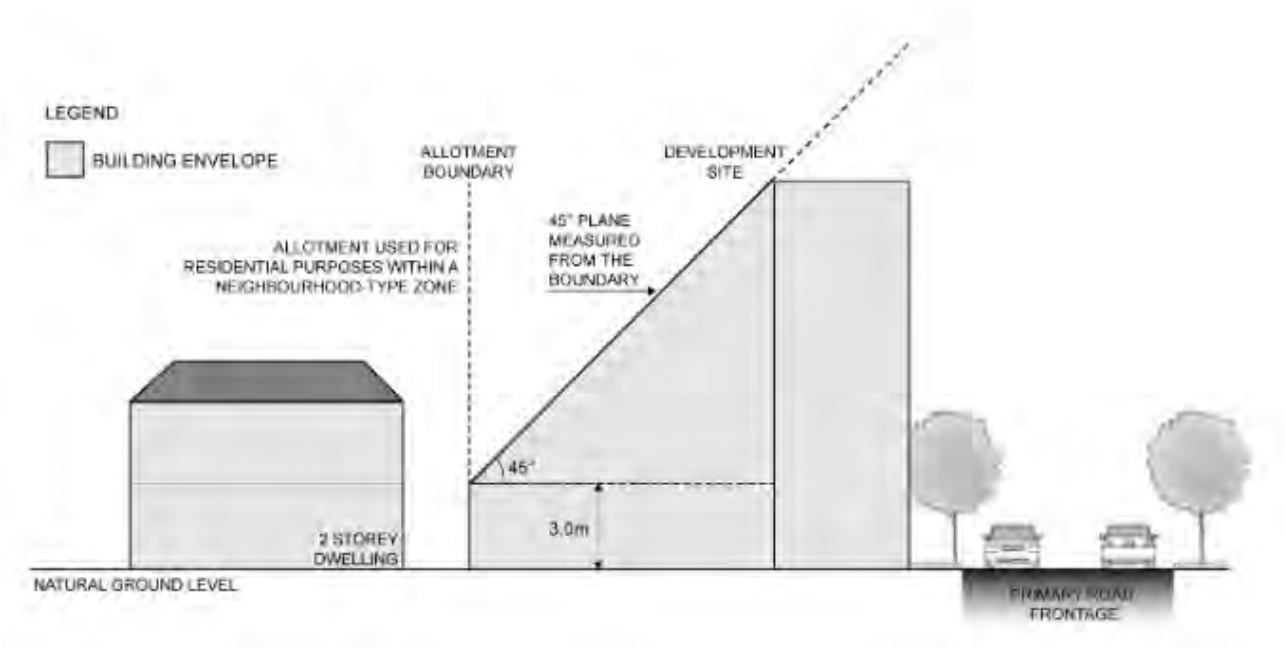


Figure 3-7 *Proposed Building Interface Height TNV*

4. WHAT ARE THE NEXT STEPS IN THE CODE AMENDMENT

4.1. Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Character principles, which required that:

- Engagement is genuine;
- Engagement is inclusive and respectful;
- Engagement is fit for purpose;
- Engagement is informed and transparent;
- Engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the PlanSA portal at https://plan.sa.gov.au/en/charter

Engagement will be undertaken over a six (6) week period commencing on Wednesday 30 July 2025 and concluding on Friday 12 September 2025. A summary of the engagement activities proposed for this Code Amendment is provided below:

- The following stakeholders will receive direct correspondence (letter or email) inviting them to provide feedback on the draft Code Amendment:
  - Adjacent land owner/occupiers, including existing residents of the Uniting Communities (Aldersgate) facility;
  - Aboriginal Groups/organisations/Traditional Owners, including
    - Kaurna Yerta Aboriginal Corporation (KYAC);
    - Ramindjeri Heritage Association;
  - City of Norwood, Payneham and St Peters (including Ward Members);
  - State Member for Hartley - The Hon Vincent Tarzia, MP;
  - Federal Member for Sturt - Claire Clutterham MP;
  - Participants from stakeholder and adjoining neighbour workshops undertaken as part of the preparation of the site mater plan;
  - Industry Groups including Urban Development Institute, Property Council of Australia and Planning Institute of Australia;
  - Key State Government Agencies including Department for Environment and Water (DEW) and Department for Infrastructure and Transport (DIT);
  - Utility Providers
  - Emergency Services
  - Local Resident, Community & Business Groups

- The wider community will be invited to provide feedback on the proposed Code Amendment. Consultation and engagement with the community will occur in the following ways:
  - Signage installed on-site by the first day of the consultation period;
  - Publication of the proposed Code Amendment will be placed on the SA Planning Portal; and
  - Preparing and sending letters to key stakeholders and letter box dropping to residents and businesses in the primary and secondary catchment areas
- Specific engagement activities that will occur throughout the consultation period will include:
  - Two (2) community drop-in sessions during the consultation period
  - Preparation of consultation material including fact sheets, FAQs, and background information;
  - Inviting the opportunity to undertake a briefing to the City of Norwood, Payneham and St Peters Council Elected Members and staff.

The community drop-in sessions will be held at a local venue. Details on the dates and times of these sessions will be published on the Plan SA website. Registrations of interest in attending sessions can be emailed to engagement@ekistics.com.au

4.2. How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

Online: via the Plan SA website http://plansa/gov.au/have_your_say/code_amendments

Email: engagement@ekistics.com.au – Attention to Felixstow (Aldersgate) Intergenerational Community Code Amendment

Post: Ekistics Planning and Design Pty Ltd.
Level 3, 431 King William Street
ADELAIDE SA 5000
Attention – Felixstow (Aldersgate) Intergenerational Community Code Amendment

4.3. What changes to the Code Amendment can my feedback influence:

Aspects of the project which stakeholders and the community **can** influence are:

- Appropriateness of applying the **Urban Corridor (Boulevard) Zone** over the Affected Area;
- Application of Overlays to the Affected Area;
- Application of the Technical and Numeric Variations (TNVs);
- Content of the proposed Concept Plan;
- Whether the investigations associated with the Code Amendment have appropriately addressed the following key issues:
  - Residential growth and land supply analysis;
  - Traffic and access impacts including distribution and volume of traffic within the surrounding road network;
  - Stormwater and flooding impacts;

- Infrastructure and servicing capacity and augmentation capability;
- Environmental considerations;
- Interface Management considerations, including building height transition and acoustic considerations; and
- Any other matters that may require further consideration/investigation before finalisation of the Code Amendment process.

Aspect of the Code Amendment that stakeholders and the community **cannot** influence area:

- The geographic extent of the Code Amendment proposal;
- The policies and wording contained in the General Modules of the Planning and Design Code; and
- The policies and wording contained in the Zones, Subzones and Overlays of the Planning and Design Code.

4.4. What will happen with my feedback?

As the Designated Entity for the proposed Code Amendment, Erwin Vogt Foundation Inc. is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by Erwin Vogt Foundation Inc. when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the PlanSA portal. Personal addresses, email and phone numbers will not be published, however company details will be.

Erwin Vogt Foundation Inc. will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and where relevant, how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the PlanSA portal.

4.5. Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister, at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

5. ANALYSIS

This section summarises the investigations that have been undertaken to support the Code Amendment and includes an analysis of the proposed rezoning against strategic planning instruments and policies.

5.1. Strategic Planning Outcomes

The key strategic planning outcomes for this Code Amendment are summarised below and have been informed by the technical investigations discussed in **Section 5.6**.

The proposed rezoning of the Affected Area to the '**Urban Corridor (Boulevard) Zone'** represents a logical opportunity for a coordinated and well-designed master planned development delivering a range of housing typologies and services to cater the locality community at all stages of life.

Strategic advantages and outcomes in relation to the proposed rezoning include:

5.1.1. Strategic Outcome 1: Seeks to address an existing demand for Aged Care and Retirement Living

The Code Amendment presents an opportunity to rezone the Affected Area to support the efficient delivery of additional housing stock for persons aged over 50, in a location which has an older population profile, an identified demand for additional housing stock and is in a location that is well serviced by existing community facilities and public transport options.

The Code Amendment presents an opportunity to deliver up to 60 new independent living units that will support housing choice and affordability.

Further, the Code Amendment presents an opportunity to deliver up to 110 supported accommodation beds including specialist dementia care accommodation.

5.1.2. Strategic Outcome 2: Efficient Use of Existing Infrastructure & Utilities

Investigations have confirmed that the Affected Area is well serviced by existing utilities including water, sewer, electricity and communications infrastructure with only minor augmentation required to facilitate future development.

5.1.3. Strategic Outcome 3: Supports adaptive re-use of State heritage Place

The Code Amendment seeks to retain and celebrate the existing 'Forsyth House' State Heritage Place (SHP). Investigations have confirmed that rezoning of the Affected Area to the 'Urban Corridor (Boulevard) Zone' will enable a greater range of adaptive reuse possibilities for the SHP. In turn, the continued use of the SHP will ensure its ongoing maintenance and preservation.

5.1.4. Strategic Outcome 4:Seeks to address an existing demand for Affordable and Specialist Disability Accommodation

The Code Amendment presents an opportunity to unlock land within a large, amalgamated land holding to provide a range of housing options to cater for all lifestyles and abilities, including speciality disability accommodation options. The application of the 'Affordable Housing Overlay' will support the provision of critically needed affordable housing products.

5.1.5. Strategic Outcome 5: Facilitates a vibrant intergenerational community in an accessible location

Future development over the Affected Area facilitated by the Code Amendment will provide for a vibrant intergenerational community that embraces the concept of 'living locally' in a walkable setting which adjoins key public assets including the Payneham Library and redeveloped Payneham Pool complex.

The mix of land uses envisaged within the 'Urban Corridor (Boulevard) Zone' including allied health will complement existing public assets to further enhance this emerging precinct, which is identified within the Greater Adelaide Regional Plan as a 'State Significant Infill Area.'

5.1.6. Strategic Outcome 6: Implement a Policy Framework that manages interface and off-site impacts to the Locality

The Code Amendment seeks to introduce a 'Interface Height-45 degree plane building envelope' TNV in order to provide an orderly transition in building scale to the adjoining residential development within the 'General Neighbourhood Zone'

5.2. Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the State's interests in land use. There are nine (9) State Planning Policies and six (6) special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is considered to be consistent with the State Planning Policies as shown in **Appendix C**.

5.3. Consistency with the Regional Plan

The directions set out in Regional Plans provide the long-term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the PlanSA portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

The Greater Adelaide Regional Plan (GARP) is relevant for this Code Amendment. This Code Amendment is considered to be consistent with the 'GARP' as outlined in **Appendix C.**

5.4. Consistency with other key Strategic Policy Documents

This Code Amendment also aligns with a number of key Council strategic policy Documents including:

- City of NPSP City Plan 2030 - Update 2024;
- City of NPSP Smart City Plan;
- City of NPSP Open Space Strategy;
- City of NPSP - City Wide Cycling Plan – December 2013
- Better Living Better Health 2020 – 2025 – Eastern Health Authority (EHA)
- City of NPSP Economic Development Strategy 2021-2026
- City of NPSP - Youth Development Strategy 2022-2025
- City of NPSP Tree Strategy 2022-2027
- City of NPSP – Built Heritage Strategy 2022-2027

A review of the Code Amendment against these key Council policies is contained within **Appendix C**.

5.5. Infrastructure Planning

Infrastructure and servicing requirements for the Affected Area are addressed in the Bestec Infrastructure Report contained within **Appendix E**, CIRQA Transport Investigation Report Contained within **Appendix F** and FMG Stormwater Report Contained within **Appendix G**.

Table 5.1 address the Infrastructure planning requirements of this Code Amendment.

Table 5-1 Summary of Infrastructure Investigations

Infrastructure	Relevant Authority	Response / Comment
Stormwater	City of NPSP	The Affected Area features an existing impervious: pervious ratio of 80:20. Future development over the Affected Area facilitated by the Code Amendment is anticipated at a 75:25 impervious: pervious ratio. As the impervious area is anticipated to reduce, it is anticipated that peak stormwater runoff will also be reduced in future development. Accordingly, FMG do not anticipate that further detention storage volume will be required onsite for future development. There is currently no underground stormwater infrastructure present in Aldersgate Drive. Flood mapping provided by the City of NPSP suggests both Third Creek and sheet flows in Aldersgate Drive currently exceed the capacity of the current network. It is beyond the scope of this Code Amendment to solve regional scale flooding issues associated with the upswelling in Third Creek. Future development over the Affected Area should include mitigation measures to manage flood waters through the Affected Area. Redevelopment of the Affected Area facilitated by the Code Amendment presents the opportunity to maximise use of Water Sensitive Urban Design (WSUD) techniques. Stormwater from roof and ground plans can be discharged through pits and pipes likely to be connected into existing stormwater infrastructure O.G. Road and Third Creek.
Road Infrastructure	DIT (O.G Road) City of NPSP (Turner Street Aldersgate Drive)	CIRQA have undertaken an assessment of potential impacts of future development over the Affected Area that could be accommodated by the Code Amendment (refer to **Appendix F**). CIRQA have forecast that future development of the Affected Area would generate in the order of 160 am peak hour trips and 134 pm peak hour trips. However, this does not take into account the existing traffic generation associated with the 115-bed aged care facility currently on-site. Therefore, allowing for the existing generation (based on the above rates), the realistic number of additional movements associated with the redevelopment of the Affected Area would be 141 am and 115 pm peak hour movements.

Infrastructure	Relevant Authority	Response / Comment
		The forecast distribution of vehicles from the Affected Area is as follows: • 40% of vehicles accessing/egressing the Affected Area will be travelling from/to the north; • 10% of vehicles accessing/egressing the Affected Area will be travelling from/to the east; and • 50% of vehicles accessing/egressing the Affected Area will be travelling from/to the south. Based on the forecast additional movements generated by the assumed development scenario, there would be in the order of 20 to 40 peak hour movements at each of the assumed access points. Such volumes are would easily be within the capacities of the respective access points. There would be relatively low levels of queuing and delay at the access points and conditions would be well within acceptable limits for access points on both the arterial and local roads. CIRQA considered that vehicle movements generated by the rezoning and subsequent development would be within the capacity of the surrounding road network and can be accommodated with minimal impact.
Sewer	SA Water	South Australian Water Corporation sewer infrastructure is present surrounding the site as follows:- • 150mm diameter, vitrified clay sewer main within OG Road; • 225mm diameter, uPVC sewer main within OG Road; • 150mm diameter, vitrified clay sewer main partway down the length of Turner Street; and • 150mm diameter, vitrified clay sewer main within Aldersgate Drive Fixture unit calculations utilising design charts within AS 3500 results in a predicted total sewer drainage outflow from the development of approximately 1,500 fixture units. A 150mm sewer connection on Turner Street and Aldersgate Drive has been

Infrastructure	Relevant Authority	Response / Comment
		proposed to SA Water to spread the discharge load across two separate sewer mains. An application to SA Water for the above works has been issued to SA Water on 8 May 2025. New connections to OG Road will also need to be undertaken to service future developments over the Affected Area.
Potable Water	SA Water	South Australian Water Corporation water infrastructure is present surrounding the site as follows:- • 150mm CICL diameter water main within OG Road; • 600mm diameter transmission water main within OG Road. Connection to transmission main for domestic purposes is not permissible; • 100mm diameter water main within Turner Street; and • 100mm diameter water main within Aldersgate Drive. A reclaimed water network exists within Turner Street only. The network is managed by Eastern Regional Alliance (ERA) which is a joint venture between various surrounding councils. It is proposed to upgrade the SA Water main in Turner Street to 150mm and to provide a dedicated fire connection off this upgraded main. Existing services is expected to have sufficient capacity to cater for future development facilitated by the Code Amendment.
Electrical supply	SA Power Networks (SAPN)	The existing United Community Aldersgate Aged Care Residence is served by a SA Power Networks pad mounted transformer located along OG Road with an associated easement. SA Power Networks infrastructure surrounding the development site consists of the following:

Infrastructure	Relevant Authority	Response / Comment
		• Existing overhead high and low voltage cabling via stobie poles along OG Road, with the cabling located along the western side of OG Road. • Existing overhead high and low voltage cabling via stobie poles along Turner Street, with the cabling located along the northern side of Turner Street. • Existing underground low voltage cabling serving residential properties and street lighting along Aldersgate Drive, with the cabling located along the northern side of Turner Street. • Existing underground high and low voltage cabling from stobie pole on OG Road to the SA Power Networks pad mounted transformer serving the site. It is proposed that the Affected Area is served by 2 electrical supplies which will consist of the following: • SA Power Networks 2000 kVA pad mounted transformer (TF.1) located adjacent Turner Street to serve the southern section of the site; and • Existing SA Power Networks pad mounted transformer (TF.EX) located adjacent OG Road to serve the northern section of the site. Upgrade to the local High Voltage Network will be required to facilitate the anticipated load demand of the Affected Area. An application for the new power supply has been made to SA Power Networks on 5 May 2025.
Telecommunications	Telstra and NBN	The existing United Community Aldersgate Aged Care Residence served via NBN Co and dedicated fibre optic lead-in services, reticulated from OG Road. Telstra lead-in service to the site reticulates from OG Road underground to the site. A new NBN Co fibre optic lead-in service is proposed to be reticulated from the Turner Street existing NBN Co Pit to a Site Main Communications Room within the Affected Area, however it is understood that no infrastructure upgrades will be required.

Infrastructure	Relevant Authority	Response / Comment
Gas Supply	APA Group	Medium pressure natural gas is present in all streets surrounding the site, however it is anticipated that no natural gas will be supplied to the Affected Area in future development (with energy sources such as heat pump technology for hot water generation and electric cooking to be investigated as an alternative).

5.6. Investigations

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate. In addition to this, the Commission has also specified certain investigations to be undertaken to support the Code Amendment.

Pursuant to section 73(5) of the Act, the Minister for Planning approved initiation of the Code Amendment subject to the following conditions:

- The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code on the date the Amendment is released for engagement;
- The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act; and
- Prior to adoption of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister for Planning that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).

Further, the Commission has, under section 73(6)(f) of the Act, resolved to specify the following further investigations or information requirements in addition to that outlined in the Proposal to Initiate:

- In investigating building heights, consider bulk and scale at the residential interface and demonstrate the transition of heights to the zone boundary.

On the basis of the above, the following investigations have been undertaken to inform this Code Amendment:

- Population Profile Analysis;
- Suitability of the Urban Corridor (Boulevard) Zone;
- Retail & Commercial Land Supply Analysis;
- Interface Management Analysis;
- Heritage Impact Assessment;
- Cultural Heritage Investigations;
- Infrastructure and Servicing Analysis;
- Stormwater Analysis;
- Transport Analysis;
- Regulated and Significant Trees;

- Open Space & Landscaping Analysis;
- Flightpath Building Height Limits Analysis; and
- Affordable Housing Analysis.

Investigations have also been informed by the anticipated land use mix and yield identified in **Table 5.2** below.

***Table 5-2** Anticipated Land Use Mix and Yield*

Anticipated Land Use	Anticipated Yield (m^2 gross leasable floor area – GLFA)
Supported Accommodation	110 beds
Retirement Facility	60 dwelling units
Dwellings (mix of social housing, affordable housing, built to rent and speciality disability housing)	80 dwelling units
Educational Facility (SASY Education)	320m^2 GLFA
Childcare facility	450m^2 GLFA
Consulting room (allied health)	1,400 m^2 GLFA
Offices	200 m^2 GLFA
Community Facilities	1,700 m^2 GLFA

The outcomes of the investigations are addressed in sections 5.6.1 to 5.6.14. A full copy of all investigations is provided within Appendices D-L.

5.6.1. Population Profile

Data from the Australian Bureau of Statistics (ABS) 2021 Census, provides insightful details about the demographics, living conditions, and socio-economic aspects of the area. Felixstow presents a diverse and evolving community profile.

In 2021, Felixstow recorded a population of approximately 2,477 residents, reflecting an increase of 7.2% from the previous census period. Notably, 6% of the population was aged 85 years an over, which is significantly higher than the state average of 2.7%. There was also a lower percentage of the population ages 0-14 years within Felixstow compared to the state and Australian average.

Table 5.3 on the following page provides a summary of the 2021 census data for Felixstow compared to State and Australia averages.

Table 5-3 Summary of 2021 ABS Census Data for Felixstow

Age	Felixstow	South Australia	Australia
0-14 Years	**13.8 %**	17.8%	18.7%
5–24 years	10.2%	12.3%	12.8%
25–34 years	12.5%	13.4%	14.4%
35–44 years	11.3%	12.1%	12.8%
45–54 years	10.7%	11.5%	11.8%
55–64 years	11.6%	12.0%	11.9%
65–74 years	12.9%	11.2%	10.7%
75–84 years	**11.0%**	6.0%	4.8%
85+ years	**6.0%**	2.7%	2.1%
Highest Level of education attained	**Felixstow**	**South Australia**	**Australia**
Bachelor Degree and above	**35.5%**	22.7%	26.3%
Year 12	14.2%	15.2%	14.9%
Year 9 or below	9.2%	7.6%	7.2%
Ancestry, top responses	**Felixstow**	**South Australia**	**Australia**
English	23%	38%	33%
Australian	21%	32.5%	29.9%
Italian	**17.5%**	5.8%	4.4%
Chinese	**14.4%**	3.3%	5.5%
Scottish	5.7%	8.4%	8.6%
Language used at home (other than English)	**Felixstow**	**South Australia**	**Australia**
Mandarin	**8.9%**	1.8%	2.7%
Italian	**7.6%**	1.3%	0.9%
Cantonese	**2.9%**	0.6%	1.2%
Hindi	1.7%	0.6%	0.8%
Punjabi	1.6%	1.1%	0.9%

English only used at home	58.5%	77.6%	72%
Employment Status	**Felixstow**	**South Australia**	**Australia**
Worked full-time	53.5%	54.1%	55.9%
Worked part-time	35.9%	35%	31.2%
unemployed	5.5%	5.4%	5.1%
Method of travel to work	**Felixstow**	**South Australia**	**Australia**
Car, as driver	57.7%	63.9%	52.7%
Bus	**9.5%**	3.1%	1.5%
Car, as passenger	4.9%	4.3%	3.9%
Bicycle	**1.4%**	0.9%	0.7%
Waked only	1.1%	2.5%	2.5%
Worked at home	**11.5%**	9.6%	21%

Household composition in the Felixstow area comprises a mix of family households, single-person households, and group households. The census data indicates that family households are the most prevalent, making up approximately 62.9% of all households, which is slightly lower than the state average. Single-person households constitute around 31.2% which is slightly higher than the state average, while group households account for the remaining percentage.

Felixstow offers a variety of housing options, including detached houses, semi-detached houses, and apartments. The majority of residents live in privately owned homes, with a smaller percentage residing in rental properties.

Employment statistics from the 2021 census highlight that the majority of Felixstow's working population is employed in the healthcare and social assistance sector, followed by retail trade and education and training. The data also shows a relatively low unemployment rate, reflecting a stable and thriving local economy.

Notably, a significantly higher proportion of people travelled to work by bus or bicycle, which could be indicative of the proximity to Klemzig Interchange and the Linear Park shared use cycling/walking path.

The education levels in Felixstow are diverse, with a significant proportion of residents holding tertiary qualifications. Felixstow is characterized by its cultural diversity, with residents hailing from various ethnic backgrounds. The census data indicates that a considerable percentage of the population was born overseas, with the most common countries of origin being China, Italy, and India. Additionally, a variety of languages are spoken at home, reflecting the multicultural fabric of the suburb.

The Felixstow Census 2021 ABS data paints a comprehensive picture of a growing and diverse community with a strong emphasis on family life, education, and employment.

Policy Response to Population Profile Analysis

The proposed rezoning to 'Urban Boulevard (Corridor) Zone' is aimed at facilitating a range of housing options including housing for persons aged over 50 years, responding to the older population profile, but also allowing for dwelling diversity and attracting an intergenerational community over the Affected Area.

5.6.2. Suitability of the Urban Corridor (Boulevard) Zone

The Designated Entity has explored the suitability of applying the 'Urban Corridor (Boulevard) Zone' over the Affected Area, taking into consideration the locality, the intended future outcomes for the Affected Area and the State Planning Commission's '*Guide to the Planning and Desing Code (June, 2022).*'

The 'Urban Corridor Zone' was introduced to the planning system in 2013 as a key outcome of '*30-Year Plan for Greater Adelaide'* investigations, initially along transit corridors close to the CBD, but later (in 2017) expanding to other major corridors. Urban corridor infill development typically occurs in a 'strip' formation, predominantly between main arterial roads and established low density areas, in inner and middle ring suburbs. Examples of Urban Corridor zones within the inner north- eastern suburbs include:

- Portions of Lower-North East Road in Campbelltown (north of the 'Glynde Corner'- 4 building levels);
- Section of Payneham Road opposite Pattersons Reserve on the southern side of Payneham Road (former Schweppes factory at 382 Payneham Road- 5 building levels);
- Various sections along both Magill Road, Norwood (6 to 10 building levels) and Magill Road, Magill (4 building levels); and
- The Parade in Norwood (4 to 7 building levels).

Urban corridor development presents significant opportunities for mixed use development, offering both a diversity of housing options in highly sought after established areas, along with commercial development that promote walkable, vibrant precincts.

The State Planning Commission's '*Guide to the Planning and Desing Code (June, 2022)'* envisages 'Corridors' as "*seeking higher density development focussed along a particular road, typically mixed-use development with active ground-floor use*s." The Guide further envisages that the 'Urban Corridor (Boulevard) Zone' will have a residential focus, and envisages the following outcomes:

> "*This zone supports a **mix of medium and high-density urban development framing strategic main road corridors and areas of significant open space**. The primary aim of the zone is to create a uniform streetscape edge set back from the main road boundary to allow for generous landscaping and to frame the corridor with tall, articulated building facades and highly activated frontages. A greater **variety and mix of land uses is sought** in this zone, **in particular mixed-use buildings that contain offices, small-scale shops, and mixed-use business development at lower floors with dwellings above**."*

With the Desired Outcome of the Zone seeking:

> ***DO1*** *Buildings that achieve a consistent, tall, uniform facade to **frame the primary road corridor (e.g., a State maintained road** or a road with similar attributes) that are consistently well set back with areas of significant open space in front, other than in specified areas where a lesser or no setback is desired. **Buildings accommodate a mix***

of compatible residential and non-residential uses *including shops and other business activities at ground and lower floor levels with residential land uses above.*

[bolding our emphasis]

The Affected Area is located adjoining O.G. Road a State Maintained Road with dual lanes in each direction, bike lane in each direction and wide central median. A bus stop is located immediately adjoining the site on O.G. road frontage. Accordingly, it meets the criteria in the Guide as a key 'Corridor.'

Further, the Affected Area is located opposite both Payneham Swimming Centre and Patterson Reserve on Turner Street, which is identified the City of NPSP 'Open Space Strategy' as regional level open space. The Affected Area is therefore well suited to satisfy the objective of the 'Urban Corridor (Boulevard) Zone' of providing a mix of medium and high-density urban development framing main road corridors and areas of significant open space.

The following Performance Outcomes and associated Designated Performance Feature of the '*Urban Corridor (Boulevard) Zone*' seeks the following land use mix and intensity:

PO 1.1 *A **vibrant mix of land uses adding to the vitality of the area** and extend activities outside shop hours including restaurants, **educational, community** and cultural facilities and visitor and **residential accommodation**.*

DPF 1.1 Development comprises one or more of the following:

- *(a) Advertisement*
- *(b) **Child care facility***
- *(c) **Consulting Room***
- *(d) **Dwelling***
- *(e) **Educational Facility***
- *(f) Hotel*
- *(g) Licensed Premises*
- *(h) **Office***
- *(i) **Residential Flat Building***
- *(j) **Retirement Facility***
- *(k) **Shop***
- *(l) **Supported Accommodation***
- *(m) Student Accommodation*
- *(n) Tourist Accommodation*

PO 1.2 ***Shops, offices and consulting rooms*** *that provide a **range of goods and services to the local community** and the surrounding district.*

*DPF1.2 Shop, office or consulting room uses **not exceeding a maximum gross leasable floor area of 2,000m² in a single building***

PO 1.3 ***Dwellings developed in conjunction with non-residential uses*** *that positively contribute to making the public realm of the primary street frontage, open space frontage and pedestrian thoroughfares safe,* ***walkable, comfortable, pleasant and vibrant places****.*

DPF 1.3 Dwellings in mixed use buildings to be located at the upper floor levels of buildings.

PO 1.4 ***Development of medium to high density*** **accommodation options** either as part of a mixed use development or wholly residential development.

[bolding our emphasis]

The intention of the Designated Entity is to create an intergenerational community over the Affected Area (following rezoning) that enables a variety of housing typologies for all stages of life and includes a mix of early learning (child care), specialist education along with allied health consulting rooms, small-scale shops and community facilities. The Designated Entity will remain the owner of the land and all assets once following redevelopment of the site.

The land use mix and intensity provided by the 'Urban Corridor (Boulevard) Zone' is considered to complement the vision for the future development of the Affected Area.

Policy Response to Suitability of the 'Urban Corridor (Boulevard) Zone Investigations

The Affected Area is located on a State Maintained Road which fits the 'Corridor' definition of the State Planning Commission's '*Guide to the Planning and Design Code'*. Further, the Affected Area is located opposite regional level Open Space (Patterson Reserve). Accordingly, the '*Urban Corridor (Boulevard) Zone'* is the preferred Zone in this instance, providing a policy framework that will facilitate redevelopment of the Affected Area to increase densities along the corridor, provide a range of dwelling typologies for all stages of life and land uses to further enhance activities and vitality within the emerging precinct and promote 'living locally.'

5.6.3. Retail & Commercial Land Supply Analysis

Deep End have undertaken a retail and commercial land supply and demand analysis for the Affected Area (refer to **Appendix I**). Deep End have based their analysis on the land uses envisaged within the proposed 'Urban Corridor (Boulevard) Zone' along with the anticipated yields envisaged by the Master Plan for the site (refer to Table 5.2). Deep End found that:

- The demographic profile suggests high demands from an older population base on aged living and health care services.
- The area already has a high proportion of townhouses and apartments so that higher density living options in a master planned setting with good community and leisure services should be well received.
- The Affected Area has an opportunity to leverage the benefits of the adjoining aquatic centre with complimentary uses and services;
- A high local workforce is important as it can generate demands for local retailing and services such as lunch shops and cafes, pharmacies and medical / personal services.

- Local shops on the corner of Briar Road and Thrower Avenue have been vacant for some years until a patisserie opened in 2021 and a Spanish restaurant in 2023. These recent uses are potentially a reflection of the changing demographics of the area and even work from home practices, which can support more local level retailing.
- The Affected Area is well suited for a small provision of local shops, especially given residents of the area would be drawn to the site when using the schools, sporting and community facilities or commuting out to major roads or the Marden centre.
- The area has good access to major supermarkets with one at Marden and another four within 2.0-2.5 km. There is an independent supermarket at Felixstow / Glynde but no IGA, Romeo's or other small independents. The catchment does not appear strong enough and the form of development (likely multi-level with basement or small grade parking area) to support a small supermarket.
- A medical centre with in-house or separately accommodated allied health professionals is potentially a strong commercial use for the Affected Area given the proposed rebuilding of the aged care complex and independent living units and the presence of other aged living and care complexes in the area. There is also a significant residential base between the major diagonal arterials (North East Road and Payneham Road) where residents must travel out to the major roads to access medical clinics.
- The site presents an opportunity for dentists and other allied health specialists either as part of a 'super clinic' or as separate operating businesses with their own premises. While dentists tend to operate from separate premises (but not exclusively), compatible sessional services well-suited to a medical centre are:
  - Physiotherapy;
  - Psychiatry;
  - Dietician;
  - Podiatry;
  - Audiology; and
  - Blood collection.
- A small retail node on the site would provide a local centre that the area currently lacks. The range of shops and services is limited and would not threaten the primacy of the Marden centre.

On balance, **Deep End found that up to 1,000 sqm of retail-type tenancies could be justified and planned for**, and would recommend the following land uses and floor areas could be accommodated over the Affected Area:

- A pharmacy could operate with other local retailers or co-locate with a medical centre. The average provision of pharmacies in Adelaide is approximately one per 3,900 people. While there are three pharmacies in Marden and one in the Felixstow / Glynde centre, these are main road and centre-based pharmacies operating from large catchments. The local catchment population (2,981) plus areas north of the River Torrens **could support a pharmacy on the site co-located with medical services.** It could also support aged care residents and others with high needs living on site.
- An **early morning to mid-afternoon local café / bakery** could operate successfully on the site given the local walkable catchment, on-site workforce, residents and visitors, visitation levels after the pool redevelopment and close location of the primary school and other community / leisure uses.
- A **restaurant** could also be a viable use. There are limited choices at the Marden centre with a better selection at Felixstow / Glynde, mostly in Asian food styles.

  - One or more **evening-based take away food premises**.
  - **Personal or retail service** premises such as a **hairdresser**.
  - **Small shop-type tenancies** could also be occupied by **allied health professionals** seeking accessible, walk-up premises as opposed to office space.

- The Affected Area presents an opportunity for a **long day childcare centre (LDC)** to service existing and new families in the area, the local workforce and other workers commuting along O G Road who may find the site convenient. The workforce and income characteristics of households in the trade area are favourable and conducive to a higher than average use of childcare services. **A nominal shortage of 104 places in the catchment** indicates an opportunity for an average sized LDC (80-90 places) on the site based on 2025 population levels and provision rates.
- An integrated aged care, residential and mixed use development with a medium density built form could provide **flexible office or commercial space for lease**. Given the residential setting, main road location and on-site and nearby uses, prospective tenants could include:
  - Allied health;
  - Not-for-profits;
  - NDIS / home care;
  - Disability services;
  - Gym / fitness club;
  - Yoga / Pilates; and
  - Education, tuition or training providers.
- There is limited office space in the Marden centre other than the dated Wellington Centre on the junction. Modern office / commercial space elsewhere is in short supply. Demand levels are difficult to predict however for master planning purposes 500-1,000 sqm could be justified complementing the small retail node and other uses on site.

Overall, the Deep End analysis concluded that:

> "*The small floor areas proposed for a select group of commercial uses fall within the purposes and provisions of the 'Urban Corridor (Boulevard) Zone'. There will be little or no trading effects on the Marden or Felixstow / Glynde centres because of the small allocation of floor areas and demand from on-site activities*."

***Policy Response* to Retail and Commercial Land Supply Analysis**

The findings of the Deep End analysis conclude that there is support for a range of uses through a current deficiency in the area, as well as new demands that will flow from redevelopment over the Affected Area. This includes:
- Up to 1,000 square metres of retail floor space;
- Medical Centre up to 750 square metres;
- Allied health offices/ services up to 500 square metres;
- Child care centre of 80-90 places; and
- Flexible commercial/ office space up to 1,000 square metres

Consistent with these recommendations, the application of the 'Urban Corridor (Boulevard) Zone' would enable up to 2,000 square metres of gross leasable floor area in a single building for shop, office or consulting room land uses to support the anticipated population on the Affected Area as well as the local community in the surrounding district.

5.6.4. Interface Management

The Affected Area represents an amalgamated site with additional depth than a typical single allotment and is also predominately separated from adjoining residential development via the existing street network and Third Creek culvert.

The Affected Area is sited to the south and west of adjoining residential properties located within the 'General Neighbourhood Zone'. Accordingly, any development over the Affected Area is unlikely to have overshadowing impacts on adjoining north-facing habitable rooms windows or private open space areas.

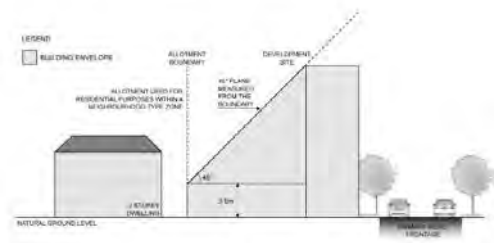
The primary impact of any future development on the adjoining residential properties will be limited to visual aspects, such as changes in the skyline and building appearances.

The 'Urban Corridor (Boulevard) Zone' contains a number of Performance Outcomes that seeks to mitigate the impacts of building massing on residential development within a 'neighbourhood-type zone' (such as the adjoining 'General Neighbourhood Zone'). The Zone also contains a number of Outcomes which seek to ensure that buildings are designed and sited to contribute to a consistent streetscape. **Table 5.4** provides a summary of the relevant interface provisions of the Zone.

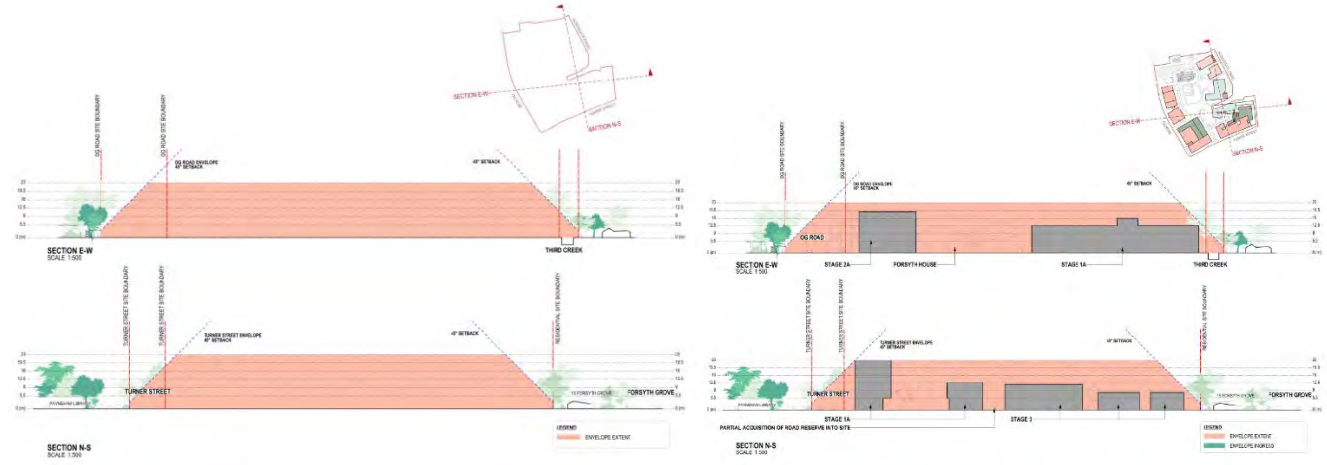
***Table 5-4** Urban Corridor (Boulevard) Interface Provisions*

Urban Corridor (Boulevard) Zone Outcome or Designated Performance Feature	Analysis
PO 2.4 Buildings setback from the primary street boundaries **to provide a consistent streetscape edge** with **generous landscaping** and tall articulated building facades, except in locations where a lesser or no setback is desired to achieve a more prominent, strongly defined, and continuous built form presence to the primary street frontage. DTS/DPF 2.4 **Buildings setback from the primary street** boundary: (a) **not less than: 3 metres**	The Code Amendment applies a **3m minimum primary street setback TNV.** This matches the existing primary street setback of the current facility along Aldersgate Drive and O.G Road. Whilst the current buildings over the Affected Area are setback approx. 5m from Turner Street, a lesser setback of 3.0m will assist in framing the streetscape and encouraging a vibrant and active precinct when combined with the Council owned Library and Patterson Reserve. A review of the 'Urban Corridor (Living) Zone' along Lower North East Road in Campbelltown (that also abuts the 'General Neighbourhood Zone') found that a minimum primary street setback TNV of 3 metres was also applied.

Urban Corridor (Boulevard) Zone Outcome or Designated Performance Feature	Analysis
PO 2.5 Buildings set back from secondary street boundaries to contribute to a consistent established streetscape. DTS/DPF 2.5 **Building walls setback from a secondary street frontage not less than 2m**.	A secondary street setback of 2.0m within the Urban Corridor (Boulevard) Zone is greater than a secondary street setback within the General Neighbourhood Zone which is 0.9m. Future development over the Affected Area is likely to front all road frontages and apply the 'primary street frontage' setback rather that the secondary street setback.
PO 2.6 Buildings are: (a) sited on side boundaries for parts of the building located towards the front part of the allotment to achieve a **continuity of street façade to the street** (b) **setback from side boundaries** for parts of the building located behind the street facing elements, to **enable building separation to provide access to natural ventilation and sunlight.** DTS/DPF 2.6 Building walls with no window/s or balcony/ies fronting the boundary, **setback from side boundaries** as follows: (a) no minimum on the boundary, within the first 18m from the front property boundary for any building level (b) no minimum for remaining length for ground level only (c) 2m for 1st level and above for building parts more than 18 metres from the front property boundary.	The only side boundary of the Affected Area that adjoins a residential property located is along the northern boundary. PO 2.6 and associated DTS/DPF 2.6 of the Urban Corridor (Boulevard) Zone contain sufficient provisions to ensure future built form is adequately separated from adjoining residential properties to provide access to natural ventilation and sunlight.
PO 3.1 Building height is consistent with the form expressed in the Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer or **positively responds to the local context** including the site's frontage, depth, and adjacent primary road corridor (e.g., a State maintained road or a road with similar attributes) or street width. DTS/DPF 3.1 Except where a **Concept Plan** specifies otherwise, **development does not exceed** the following building height(s): **Maximum building height is 6 levels and Maximum Building Height is 23 metres.**	The Affected Area is a large, amalgamated site over 2.3 hectares in size that can accommodate taller built form that is well separated from adjoining sensitive land uses. Whilst the Code Amendment applies a maximum building height of six (6) building levels and 23m, the **Concept Plan specifies a 'building height transition area' along the northern and eastern boundaries** of the Affected Area which adjoin existing residential properties located within the 'General Neighbourhood Zone.' The **transition height scales down to a maximum of three (3) building levels** which provides an orderly transition in height to the existing low-rise built form. Future built from over the site **will also need to satisfy the '45 degree building envelope**' sought by Zone PO 4.1.

Urban Corridor (Boulevard) Zone Outcome or Designated Performance Feature	Analysis
PO 4.1 Buildings **mitigate impacts of building massing on residential development** within a neighbourhood-type zone. DTS/DPF 4.1 **Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes** within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary): 	The **Code Amendment applies the '45 degree building envelope' TNV** which seeks to ensure an appropriate transition in building height to the adjoining 'General Neighbourhood Zone' noting that the Affected Area is separated from residential properties to the east by Aldersgate Drive and the Third Creek drainage channel. **Figure 5.1** on the following page illustrates how the building envelope TNV would be applied over the Affected Area and also illustrates how indicative built form envisaged by the Master Plan would be sited within the envelope.
PO 4.2 Buildings on an allotment fronting a road that is not the primary road corridor (e.g., a State maintained road or a road with similar attributes) and where land on the opposite side of the road is within a neighbourhood-type zone, **provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.**	Future built form over the Affected Area would need to demonstrate (as part of future development applications) how an orderly transition in built form to complement the low-rise built form east of the site is achieved (i.e. over Aldersgate Drive and Third Creek). **Figure 5.1** on the following page outlines and indicative concept of how this transition in building height could occur.
PO 5.2 Development on a significant development site (a site with a frontage over 25m to a primary road corridor (e.g., a State Maintained Road or a road with similar attributes) and over 2500m^2 in area) **designed to minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions**. DTS/DPF 5.2 Development on a significant development site (a site with a frontage over 25m to a primary road corridor (e.g., a State maintained road or a road with similar attributes) and over 2500m^2 in area) that: (a) is **constructed within zone's Interface Building**	The **application of the 45 degree building envelope TNV** will ensure that future development over the Affected Area facilitated by the Code Amendment will **locate taller built form and non-residential land uses towards the O.G. Road and Turner Stree**t primary street frontages (refer to **Figure 5.1** on the following page and Master Plan within **Appendix D**- please note that on a conservative basis this graphic depicts a 45 degree along O.G Road and Turner Street, however the Zone Policy would not apply this given they are 'primary street frontage').

Urban Corridor (Boulevard) Zone Outcome or Designated Performance Feature	Analysis
Height provision as specified DTS/DPF4.1 (b) **locates non-residential activities and higher density elements towards the primary road corridor** (e.g., a State maintained road or a road with similar attributes) (c) **locates taller building elements towards the primary road corridor** (e.g., a State maintained road or a road with similar attributes).	



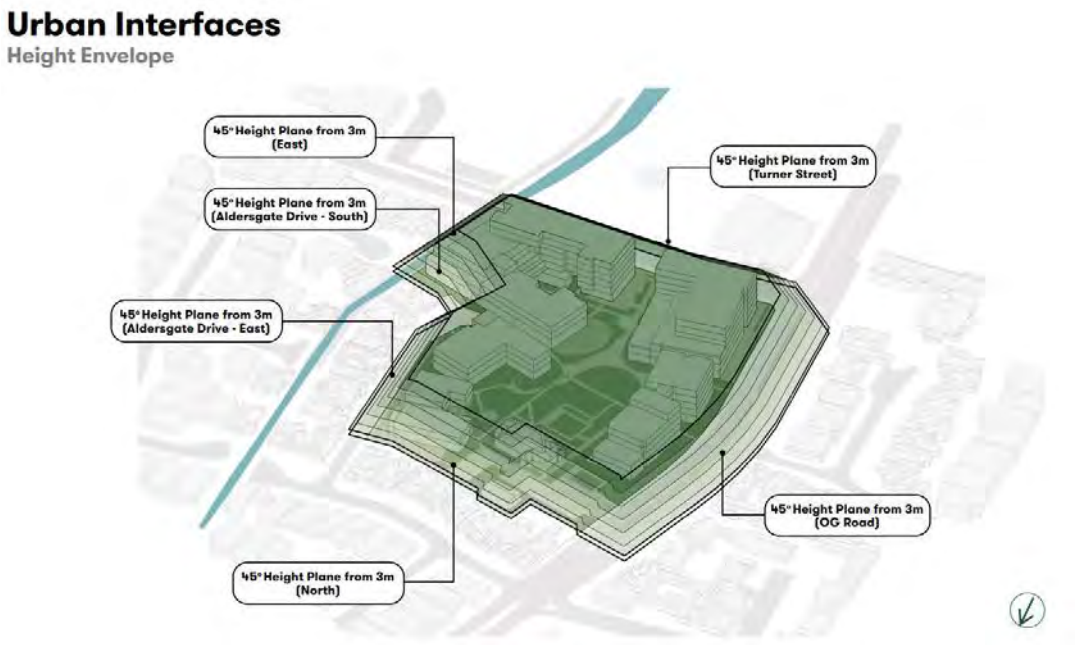


Figure 5-1 Building Diagram Example – 6 building levels with 45 degree interface

Policy Response to Analysis

The Urban Corridor (Boulevard) Zone contains sufficient provisions to ensure that future development over the Affected Area will provide an appropriate transition scale down to the low-rise built form located within the 'General Neighbourhood Zone' to the immediate north and east of the site.

The application of the Concept Plan TNV, 45- degree building envelope TNV and minimum primary street setback is 3m TNV will ensure that future development over the Affected Area appropriately transitions down in building height and has street setbacks to compliment the adjoining low-rise residential character.

NOISE

Bestec have undertaken an acoustic analysis of the Affected Area and surrounding locality within **Appendix J.** Their report considers the anticipated land uses that would be facilitated within the 'Urban Corridor (Boulevard) Zone', existing noise sources within the locality and the impact on adjoining noise-sensitive receivers.

A Noise Survey was conducted on 1 May 2025 between 6:30 AM, 12:00 PM, and at 6:30 PM at 8 Aldersgate Drive, a nearby residential property. The recorded background noise levels (L90) ranged from 44 to 47 dBA, with maximum levels (LAmax) reaching up to 76 dBA. The survey found that ambient daytime noise equivalent continuous noise levels (LAeq) during the day ranged from 50 to 53 dBA, **indicating a moderately active acoustic environment consistent with suburban settings**. It is noted that this noise assessment was conducted during a period when the Payneham Pool was closed for construction. Accordingly it did not take into account noise form patrons of the pool (but would have factored in the construction noise.

The Bestec report identifies traffic on OG Road and Turner Street, as well as activities at the Payneham Civic Centre, Payneham Swimming Pool, and Patterson Sportsground, as key contributors to ambient noise in the area.

Bestec identified that key noise sources associated with future development over the Affected Area are likely to include:

- Engineering services;
- Outdoor communal areas;
- Waste collection;
- Site deliveries;
- Outdoor play noise from anticipated early learning centre (ELC); and
- Traffic movement including within decked/or multi- level carparks.

For planning purposes, the report recommends applying stricter environmental noise criteria—**50 dBA during the day and 43 dBA at night**—based on the '*SA Environment Protection (Commercial and Industrial Noise) Policy 2023'*. Bestec advised that this could be achieved via the following mitigation measures (to be incorporated into future development applications following rezoning):

- Acoustic barriers and enclosures;

- Vibration isolators;
- Restricted use of outdoor areas after 10 PM; and
- Modified waste and delivery procedures.

The *General Development Policies – Interface Between Land Uses* provisions of the Planning and Design Code contain a range of Outcomes to ensure that development is designed and sited to protect sensitive receivers. **Table 5.5** below provides a summary of relevant Code Provisions.

Table 5-5 Summary of Code General Interface Between Land Use Provisions

General Development Policies – Interface Between Land Uses
DO 1 *Development is located and designed to mitigate adverse effects on or from neighbouring and proximate use*
PO 1.1 *Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.*
PO 1.2 *Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.*
PO 2.1 *Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:* *(a) the nature of the development;* *(b) measures to mitigate off-site impacts* *(c) the extent to which the development is desired in the zone* *(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.*
PO 4.1 *Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).* ***DTS/DPF 4.1*** *Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria*
PO 4.2 *Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are* ***designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers*** *(or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers* ***due to noise and vibration*** *by adopting techniques including:* *(a) locating openings of buildings and associated services* ***away from the interface with the adjacent sensitive receivers*** *and zones primarily intended to accommodate sensitive receivers;* *(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers;* *(c) housing plant and equipment* ***within an enclosed structure or acoustic enclosure;***

General Development Policies – Interface Between Land Uses
*(d) providing a **suitable acoustic barrier** between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.*
PO 4.4 *External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.*
PO 4.5 *Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).*

The above 'General Development Policies - Interface Between Land Uses' provisions of the Code provide a robust assessment criteria for future development applications over the Affected Area. These provisions seek to ensure that appropriate noise mitigation measures can be implemented to minimise impacts to adjoining sensitive receivers.

Bestec's preliminary analysis confirms that future development applications over the Affected Area could be designed to satisfy the above Outcomes of the Code. The noise survey results indicated that the Affected Area does not warrant the application of the '*Noise and Air Emissions Overlay*.'

Policy Response to Noise Analysis

The findings of the Bestec Investigations conclude that there is sufficient policy with the General – Interface Between Land Use provisions of the Code to mitigate potential noise impacts that may arise from anticipated land uses facilitated by the rezoning.

5.6.5. Heritage Analysis

DASH Architects have undertaken a Heritage Impact Assessment which considers the impact of the proposed Code Amendment on the State Heritage Place 'Forsyth House' (refer to **Appendix H**). As outlined in **Section 3.1**, Forsyth House (SHP ID 12684) was a former residential house and is currently utilised as an administration and training/meeting facility by Uniting Communities in association with their 'Aldersgate Residential Aged Care' facility. **Figure 5.2** below provides a historical image of the Place.

The initial State Heritage Listing, as recorded in the South Australian Gazette did not provide detail regarding either the extent or nature of the Listing. Discussions with State Heritage SA, also reveal that there doesn't appear to be a formal 'Statement of Significance' recorded for the place, nor is there any Conservation Management Plans, or similar, for the Place.



***Figure 5-2** Historical image Forsyth House (Source: DASH)*

A data sheet prepared by MacDougall and Vines in 1998 as part of the '*Payneham Heritage Study*', notes the Statement of Heritage Value (often called Statement of Significance) as follows:

> "*The main house at Aldersgate is significant historically as it represents the thriving and profitable nursery and fruit growing business that were established in the area from the 1850s onwards, and its associated with the prominent Pitt family. The house is representative of typical Edwardian villa with flamboyant details including turrets, castellated parapets and widely turned verandah*."

It should be noted that there are no heritage or character listings associated with the Chapel on the Site. There are also no other heritage places associated with the Affected Area itself.

DASH considered that whilst the former Payneham Primary School (Local Heritage Place) is nearby, it is sufficiently distant from the site such that the work proposed on the Site will not have an adverse impact on either its physical fabric or its settings. There are no other State and Local Heritage Places in the Locality.

As outlined above in **Section 3.4.2**, the proposed Code Amendment in addition to changing the zone to 'Urban Corridor (Boulevard) Zone' seeks to retain the 'State Heritage Place Overlay' and the 'Heritage Adjacency Overlay.' It also introduces the 'Concept Plan X – Felixstow' that includes preserving 'view lines to 'Forsyth House' from OG Road (refer to **Figure 5.3** below). These view lines have been informed by recommendations by DASH and preliminary conversations held with the Heritage SA.

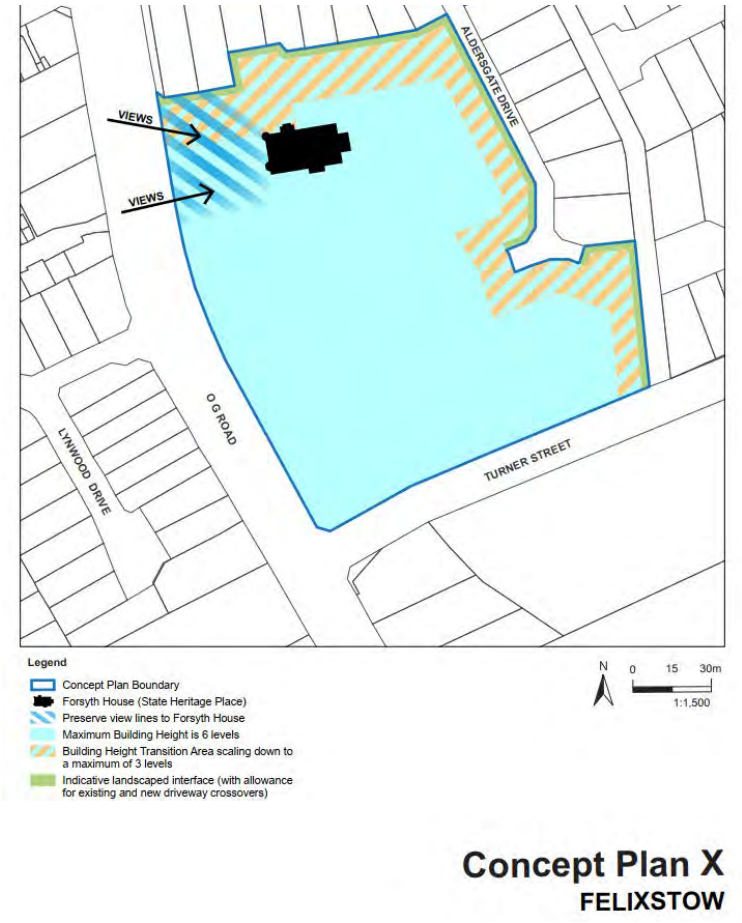


Figure 5-3 *Proposed Concept Plan depicting location of Forsyth House and important views to be preserved from O.G. Road*

DASH have considered the impacts of the Code Amendment, and in summary advise:

- The **retention of the 'State Heritage Place Overlay' and the 'Heritage Adjacency Overlay' will ensure that most development over the Affected Area will require a referral to the Minister responsible for the administration of the *Heritage Places Act 1993*** (currently through the Heritage South Australia (Heritage SA), within the Department for Environment and Water (DEW)), regardless of which part of the Affected Area future development is located on. The Minister has power of direction under such referrals;
- The changes, if adopted, would not likely alter the application of the SHPO as it related to Development on the site within the Affected Area that contains the State Heritage Place (or the application of the HAO for the remaining 2 sites). Nor would it likely alter referrals to the Minister through Heritage SA for such work. **While it is very likely that the SHPO provisions, in and of themselves, would likely require a curtilage between the SHP and O.G. Rd, that it is explicitly noted on the Concept Plan will none the less reinforce its importance** and avoid confusion;
- Both currently and under the proposed Code Amendment, development in and around the State Heritage Place would need to consider a range of issues raised by the Planning and Design Code generally, and the SHPO specifically. The provisions

within the SHPO would in our view **adequately manage the potential heritage impacts on the State Heritage Place arising from the Code Amendment and specifically any uplift in height**.

- The **provisions with the 'Heritage Adjacency Overlay' would adequately address the issues associated with the proposed Code Amendment and specifically the additional height** of development envisaged across the Affected Area generally.

DASH also advise that additional research into the heritage significance of Forsyth House (through a 'Statement of Significance' or 'Conservation Management Plan' would assist both the design team, and heritage authority, in understanding and managing any potential impacts. This could potentially be achieved through DEW's Better Heritage Information program or preparation of a Conservation Management Plan for the site by the Foundation.

Policy Response to Heritage Impact Assessment

The retention of the 'State Heritage Place Overlay' and the 'Heritage Adjacency Overlay' includes sufficient policies to ensure that future development over the Affected Area retains and enhances the heritage values of 'Forsyth House'.

The proposed Concept Plan further reinforces retention of views to 'Forsyth House' from O.G. Road and assists in reinforcing curtilage be provided around the Place.

5.6.6. Cultural Heritage Investigations

Aboriginal Urban Design Pty Ltd have undertaken historical and cultural research for the Affected Area and surrounding locality (refer to **Appendix K**). This report was produced to inform the development of the Master Plan for the Affected Area (contained within **Appendix D**).

Felixstow is part of the traditional lands of the Kaurna people whose country extends from the eastern slopes of the Mt Lofty Ranges and west to Gulf St Vincent, north to Crystal Brook and south to Cape Jervis.

Aboriginal Urban Design Pty Ltd research and analysis outlines that:

- From the beginning of British settlement in the Province of South Australia in 1836, natural resources were exploited, and the landscape changed, based on European systems of settlement, agricultural and industrial production.
- East of the new capital of Adelaide was Third Creek (Contained within and Section 306 of Colonel light's Map of 1839) and was selected by the South Australian Company (SAC) while the Sections on the northern side of the Torrens River were held by its Chairman George Fife Angas.
- The South Australian Company Map of 1838 is instructive as it **shows vegetation and particularly denotes that Third Creek was bordered by woodland, mainly Red and Blue Gums**.
- **Third Creek in Section 306 was part of the lower reaches of an alluvial flood plain of the River Torrens/Karrawirra Parri**. The point where Third Creek entered the River Torrens/Karrawirra Parri in Felixstow, and along its boundary, was low lying and flatter and more likely to flood the surrounding area in winter and spring.
- The Kaurna Miyurrna were custodians of an extensive area of the Adelaide Plains of which Felixstow was a part.

- For the Kaurna, all landscapes were a product of the Dreaming known as Munaintya. Mt Lofty was a sacred place where Yurebilla the ancient creator ancestor laid. It was connected via Third Creek to the River Torrens/Karrawirra Pari as was First, Second, Fourth and Fifth Creeks. **Rivers, creeks**, natural springs, waterfalls, and coastal waters **linked the Kaurna to Country** through ecology, cosmology, and ritual.
- The *karra* was used by the Kaurna for making shields, coolamons amongst other things and large trunks were hollowed out by fire to create shelters or cultural markers. **River Red Gums (Eucalyptus camaldulensis) were plentiful prior to European colonisation lining the banks of the Karrawirra Parri/River Torrens and its tributaries**, until they were removed by the early settlers to clear land and as a supply of wood for industrial and building purposes. **River Red Gums were culturally significant markers in the Kaurna landscape**.
- During summer, **Third Creek consisted of reed-lined ponds of water** of various degrees of permanency. Such intermittent **flowing waters in summer often marked an area that was appropriate for secret women's business**.
- **Third Creek at Felixstow may have been a birthing area or a designated site which was part of the initiation of young women** as they passed through various rites of passage. **The birth of children and the location of families camping and residing and conducting ceremony along Third Creek and the Karrawirra Parri may well have added to the 'happiness of the place'.** Marking the cycles of life was an important part of Kaurna culture.
- Felixstow is distinguished in Kaurna history as it is the only place where the burial ritual of an important Kaurna 'Queen' was recorded and documented by an early European settler, Edward Stephens in the 1840s. Her body was then carried on a *pyre* following an elaborate ritual across country to her final resting place at Kensington Gardens.

Whilst it is noted that **no entries for known Aboriginal sites or objects over the Affected Area were found** over the Affected Area, all Aboriginal sites and objects are protected under the *Aboriginal Heritage Act 1988* (the Act), whether they are listed in the central archive or not. Section 20 of the Act requires that any Aboriginal sites, objects or remains, discovered on the land, need to be reported to the Premier. The Department of the Premier and Cabinet - Aboriginal Affairs and Reconciliation as well as the Kaurna Yerta Aboriginal Corporation and the Ramindjeri Heritage Association Incorporated will be formally consulted during the draft Code Amendment engagement process.

The **Concept Plan includes a 'landscape interface' to Third Creek** which provides opportunity for the planting of locally indigenous species, as well as the opportunity to provide storytelling artworks into future development in this area.

Policy Response to Cultural Heritage Analysis

Third Creek to the River Torrens/*Karrawirra Pari* is recognised as culturally important to the Kaurna People.

The proposed Concept Plan includes a 'landscape interface' to Third Creek which provides the opportunity for future development to include locally indigenous plant species and storytelling artwork.

5.6.7. Infrastructure and Servicing Analysis

As part of the 'Proposal to Initiate' stage of the Code Amendment, the Minister approved the initiation of the Code Amendment subject to the following condition:

"*Prior to adoption of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister for Planning that all necessary agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers)*."

Bestec engineers have undertaken infrastructure and servicing investigations with their report included as **Appendix E** and summaries in **Section 5.5**.

In summary, the investigations have generally found that connection to existing services infrastructure is available with further investigation required to confirm services infrastructure network capacity, and any augmentation requirements that may be required. This can occur at the time of development application.

Policy Response to Services and Infrastructure Investigations

The Affected Area has access to existing services infrastructure that will, or can be augmented, to service the likely future development of the Affected Area.

5.6.8. Stormwater Analysis

FMG Engineers have considered the management of stormwater and flood waters over the Affected Area (refer to **Appendix G**) with details of their findings outlined in Section 5.5.

In summary, FMG investigations concluded that:

- The Affected Area generally grades towards the north, matching the regional topography which falls towards the Torrens river;
- Existing underground stormwater infrastructure is observed in OG Road, Aldersgate Drive and Forsyth Court. Third Creek is present along the eastern boundary, in the form of an open concrete lined channel.
- The existing site features an impervious : pervious ratio of 80:20, whereas future development over the Affected Area facilitated by the Code Amendment is likely to feature a significant extent of landscaping and pervious areas, summing to a 75:25 impervious : pervious area ratio. As the impervious area is likely to be reduced by future development over the Affected Area, peak stormwater runoff will accordingly be reduced and it is not anticipated that further detention storage will be required on site.
- No underground stormwater infrastructure ispresent in Aldersgate Drive, and flood mapping provided by Council suggests both Third Creek, and sheet flows in Aldersgate Drive currently exceed the capacity of the current network.
- Through formalisiation of flood waters through the Affected Area (as part of future development applications), directly into Aldersgate Drive, FMG anticipate that flood hazard will be reduced for the surrounding houses (particularly 11-15 Forsyth Grove, which are currently inundated by the informalised sheet flow which travels through the Affected Area).
- Future development over the Affected Area should cater for water sensitive urban design (WSUD) outcomes throughout the landscaped areas.

- Future development over the Affected Area should ensure that the SA EPA water quality improvement figures (reduce Total suspended solids by 80%, Total phosphorus by 60%, Total nitrogen by 45%, Litter/gross pollutants by 90%), with proprietary Gross Pollutant Traps or other treatment devices available to achieve shortfalls as required.
- Final solutions to manage through the Affected Area will need to be confirmed during detailed design of future development applications (following rezoning).

The FMG report outlines an extensive list of provisions in the 'Hazards (Flooding) Overlay' and 'Hazards (Flooding General) Overlay' which will continue to apply to the Affected Area. These Overlays, together with the relevant General Development Policies, Design in Urban Areas provide a robust assessment criteria to ensure that existing flood waters and future stormwater over the Affected Area can be appropriately managed.

Policy Response to Stormwater Analysis

The 'Hazards (Flooding) Overlay,' 'Hazards (Flooding General) Overlay' and the relevant 'General Development Policies, Design in Urban Areas' provisions of the Code are sufficient to allow a robust assessment of stormwater and flood management for future development proposals on the Affected Area.

5.6.9. Transport Analysis

CIRQA has prepared a Transport Impact Assessment considering the proposed Code Amendment (refer to **Appendix F**).

The CIRQA assessment has considered the anticipated transport implications of the proposed Code amendment including consideration of:

- Anticipated uses and yields in the Affected Area (refer to **Table 5.2**);
- Existing traffic and parking conditions surrounding the Affected Area;
- Traffic demands of the anticipated uses;
- Possible access arrangements for the Affected Area;
- Transport impact of the intended Policy on the surrounding road network; and
- Suitability of the policy framework to cater for anticipated uses.

Traffic Generation

CIRQA have undertaken analysis of the estimate daily traffic volumes for the anticipated land uses mix over the Affected Area as follows:

- Housing for seniors – 0.17 pm peak hour trips per dwelling (adopted during both the am and pm peak hours);
- Medium density residential dwellings – 0.39 trips am peak hour trips and 0.37 pm peak hour trips per dwelling;
- Office/community uses – 1.69 am peak hour trips and 1.2 pm peak hour trips per 100 m^2 gross leasable floor area;
- Early learning centre – where 'X1' is the number of licensed places for children:

  - Am peak hour trips – 0.0065 X12 – 0.0452 X1 +16.943; and
  - Pm peak hour trips – 0.0015 X12 + 0.3227 X1 -2.727;
- Secondary education – 0.4 am peak hour trips and 0.3 pm peak hour trips per student;
- Medical centre – where 'R' is the number of consulting rooms:
  - Am peak hour trips – 0.0314 (R2) + 6.1122 (R) + 8.0607 * 0.557; and
  - Pm peak hour trips – 0.1544 (R2) + 38.456 (R) + 8.6803 * 0.581.

Based on the above, CIRQA forecast that future development of the Affected Area would generate in the order of 160 am peak hour trips and 134 pm peak hour trips. However, this does not take into account the existing traffic generation associated with the 115-bed aged care facility currently on-site. Therefore, allowing for the existing generation (based on the above rates), the realistic number of additional movements associated with the redevelopment of the Affected Area would be 141 am and 115 pm peak hour movements.

Access Points and Road Infrastructure

CIRQAs analysis was undertaken on the basis of the following assumed access points:

- A two-way access point on Turner Street;
- Existing left-in/left-out access point on O.G Road;
- A new left-in/left-out access point on O.G Road (location and design to be confirmed during future development applications insuring sight distance provisions can be achieved); and
- Access point(s) on Aldersgate Drive.

It should be noted that alternative access arrangements may be considered as specific land use proposals are developed subject to appropriate design, analysis and relevant approvals. Access points and internal parking areas will be designed and approved through future land use applications for the Affected Area.

Traffic Distribution

CIRQAs traffic distribution modelling anticipates that traffic generated by future development over the Affected Area will distribute to the surrounding road network in the following manner:

- 40% of vehicles accessing/egressing the Affected Area will be travelling from/to the north;
- 10% of vehicles accessing/egressing the Affected Area will be travelling from/to the east; and
- 50% of vehicles accessing/egressing the Affected Area will be travelling from/to the south.

In addition to the above, the following assumptions have been made in respect to the in/out splits for each land use during the am and pm commuter peak hours:

- Housing for seniors – 60% in/ 40% out in the am community peak hour and vice versa during the pm commuter peak hour;
- Medium density residential dwellings – 20% in/ 80% out in the am community peak hour and vice versa during the pm commuter peak hour;
- Office/community centre – 60% in/ 40% out in the am community peak hour and vice versa during the pm commuter peak hour;
- Early learning centre – 60% in/ 40% out in the am community peak hour and vice versa during the pm commuter peak hour;
- Secondary education – 60% in/ 40% out in the am community peak hour and vice versa during the pm commuter peak hour; and
- Medical centre - 60% in/ 40% out in the am community peak hour and vice versa during the pm commuter peak hour.

Traffic Impact

CIRQA forecast that based on the additional movements generated by the assumed development scenario, there would be in the order of 20 to 40 peak hour movements at each of the assumed access points. **Such volumes are would easily be within the capacities of the respective access points**. There would be **relatively low levels of queuing and delay** at the access points and conditions **would be well within acceptable limits for access points** on both the arterial and local roads.

CIRQA advise that the key impacts of the potential redevelopment of the Affected Area will be associated with the intersections of OG Road/Turner Street and OG Road/Forsyth Grove/Kildare Avenue (where high traffic volumes and/or number of conflict points currently exist). On this basis, initial SIDRA analysis was undertaken for these intersections which found that:

- Aldersgate Drive and Forsyth Grove – Whilst CIRQA forecast in the order of 20 to 40 peak hour movement at each of the assumed access points, the total daily traffic volumes on Aldersgate Drive and Forsyth Grove will be well within the limits associated with a local road (typically 1,500 vehicles per day).
- OG Road/Turner Road intersection –The **intersection generally performs within acceptable levels** with an overall Level of Service of 'C' in the am peak hour and 'B' in the pm peak. Most movements **operate with low Degrees of Saturation and low levels of queuing and dela**y. However, the right-out movement from Turner Street is currently operating close to or at capacity with a Levels of Service of 'F' and 'E' in the am and pm peak hours, respectively.

  The modelling of the 'future' scenario indicates that **the intersection will operate with very similar conditions**. This modelling indicates that there would be **little or no impact on operation of the intersection as a result of the rezoning and subsequent redevelopment of the Affected Area. No upgrades are therefore warranted**.
- OG Road/Forsyth Grove/Kildare Avenue – The four-way intersection **currently operates below capacity** with overall Degrees of Saturation of 0.557 or less. Through-bound and left turn movements on OG Road (the priority approaches) have Levels of Service of 'A', whereas the right turn into Forsyth Grove has a Level of Service of 'C' or better. Movements on the non-priority legs are associated with relatively typical conditions for such an intersection including Levels of Service of 'F' for right turns out of both Forsyth Grove and Kildare Avenue (albeit, importantly, the number of such movements is very low). The assessment of the 'future' scenario indicates that the **intersection would perform with very similar conditions to that of the 'base case'.** However, noting the right-out movements from Forsyth Grove and Kildare Avenue are already at a Level of Service of 'F', the additional volumes (while still relatively low) do increase delays for the right-out movements. As a result, this reduces the Level

of Service (from 'D' to 'E') for the left-out from Forsyth Grove to OG Road. In reality, noting the delays for right-out movements, it is likely that a proportion of drivers would utilise alternative routes (i.e. turn left on to OG Road and head north via other roads/intersections) or alternative site access points. This would result in better conditions than suggested by the high level analysis.

Overall CIRQA advise that the **forecast impacts are within acceptable levels and, generally, reflective of existing conditions**. It is considered that vehicle movements generated by the rezoning and subsequent development would be **within the capacity of the surrounding road network and can be accommodated with minimal impact**.

CIRQA has reviewed the existing policy framework applicable to the site (refer to Appendix F), including the 'Traffic Generating Development Overlay' and 'Urban Transport Routes Overlay' and consider that they both should continue to apply to the Affected Area. Impacts associated with the location of service/ loading areas and waste management will be considered in further detail during the assessment of future built form applications following rezoning.

Cycling

CIRQA have identified that Part-time bicycle lanes are provided on OG Road. Elsewhere cyclists are generally require to share the carriageways with vehicles or the footpaths with cyclists.

Within the broader vicinity, the River Torrens Linear Trail (comprising major shared walking and cycling paths) is located approximately 250 m north of the Affected Area.

The Affected Area, once rezoned to the 'Urban Corridor (Boulevard) Zone will become a 'Designated Area' with applicable bicycle parking rates applying in accordance with Table 3 of the '*General Transport, Access and Parking'* module of the Code which reflects the Affected Areas close proximity to on-street bicycle networks and close proximity to the shared use trail along the River Torrens Linea Park.

Pedestrians

CIRQA have identified that footpaths are generally provided on both sides of the roads adjacent to the Affected Area (with the exception of Aldersgate Drive which has no footpath on the eastern side and a footpath on the western side which stops short of Forsyth Grove).

The paths provide accessibility to/from the broader footpath network. This includes a footpath connection over Third Creek between the termination points of Forsyth Grove and Wisteria Grove. In addition, controlled pedestrian movements are accommodated at the signalised intersection of OG Road/Turner Street and a pedestrian refuge is also provided mid-block on OG Road (in front of the Affected Area and in the vicinity of existing bus stops).

Public Transport

As outlined in **Section 3.2**, there are a variety of public transport services which operate in the vicinity of the Affected Area. These include the following key services:

- High frequency O'bahn bus services via the nearby Klemzig interchange located approximately 490 m north of the Affected Area (a 5 to 7 minute walk);
- High frequency bus services operating along Payneham Road located approximately 490 m north of the Affected Area (a 5 to 7 minute walk); and
- Regular frequency services operating along OG Road adjacent to the Affected Area (with bus stops located immediately in front of the Affected Area).

Parking

The Affected Area, once rezoned to the 'Urban Corridor (Boulevard) Zone' will become a 'Designated Area' with reduced parking rates applicable as outlined in Table 2 of the '*General Transport, Access and Parking'* module of the Code which reflects the Affected Areas close proximity to high frequency public transport and services.

Summary of Findings

The CIRQA assessment concluded that:

- Forecast traffic volumes and distribution are **within acceptable levels of the existing road networks and, generally, reflective of existing conditions.**
- A review of the Planning and Design Code policies relevant to the likely zoning has not found any specific policies which would be problematic for the anticipated uses in the Affected Area.
- Given the size and configuration of the Affected Area, on-site parking and bicycle parking policies can generally be satisfied with development in the Affected Area;
- Overall, the development that will be facilitated by the proposed rezoning will have **only a very minor impact on traffic volumes on the adjacent road network.**

Policy Response to Traffic & Access Investigations

Based on the investigations undertaken, it has been found that the proposed Code Policies (including the proposed Urban Corridor (Boulevard) Zone, current Overlays and current General Development Policies) are sufficient to allow an adequate assessment of traffic and parking matters for a future development proposal on the Affected Area.

5.6.10. Regulated and Significant Trees

A preliminary Tree Assessment was undertaken by Arborman. This assessment revealed that the Affected Area comprises 51 mature trees (refer to **Appendix M** and **Figure 5.4**). Of these six (6) were identified as 'Significant', 37 identified as 'Regulated' and eight (8) were 'exempt' under the *Planning, Development and Infrastructure (General) Regulations 2017*. The majority of Regulated and Significant Trees are located adjoining the Turner Street and O.G Road Street frontage.

Arborman consider that "*When assessed against the relevant 'Performance Outcomes', despite offering good quality aesthetic and/or environmental attributes none of the trees are considered to provide 'important' aesthetic and/or environmental benefit and as such, their protection as Regulated/Significant trees that prevents an otherwise reasonable and expected development is not warranted*."

That being said, Arborman identified Tree 28 as having a 'high retention rating' and advise that protection of this tree in the future is highly desirable and design should actively consider its protection.

Future Development Applications over the Affected Area will include a detailed assessment of any impacted trees including their legislative status, and relevant tree protection zones.



Figure 5-4 *Arborman Preliminary Tree Assessment – Tree location*

The Code Amendment proposes to retain the 'Regulated and Significant Tree Overlay' over the Affected Area. This Overlay seeks:

DO1 *Conservation of Regulated and Significant trees to provide aesthetic and environmental benefits and mitigate tree loss'*

The Overlay also includes the following Performance Outcomes:

PO 1.1 *Regulated trees are retained where they:*

(a) make an important visual contribution to local character and amenity.

(b) are indigenous to the local area and listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species.

and / or

(c) provide an important habitat for native fauna.

PO 1.2 *Significant trees are retained where they:*

(a) make an important contribution to the character or amenity of the local area.

(b) *are indigenous to the local area and are listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species.*

(c) *represent an important habitat for native fauna.*

(d) *are part of a wildlife corridor of a remnant area of native vegetation.*

(e) *are important to the maintenance of biodiversity in the local Environment and / or*

(f) *form a notable visual element to the landscape of the local area*

PO 1.4 *A tree-damaging activity in connection with other development satisfies all the following:*

(a) *it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible*

(b) *in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.*

The policies above provide a robust assessment framework for consideration of Regulated and Significant Trees as part of any future development proposal for the site. Given that the trees are scattered across the site with high number located around the edge of the site (as illustrated in ***Figure 5-4***), this will not preclude future development of the Affected Area. Notwithstanding, it is recommended that a suitably qualified Arborist be engaged at the Development Application stage to report on the status of each tree, and to assess the impact of future development on each tree.

Policy Response to Regulated and Significant Trees

There are existing policies in the Planning and Design Code under the Regulated and Significant Trees Overlay that can address the future assessment of any proposed removal of a Regulated or Significant Tree on the Affected Area and therefore no additional polices are proposed.

5.6.11. Open Space Analysis

Oxigen Landscape Architects have undertaken a review of the Affected Area and the surrounding locality in relation to the provision of Public Open Space and landscaping (refer to **Appendix L**). This has included a review of the City of Norwood, Payneham & St Peter's Open Space Strategy.

Council's Open Space Strategy seeks to ensure that Council provide a comprehensive and sustainable network of quality open space facilities to serve the needs of the community by ensuring:

- Equity of access;
- Equity of maintenance;
- Balance between organised and informal recreation opportunities;
- Environmental conservation and enhancement; and
- Responsiveness to changing community needs.

The Plan outlines that the City *"has a relatively limited amount of open space and that it is important that Council 'makes the most' of its open space network by striving to achieve high quality standards….the open space needs of the community will be best served by providing a range of different types of open space and developing parks and reserves to complement each other, rather than duplicating the experiences provided by each."*

Further, the Plan identifies that *"People within the community who are "mobility disadvantaged", namely children, older people, people with disabilities and those without private vehicles must appropriately be catered for. Adequate facilities and good street connections for walking and cycling with appropriate linkages to open spaces, need to be provided."*

Figure 5.2 on the following page illustrates Council's hierarchy of open space in relation to the Affected Area

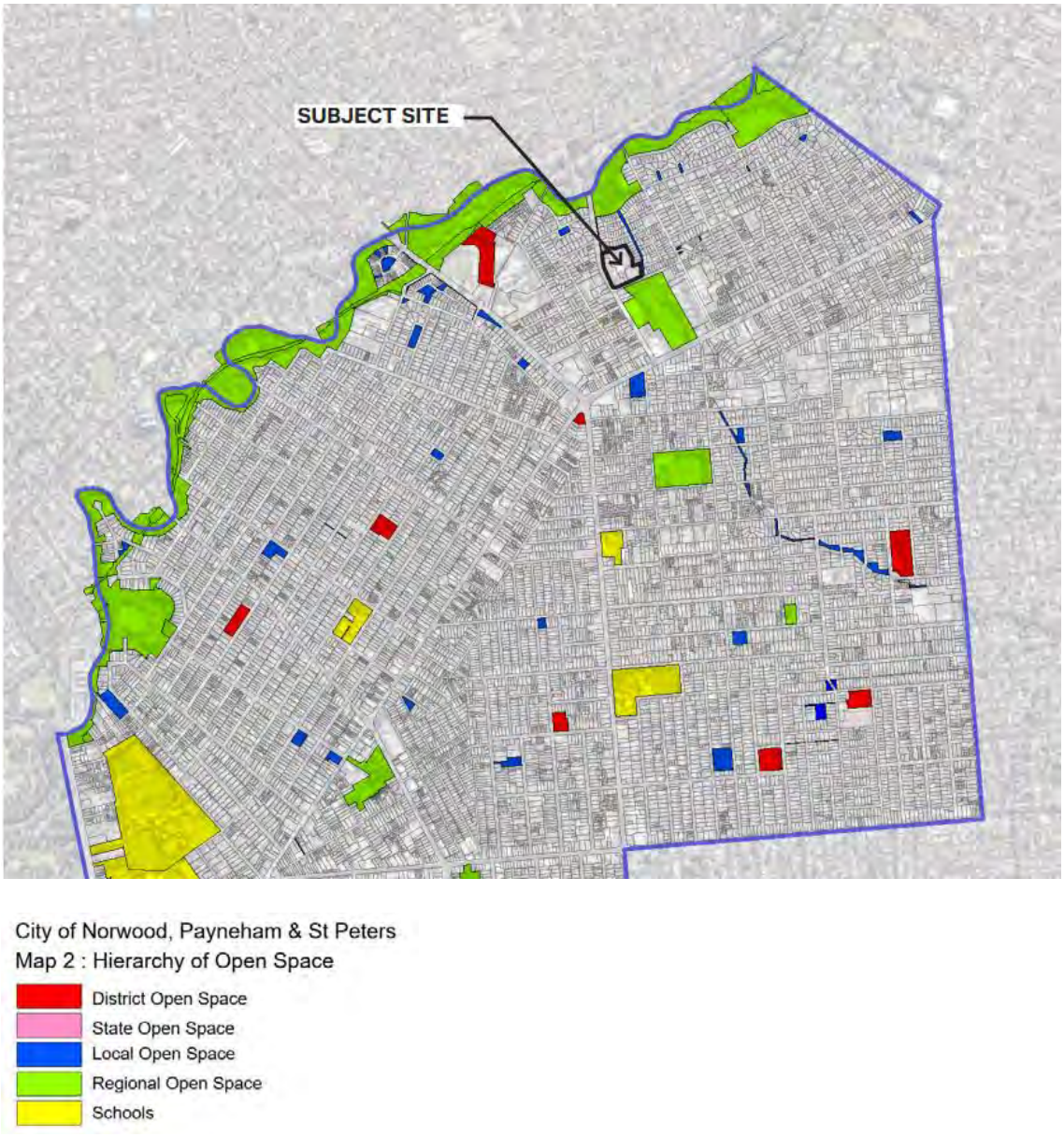


***Figure 5-5** City of Norwood, Payneham & St Peters Hierarchy of Open Space*

The Affected Area is strategically located between two areas identified as 'Regional Open Space'. Regional Open Space is identified in the Strategy as:

> "*Areas of open space* ***which attract people from outside the Council area and appeal to a wide cross-section of the community****. Their attraction may be size (likely to be larger than local or district reserves), a special natural feature or other unique design element, and/or a wide range of activities offered*."
>
> [bolding our emphasis]

Council's Open Space Strategy further considers that "*the River Torrens forms the major regional open space resource….* ***Patterson Reserve performs an important regional function*** *in terms of organised sport*."

"*In terms of accessibility,* ***each resident should be within approximately 300-500m of a Local Park. It should be noted that many district and regional level reserves also perform a local reserve function for those residents who live nearby.*** *These reserves may offer a greater variety of recreation facilities and, therefore, attract people from a wider area*."

Importantly, the strategy identified that "*Children aged 0-14 represent 14% of the population in the City of Norwood, Payneham & St Peters, significantly less than the proportion of children in the rest of Adelaide. Approximately 20% of the population are aged 65 or more, which is significantly more than the proportion of elderly in the rest of Adelaide. While public open space for children will remain important, open space provision should also be carefully targeted to the over 65s in Norwood, Payneham & St Peters, and particularly women*."

The Strategy identifies that "***many people enjoy getting out of their homes into the wider community and socialising in cafes, walking for pleasure or sitting to watch people as 'part of a crowd'***. Redevelopment of the Affected Area consistent with the Master Plan (refer to **Appendix D**) which will be facilitated by the Code Amendment seeks a variety of communal open space areas including a 'Central Hub' where the community can gather and events such as markets and performances can take place. A variety of large and small spaces and gardens as well as green pedestrian linkages adjoining Turner Street to encourage interrelationship with the adjoining Payneham Library and Community Centre as well as the Payneham Memorial Swimming Centre and Patterson Reserve.

Consistent with the Patterson Reserve/ Payneham Memorial Swimming Centre Master Plan, Council's Open Space strategy identifies the opportunity to transform the Third Creek reserve from fenced concrete waterway into attractive green areas for pedestrians and cyclists incorporating additional biodiversity and habitat values. The Landscape Plan which forms part of the Master Plan for the Affected Area (refer to **Appendix D**) seeks to provide a green interface to Third Creek and drawn the community into the Affected Area via internal pathways in which pedestrian are given priority and limited vehicle access. This is also reflected in the proposed Concept Plan for the Code Amendment.

Council's Open Plan Strategy also recognises that "*Society will continue to be concerned about the conservation of 'green space', not just for recreational needs but also as part of the program of environmental sustainability. This has significant implications for the ongoing development of Council's open space resources*." Redevelopment of the Affected Area through the Code Amendment will investigate policy response to facilitate the Master Plan which seeks communal open space to complement Council's open space with approximately 56% of the Affected Area being dedicated to a landscaped setting.

Given the Affected Areas location between two Regional Public Open Space reserves, no further public open space is considered required over the Affected Area, however Oxigen have considered the interface with the public realm and adjoining sensitive land

uses and recommended perimeter landscaping in order to minimise the visual scale of future built form, provide attractive entries and provide additional greening and tree canopies as illustrated in **Figure 5.6** on the following page.

Oxigen have prepared a concept Landscape Master Plan of what could be achieved over the Affected Area following rezoning. The Open Space and Landscape Master Plan for Affected Area is based on the vision of:

> "*An innovative, inspirational and vibrant site bringing together people from all walks of life and a range of ages in one place. The project aims to create a community rich in culture and sense of community. A mix of aged-care, social accommodation, educational facilities, commercial and retail opportunities interwoven with a vibrant and dynamic ground plane creates connected, open and distinct spaces*."

The following guiding principles helped in shaping the Landscape Master Plan:

- Local and Community Focus;
- Safe, inclusive and Accessible;
- Green and attractive;
- Busy day and Evening; and
- Interactive and sensory

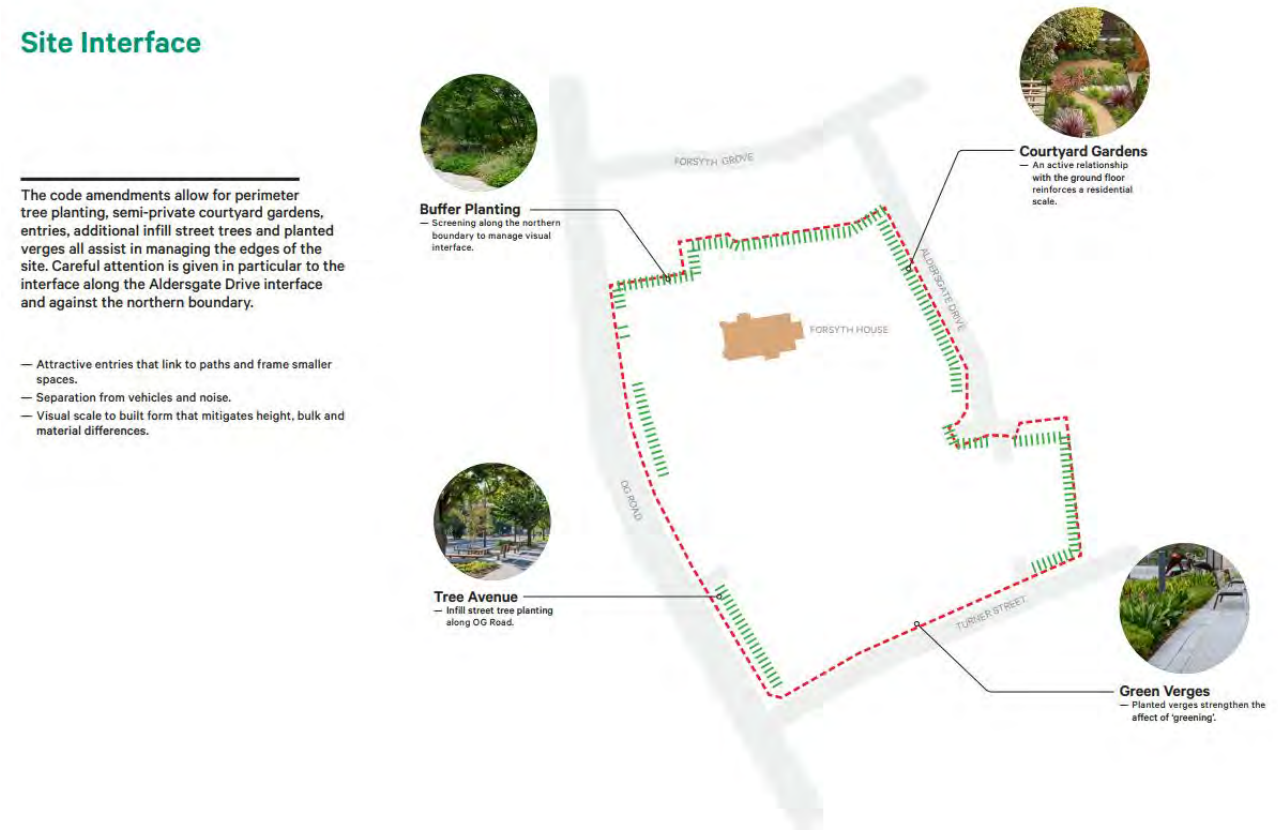


***Figure 5-6** Indicative Perimeter Landscaping*

Key Landscape Master Plan strategies include:

- Retention of high value trees and vegetation (where possible)
- New tree planting reinforcing the structure of small and large spaces;
- Increasing level of amenity for future residents and pedestrians;
- Layer of under-storey planning increasing seasonal experience;
- Providing sensory gardens aimed at specific user groups (i.e. aged are and early learning education);
- Kitchen gardens available for residents and visitors;
- Providing a variety of spaces that encourage engagement between residents and the broader community;
- Inclusive community spaces where everyone feels welcome;
- People of all ages and walks of life feel safe at all times of the day; and
- Provision of lighting, street furniture and public art opportunities.

There is potential for the Affected Area to provide a range of communal open space opportunities including:

- A 'Central Hub' where the community can gather and events such as markets and performances can take place;
- A variety of large and small spaces and gardens to increase the attractiveness and function and encourage visitation and use; and
- Street interfaces – Site appears integrated with the community, respecting the scale of adjacent residential development and adding to the community recreation and service facilities on the southern side of Turner Street. Includes perimeter tree planting and additional infill street trees.

The *General, Design in Urban Areas* module of the Code includes the following provisions to guide the provision of public and communal open space:

PO 3.1 ***Soft landscaping and tree planting*** *are incorporated to:*

(a) minimise heat absorption and reflection
(b) maximise shade and shelter
(c) maximise stormwater infiltration
(d) enhance the appearance of land and streetscapes

PO 13.1 ***Development facing a street provides a well landscaped area*** *that* ***contains a deep soil space*** *to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings*

DTS/DPF 13.1 *Buildings provide a* ***4m by 4m deep soil space in front of the building*** *that accommodates a* ***medium to large tree****, except where no building setback from front property boundaries is desired.*

PO 13.2 ***Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation,*** *including tall trees with large canopies to provide shade and* ***soften the appearance of multi-storey buildings.***

PO 13.3 *Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.*

PO 13.4 *Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development* ***incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings*** *of 3 or more building levels in height.*

PO 27.1 *Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.*

PO 32.1 ***Private open space provision may be substituted for communal open space*** *which is designed and sited to meet the recreation and amenity needs of residents.*

PO 32.2 *Communal open space is of sufficient size and dimensions to cater for group recreation.*

PO 32.4 *Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.*

Policy Response to Open Space and Landscaping Analysis

The General Development Policies - Design in Urban Areas module of the Code provides a robust policy framework to ensure future development over the Affected Area facilitated by the Code Amendment will provide for a range of well landscape spaces, including landscape interfaces with the adjoining General Neighbourhood Zone. The current policies within the Code are considered sufficient to ensure future development over the Affected Area includes the planting of trees in deep soil areas to increase the urban tree canopy.

5.6.12. Flightpath Building Heights Limits Investigations

The '*Airport Building Heights (Regulated) Overlay – All Structures over 110 metres'* currently applies over the entire Affected Area. This overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

The Code Amendment proposes a maximum building height of 6 building levels and. 23 metres in total building height. The maximum building height proposed is therefore well within the Airport Building Heights (Regulated) height limit of 110 metres (AHD) over the Affected Area. Accordingly, there are no implications from the Code Amendment with respect to Airport Building Heights and informal engagement was not warranted with Adelaide Airport Ltd. A formal referral to both the Civil Aviation Safety Authority (CASA) and Adelaide Airport Ltd will occur as part of the formal consultation process of this Code Amendment.

Policy Response to Flightpath Building Height Analysis

The proposed maximum building height TNV will have no impact on the existing Airport Building Heights (Regulated) Overlay – All Structures over 110 metres for the entire Affected Area which is to remain.

5.6.13. Affordable Housing

State Planning Policy 6.8 seeks to ensure "*that a minimum 15% of new housing in all significant developments that meets the criteria for affordable housing*."

Affordable Housing under the Planning and Design Code "*means housing that meets the relevant criteria for 'affordable housing' as determined by the Minister responsible for the South Australian Housing Trust Act 1995 under Regulation 4 of the South Australian Housing Trust Regulations 2010*."

Affordable housing is designed and priced to cost people no more than 30% of their gross income if they are on a low or moderate income. A dwelling is considered to be an affordable home if it is:

- Offered for sale to eligible buyers;
- Offered for home ownership and is for sale at or below the appropriate price point;
- Priced at $495,000 or less (if key criteria are met, the price can be up to $569,250 - the criteria are published in the government gazette).

In order to ensure that future development incorporate Affordable Housing, the 'Affordable Housing Overlay' will continue to be applied over the Affected Area. The Affordable Housing Overlay has the following Outcomes:

DO1: Affordable housing is integrated with residential and mixed use development

DO2: Affordable housing caters for a variety of household structures

PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing.

The Affordable Housing Overlay under DTS/DPF 1.2 seeks that development comprising 20 or more dwellings/or residential allotments includes a minimum of 15% affordable housing. This will be assessed as part of a future land division application. The Affordable Housing Overlay also triggers a mandatory referral to Minister responsible for administering the *South Australian Housing Trust Act 1995*.

5.6.14. Recommended Policy Changes

The scope of the Code Amendment does not include the creation of new planning policy, and is limited to the spatial application of Zones, Subzones and Overlays or TNVs provided for under the published Planning and Design Code. The changes to the spatial application of the Zones, Subzones and Overlays and TNVs are described in Section 3.4.2 of this report.

Following is a list of the recommended policy changes which are proposed in response to the investigation undertaken in support of this Code Amendment:

- Rezone the Affected Area from the **General Neighbourhood Zone** to the **Urban Corridor (Boulevard) Zone**;
- Apply **Concept Plan X – Felixstow t**o the entire Affected Area;
- Apply the **Maximum Building Height is 6 levels** TNV to the entire Affected Area;
- Apply the **Maximum Building Height is 23 metres** TNV to the entire Affected Area**;**

- Apply the **Minimum Primary Street setback is 3m** to the entire Affected Area;
- Apply **Interface Height – Development should be constructed within a 45 Degree plane**, measured 3m above natural ground level at the boundary of an allotment to the entire Affected Area;
- Apply the '**Design Overlay'** to the entire Affected Area; and
- **Remove** the 'Urban Tree Canopy Overlay' and the 'Stormwater Management Overlay' from the Affected Area.

6. REFERENCES

Legislation and Guidelines

- Planning Development and Infrastructure Act 2016;
- Planning Development and Infrastructure (General) Regulations 2017;

Strategic Documents

- State Planning Commission, 2025, Greater Adelaide Regional Plan, website: http://regional.plan.sa.gov.au/regional-plans/greater-adealide;
- Attorney General's Department, 2017, The 30-Year Plan For Greater Adelaide (2017 Update), website: https://livingadelaide.sa.gov.au/, published by the Government of South Australia;
- Department for Trade & Investment, Plan SA, Guide to the Planning and Design Code, June 2022, published by the Government of South Australia
- State Planning Commission, 23 May 2019, State Planning Policies for South Australia, website link: https://plan.sa.gov.au/resources/planning/state_planning_policies, Published by the Government of South Australia;
- City of Norwood, Payneham and St Peters, City Plan 2030: Shaping Our Future – Mid Term Review 2020;
- City of Norwood, Payneham and St Peters – City Wide Cycling Plan – December 2013
- City of Norwood, Payneham & St Peters – Open Space Strategy
- Better Living Better Health 2020 – 2025 – Eastern Health Authority (EHA)
- City of Norwood, Payneham & St Peters – Economic Development Strategy 2021-2026
- City of Norwood, Payneham and St Peters – Youth Development Strategy 2022-2025
- City of Norwood, Payneham and St Peters – Tree Strategy 2022-2027
- City of Norwood, Payneham & St Peters – Built Heritage Strategy 2022-2027

Technical Reports

- Hayball, February 2024, Felixstow Intergenerational Communities Master Plan;
- Bestec, May 2025, Site Infrastructure Investigations;
- Bestec, May 2025, Acoustic Investigations;
- CIRQA, May 2025, Transport and Access Investigations;
- FMG, May 2025, Stormwater advice;
- DASH, May 2025, Heritage Impact Assessment;
- Deep End, May 2025, Land Use Supply and Demand Analysis;

- Aboriginal Urban Design, 2024, Kaurna Themes Report; and
- Oxigen, May 2025, Landscaping and Open Space analysis
- Arborman, August 2025, Preliminary Tree Assessment

APPENDIX A

Code Amendment Mapping



AFFECTED AREA

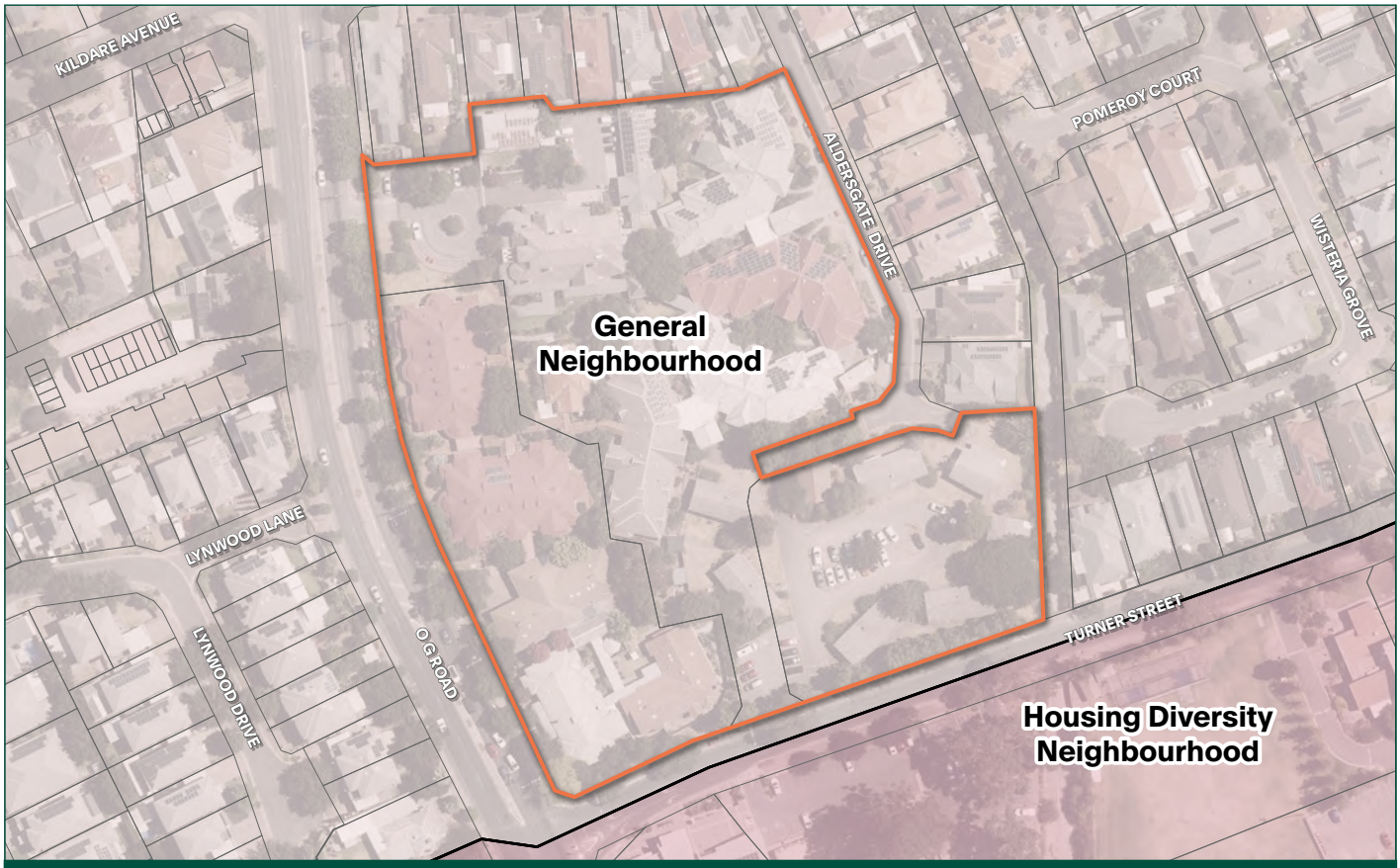
CADASTRE

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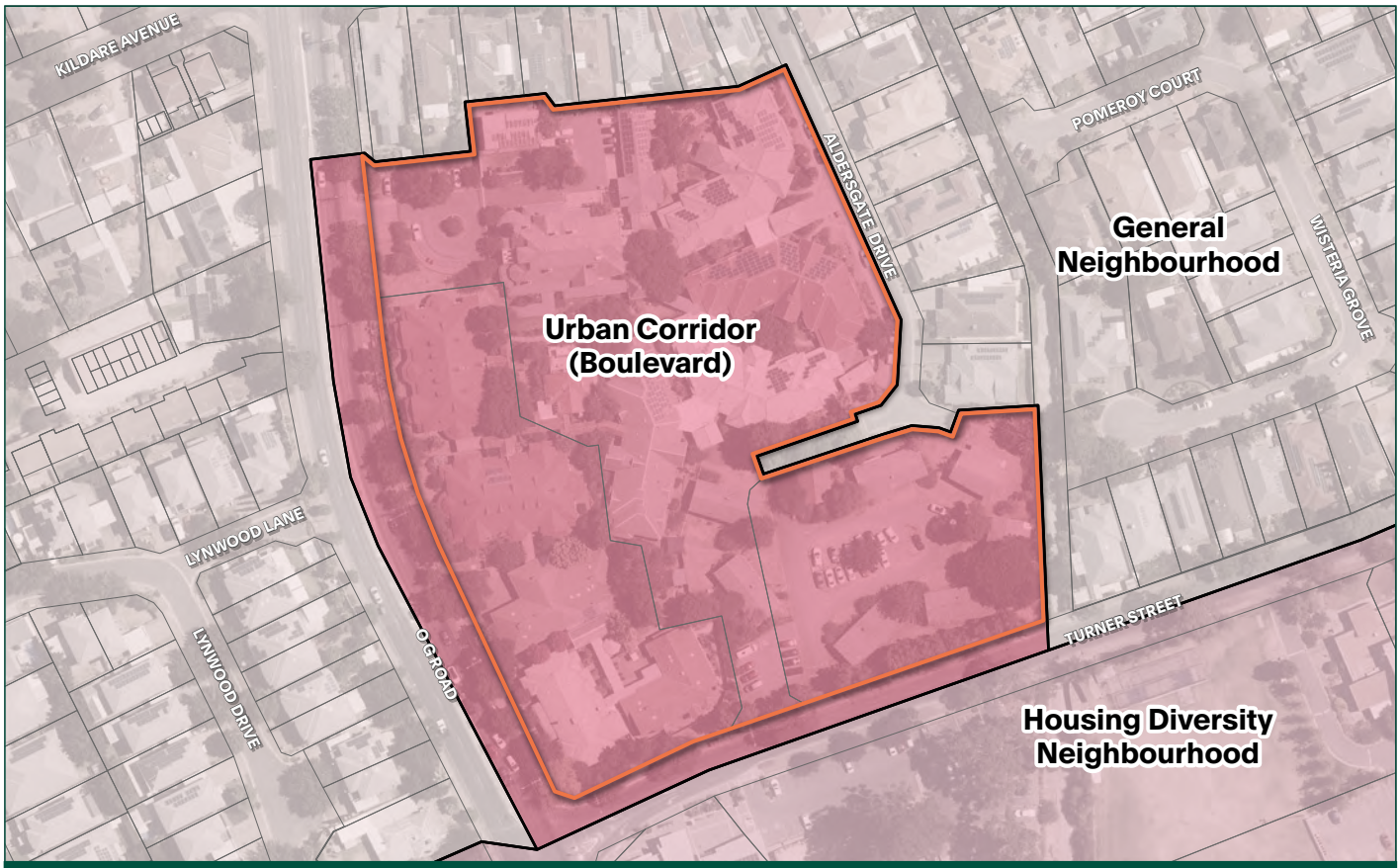
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APPENDIX B

Current & Proposed Policy



EXISTING: ZONING



PROPOSED: ZONING

Code Zone Maps

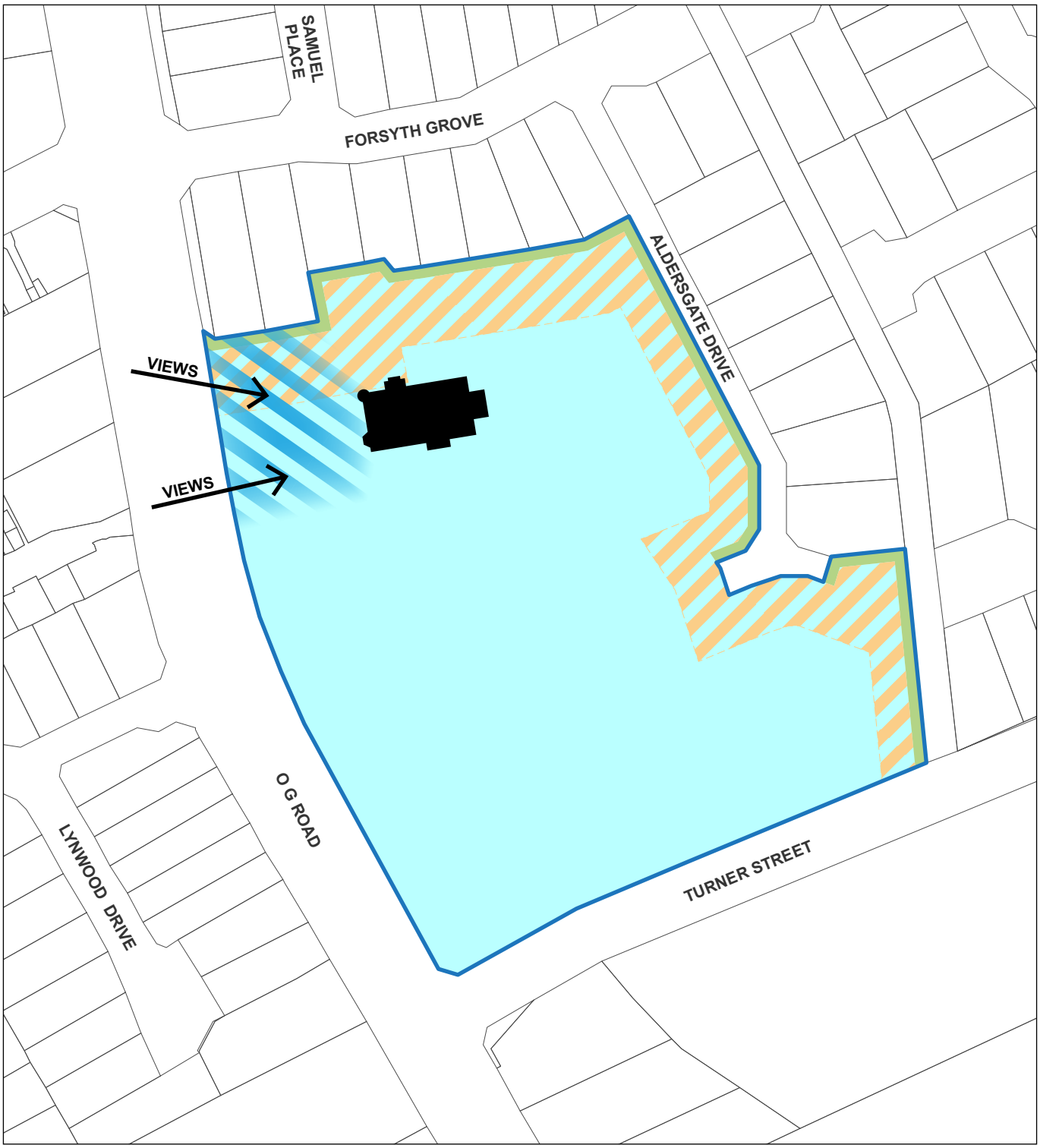
Felixstow Code Amendment

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Legend

- Concept Plan Boundary
- Forsyth House (State Heritage Place)
- Preserve view lines to Forsyth House
- Maximum Building Height is 6 levels (23m)
- Building Height Transition Area scaling down to a maximum of 3 levels
- Indicative landscaped interface (with allowance for existing and new driveway crossovers)

N

0 15 30m

1:1,500

Concept Plan X

FELIXSTOW



EXISTING: MAXIMUM BUILDING HEIGHT (LEVELS)



PROPOSED: MAXIMUM BUILDING HEIGHT (LEVELS)

Technical & Numeric Variations

Felixstow Code Amendment

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EXISTING: MAXIMUM BUILDING HEIGHT (METRES)



PROPOSED: MAXIMUM BUILDING HEIGHT (METRES)

Technical & Numeric Variations

Felixstow Code Amendment

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EXISTING: MINIMUM PRIMARY STREET SETBACK



PROPOSED: MINIMUM PRIMARY STREET SETBACK

Technical & Numeric Variations

Felixstow Code Amendment

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EXISTING: INTERFACE HEIGHT



PROPOSED: INTERFACE HEIGHT

Technical & Numeric Variations

Felixstow Code Amendment

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EXISTING: CONCEPT PLAN



PROPOSED: CONCEPT PLAN

Technical & Numeric Variations

Felixstow Code Amendment

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ADVERTISING NEAR SIGNALISED INTERSECTIONS OVERLAY **(NO CHANGE)**



AFFORDABLE HOUSING OVERLAY **(NO CHANGE)**

Code Overlay Maps

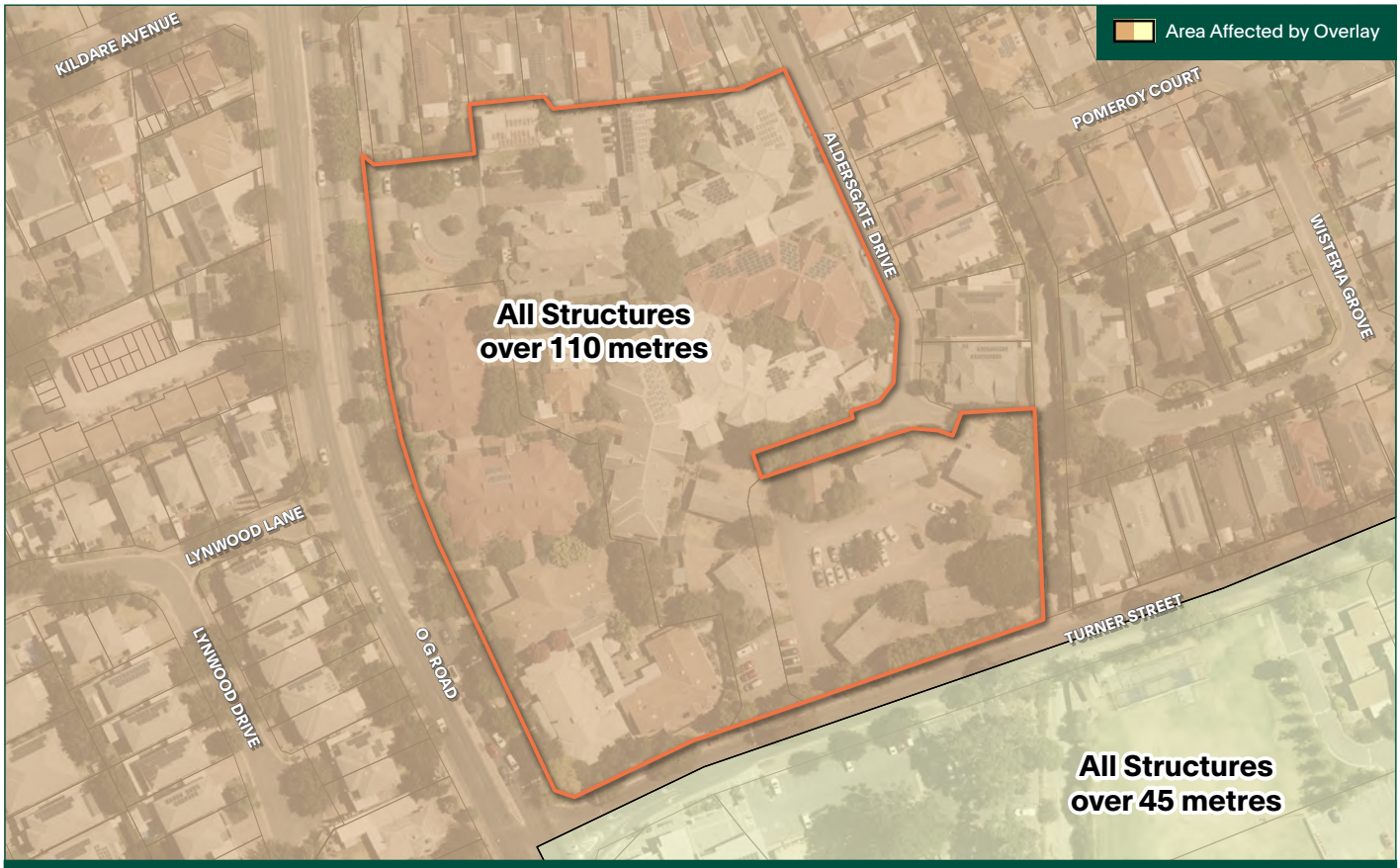
Felixstow Code Amendment

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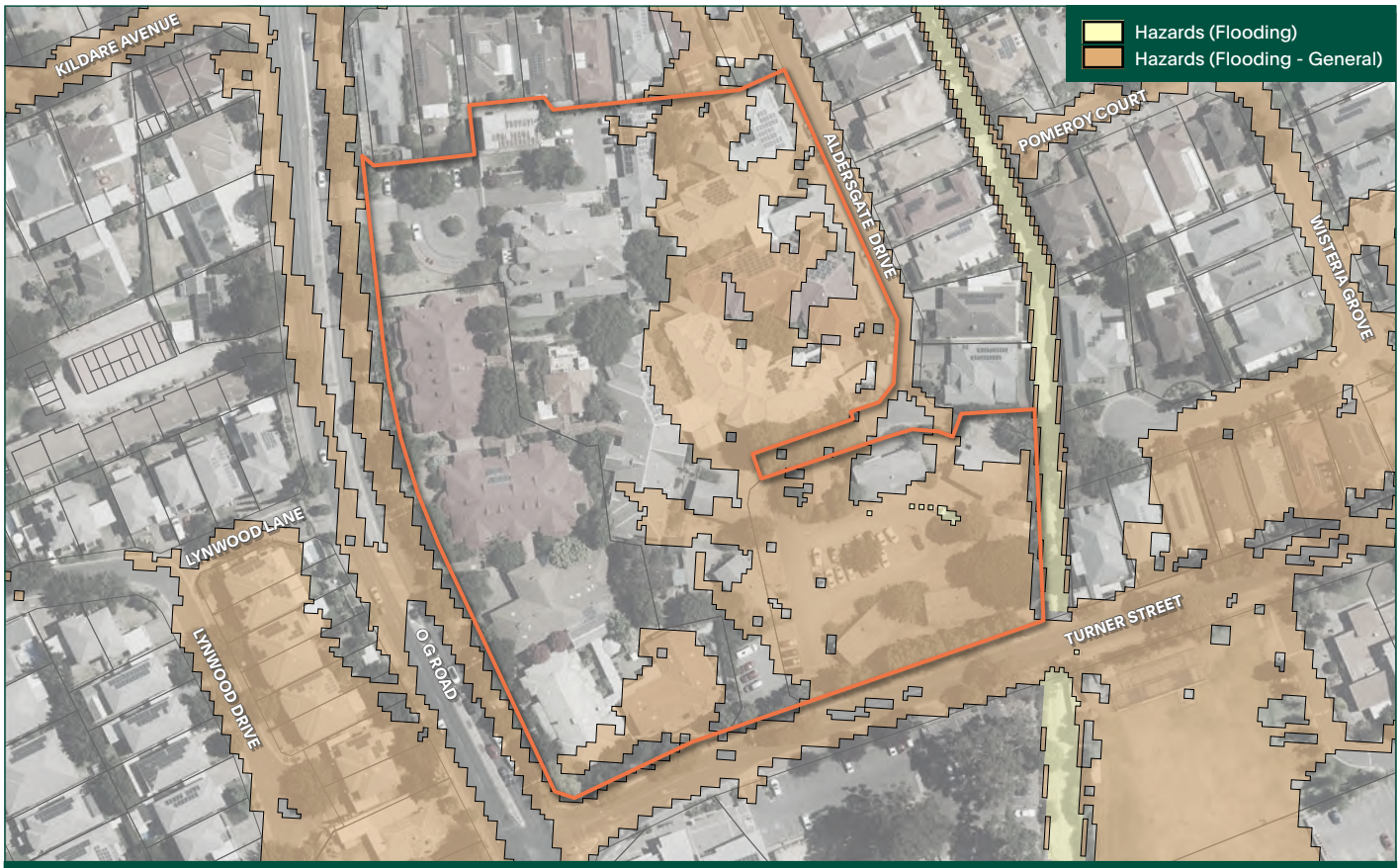
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AIRPORT BUILDING HEIGHTS (REGULATED) OVERLAY **(NO CHANGE)**



HAZARDS (FLOODING) OVERLAYS **(NO CHANGE)**

Code Overlay Maps

Felixstow Code Amendment

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STATE HERITAGE PLACE OVERLAY **(NO CHANGE)**



HERITAGE ADJACENCY OVERLAY **(NO CHANGE)**

Code Overlay Maps

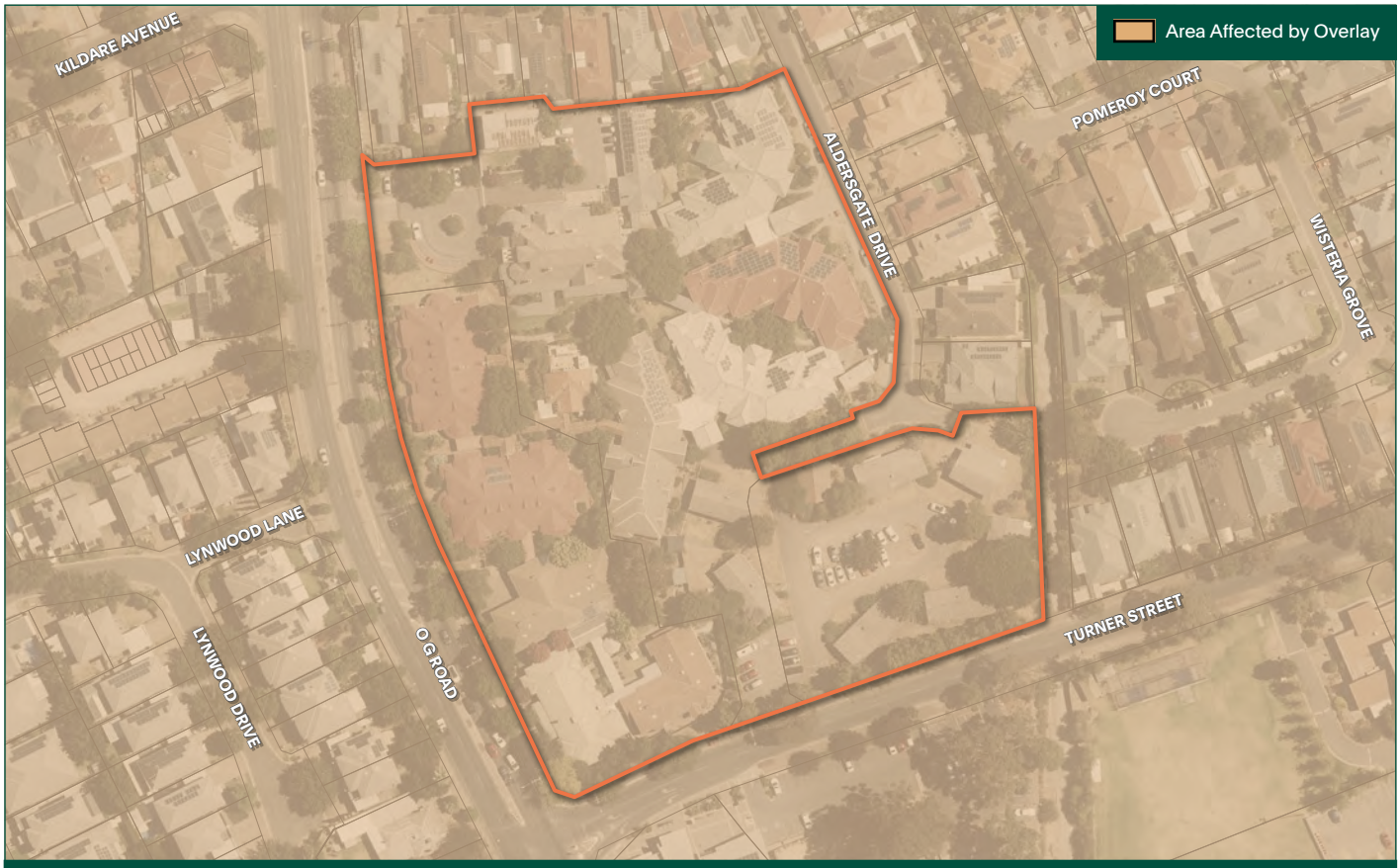
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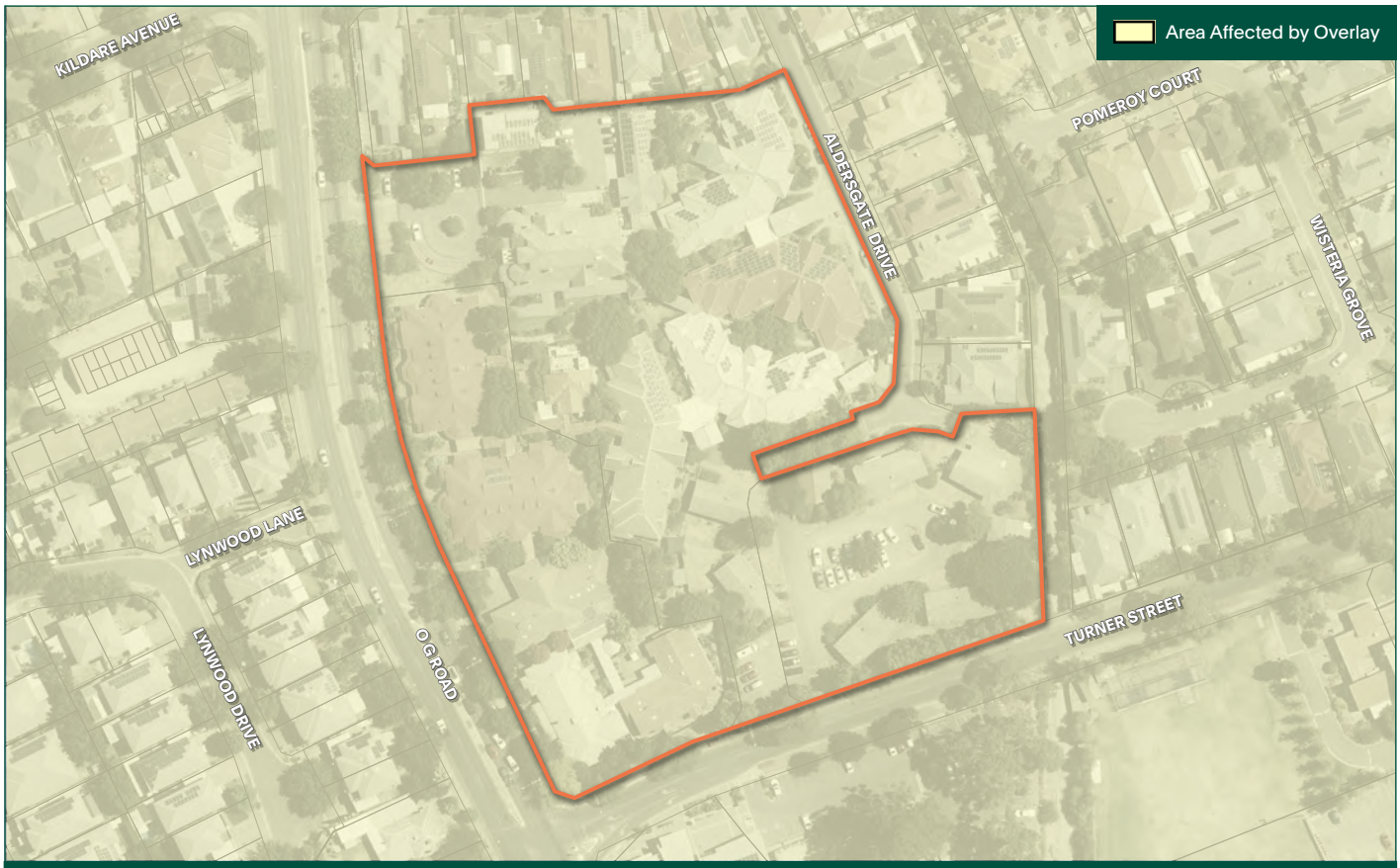
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PRESCRIBED WELLS AREA OVERLAY **(NO CHANGE)**



REGULATED AND SIGNIFICANT TREE OVERLAY **(NO CHANGE)**

Code Overlay Maps

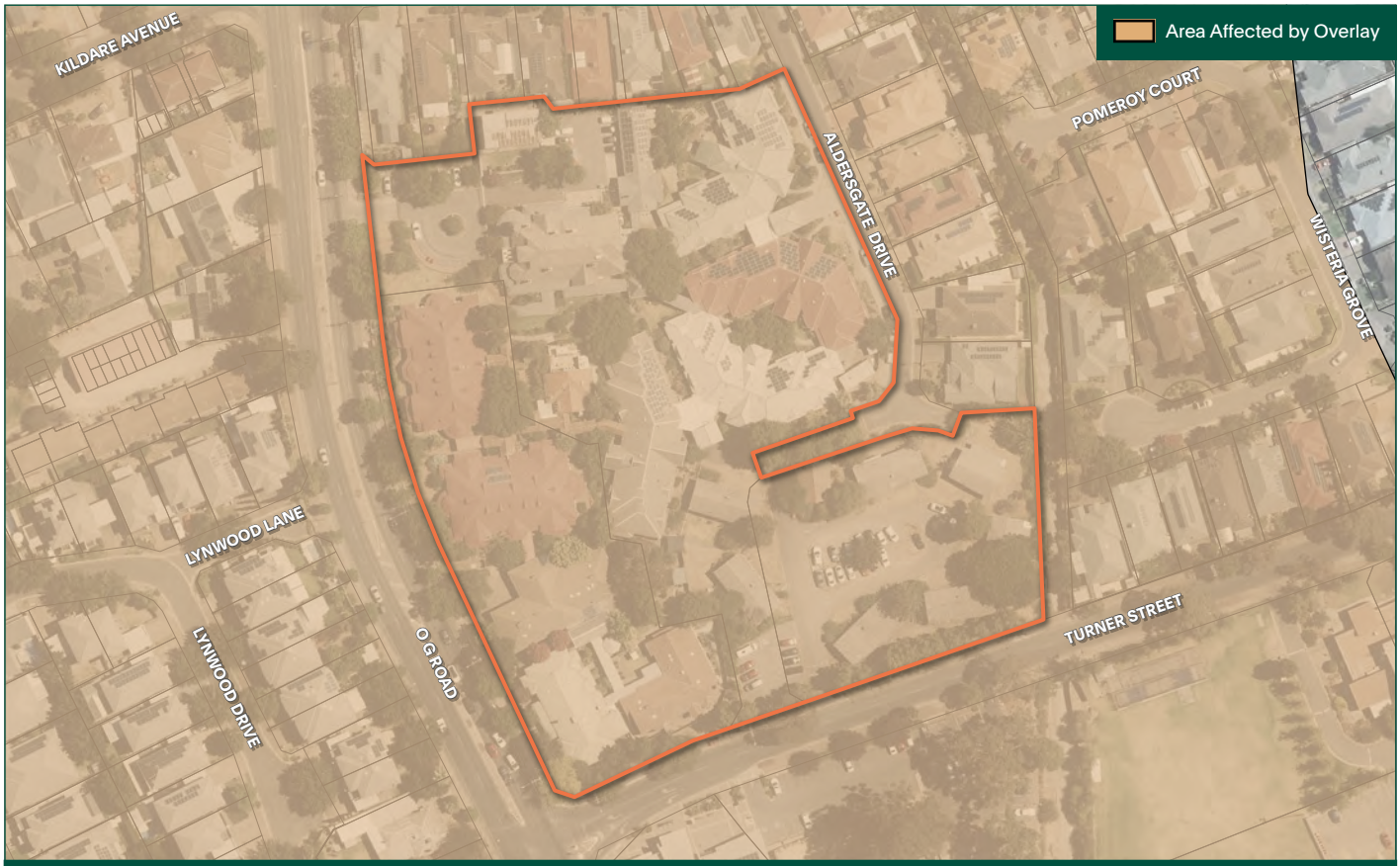
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TRAFFIC GENERATING DEVELOPMENT OVERLAY (NO CHANGE)



URBAN TRANSPORT ROUTES OVERLAY (NO CHANGE)

Code Overlay Maps

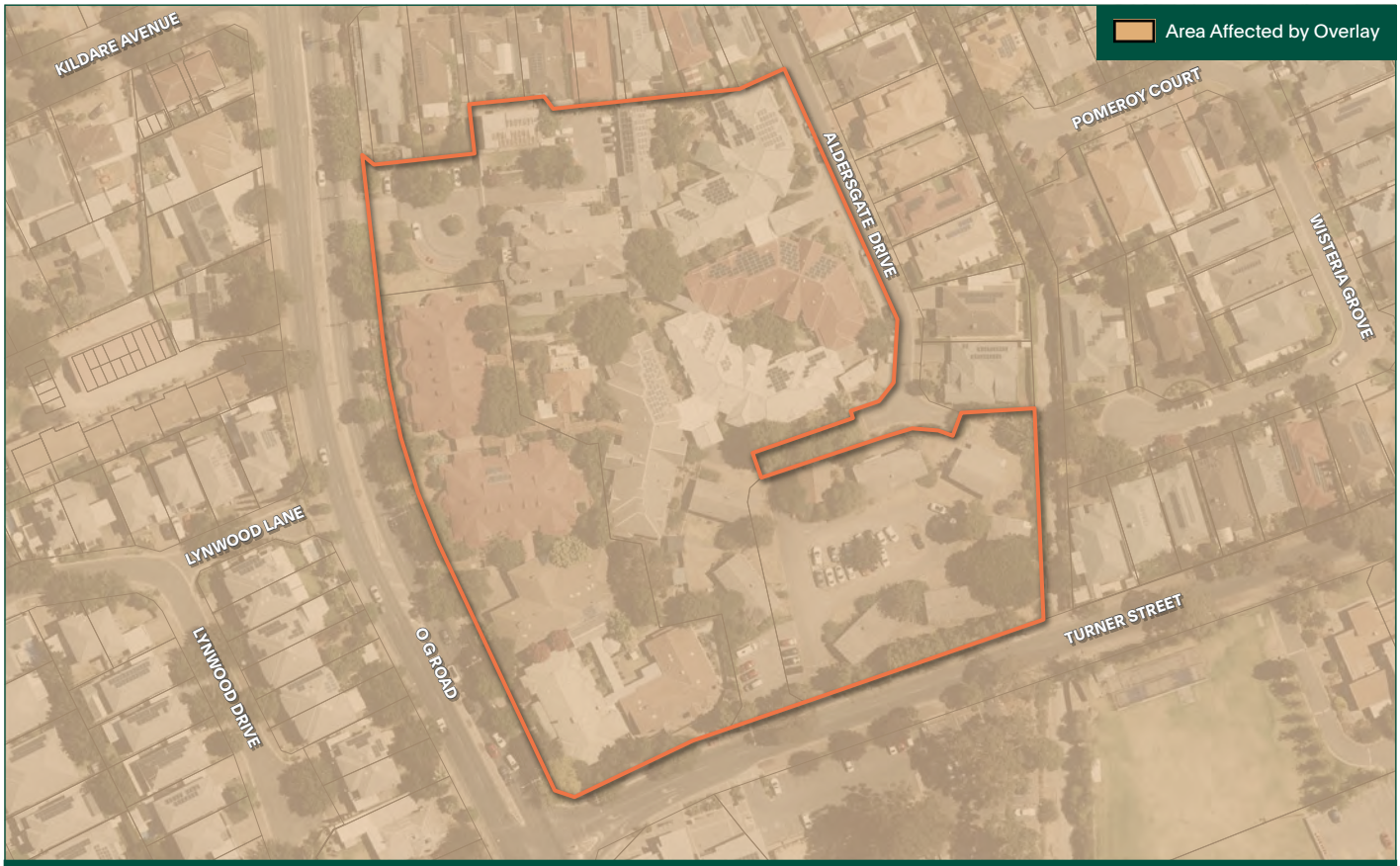
Felixstow Code Amendment

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EXISTING: STORMWATER MANAGEMENT OVERLAY



PROPOSED: STORMWATER MANAGEMENT OVERLAY

Code Overlay Maps

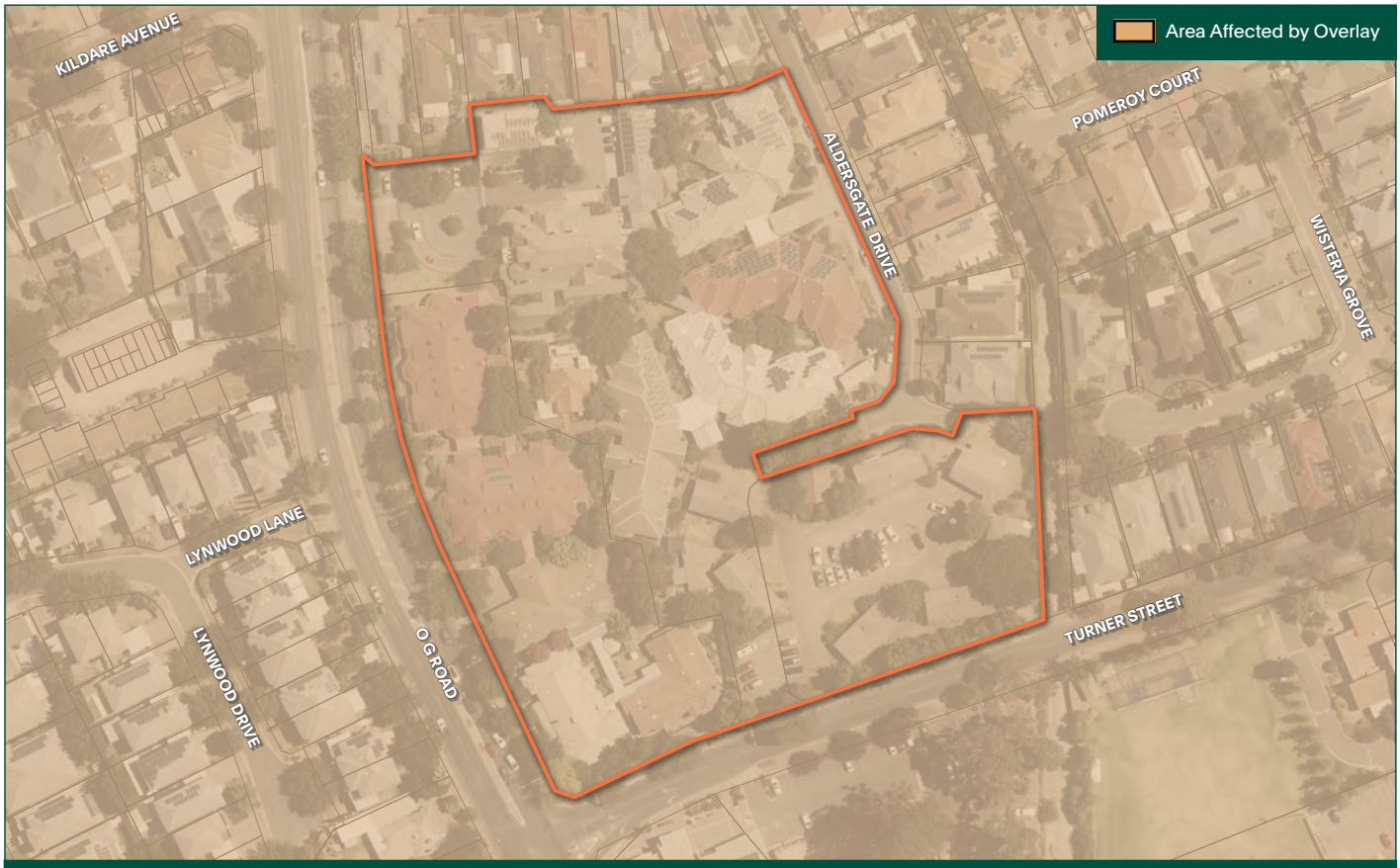
Felixstow Code Amendment

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EXISTING: URBAN TREE CANOPY OVERLAY



PROPOSED: URBAN TREE CANOPY OVERLAY

Code Overlay Maps

Felixstow Code Amendment

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EXISTING: DESIGN OVERLAY



PROPOSED: DESIGN OVERLAY

Code Overlay Maps

Felixstow Code Amendment

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APPENDIX C

Strategic Plan Alignment

Appendix C – Strategic Planning Alignment

1. State Planning Policies

State Planning Policies (SPPs) mandate consideration of the Principles of Good Planning in preparing designated instruments, including this Code Amendment. The SPPs most relevant to this Code Amendment are:

- *SPP 1: Integrated Planning*
- *SPP 2: Design Quality*
- *SPP 3: Adaptive Reuse*
- *SPP 4: Biodiversity*
- *SPP 5: Climate Change*
- *SPP 6: Housing Supply and Demand*
- *SPP 7: Cultural Heritage*
- *SPP 9: Employment Lands*
- *SPP 11: Strategic Transport Infrastructure*
- *SPP 14: Water Security and Quality*
- *SPP 15: Natural Hazards*
- *SPP 16: Emissions and Hazardous Activities*

1.1. SPP 1: Integrated Planning

Objective *To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future.*

Relevant Policies

1.1 *An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.*

1.2 *Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.*

1.3 *Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.*

1.7 *Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.*

1.8 *Mixed-use development around activity centres, public transport nodes and strategic transit corridors to encourage greater use of active transport options such as walking, cycling and public transport.*

1.9 *Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.*

1.11 *Include performance targets in regional plans for the creation of walkable neighbourhoods and increasing the number of dwellings close to public transport.*

SPP1 identifies that the integrated planning of land use, transport and infrastructure helps to address longer term challenges and opportunities by working towards a common vision. This Code Amendment rezones the Affected Area to the 'Urban Corridor (Boulevard) Zone', facilitating an integrated, mixed-use, intergenerational community on a substantial, amalgamated land holding within an established suburb.

The Code Amendment will facilitate the rejuvenation of the neighbourhood and strengthen linkages to the adjoining Council assets of Patterson Reserve, Payneham Library and Payneham Memorial Swimming Centre.

The rezoning directly aligns with SPP 1 by integrating higher-density land use adjacent to high frequency transport infrastructure. The Code Amendment will assist in promoting active transport through connections to the River Torrens Linear Park Trail.

1.2. SPP 2: Design Quality

Objective *To elevate the design quality of South Australia's built environment and public realm.*

Relevant Policies

2.1 *Promote best practice in the design of buildings, places and the public realm by applying the principles of Good Design.*

2.5 *Prioritise performance-based design quality outcomes in... places where medium-rise buildings interface with lower-rise development, mixed-use renewal precincts, transit corridors....*

2.6 *Maximise opportunities for the Principles of Good Design and community engagement to inform future policy creation and improve design outcomes.*

2.8 *Respect the characteristics and identities of different neighbourhoods... by ensuring development considers existing and desired future context of a place.*

2.10 *Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.*

2.11 *Manage the interface between modern built form of different scales with more traditional dwelling forms....*

2.12 *Create design solutions for infill development that improves the relationship between buildings and public spaces, and the interface with neighbours.*

2.13 *Provide a diverse range of high quality green public open spaces and streetscapes, particularly in areas of growth and renewal.*

This Code Amendment enables the transformation of an aging facility into a high-quality, master-planned intergenerational community. The proposed 'Urban Corridor (Boulevard) Zone' and the application of the 'Design Overlay', mandates superior design outcomes suitable for this significant site on a major transit corridor (O.G. Road).

Sensitive integration of the State Heritage Place 'Forsyth House' is a core component of the design-led approach.

The Affected Area is strategically located opposite Patterson Reserve, Payneham Library and Community Centre and Payneham Memorial Swimming Centre. The Affected Area is a large consolidated land holding of 2.3 hectares and therefore satisfies SPP 2.5 for an ideal site for medium-rise built form where there is sufficient space to provide appropriate interface to adjoining low-rise sensitive land uses as well as provide appropriate curtilage around the State Heritage Place.

The Master Plan for the Affected Area demonstrates how redevelopment of the Affected Area facilitated by the Code Amendment will enhance pedestrian connectivity through and around the Affected Area and improve connectivity to adjoining community facilities and open space.

The current 'Aldersgate Residential Aged Care Facility' located on the Affected Area effectively 'turns its back' on the surrounding street network and is largely fenced to Turner Street. The redevelopment of the Affected Area facilitated by the Code Amendment presents an opportunity to enhance the interface with the public realm by activating street frontages and improving the streetscape character, particularly along Turner Street.

The Code Amendment appropriately manages the interface with immediately adjoining residential properties to the north and on the eastern side of Aldersgate Drive via the application of the 'Interface Height - building envelope' TNV and also indicating on the Concept Plan a building height transition area scaling down to properties located within the adjoining 'General Neighbourhood Zone.'

O.G. Road comprises a two-lane carriage way in each direction along with bike lane and a wide central median with a combined total road reserve distance of approx. 25m. O.G Road therefore provides a substantial interface 'buffer' from the existing low-rise residences located on the western side of O.G. Road.

1.3. SPP 3: Adaptive Reuse

Objective *The **adaptive reuse of existing buildings** that enhance areas of cultural or heritage value, capitalise on existing investment and/or contribute to vibrant and liveable places.*

Relevant Policies

3.1 *Remove barriers and encourage innovative and adaptive reuse of underutilised buildings and places to inspire urban regeneration, stimulate our economy and unlock latent investment opportunities*

3.2 *Sponsor models of adaptive reuse that allow flexible access to public spaces and infrastructure*

3.3 *Repurpose, adapt and reuse historical buildings and places that recognise and preserve our state's history*

3.4 *Prioritise the adaptive reuse of buildings in areas of heritage or cultural value where it will contribute to active and vibrant places, or where it is a catalyst for additional development demand*

Redevelopment of the Affected Area facilitated by this Code Amendment will provide the opportunity to celebrate 'Forsyth House', a State Heritage Place. Future development of the Affected Area facilitated by the Code Amendment will provide the opportunity to increase visibility to the Heritage Place from O.G. Road and provide for a greater curtilage around the Place from new buildings.

The Code Amendment will enable a greater range of land uses over the Affected Area providing opportunity for a range of adaptive reuse options for Forsyth House consistent with SPP 3.1 and SPP 3.2.

The redevelopment of the Affected Area facilitated by the Code Amendment seeks to achieve a vibrant intergenerational mixed use community, with Forsyth House identified as an integral and distinctive element of the site that could be capitalised on further through innovative design and adaptive reuse consistent with SPP 3.4.

1.4. SPP 4: Biodiversity

Objective *To maintain and improve our state's biodiversity and its life supporting functions.*

Relevant policies

4.3 *Encourage the re-introduction of biodiversity or its components in development areas to provide life-supporting functions at low cost.*

4.4 *Enhance the biodiversity of urban areas and townships through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations.*

Consistent with SPP 4.4, the landscape concept provided as part of the Master Plan for the Affected Area which will be facilitated by this Code Amendment seeks to provide a range of green infrastructure over variety of spaces for different activities and uses, including a central open lawn area enclosed by trees and a variety of spaces for people to relax on their own or with smaller groups as indicated in *Figure 1* on the following page.

The Code Amendment will facilitate the landscape strategy that encourages engagement between future residents and the broader community through new tree planting. Consistent with SPP 4.4, a layer of under-storey planting could increase seasonal experiences and sensory gardens could be provided that improve the well-being of specific user groups anticipated by the rezoning such as dementia residents and early childhood students.

The proposed Concept Plan includes a landscape interface along the northern and eastern boundaries of the site, including along Third Creek consistent with SPP 4.4.



Figure 1 Master plan of the affected area (Source: Oxigen)

1.5. SPP 5: Climate Change

Objective *Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.*

Relevant Policies

5.1 *Create carbon-efficient living environments through a more compact urban form that supports active travel, walkability and the use of public transport.*

5.3 *Facilitate climate-smart buildings to reduce our demand for water and energy.*

5.4 *Mitigate the impacts of rising temperatures by encouraging water sensitive urban design, green infrastructure and other design responses.*

5.5 *Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures.*

5.9 *Encourage development that does not increase our vulnerability to, or exacerbate the impacts of climate change and which makes the fullest possible contribution to mitigation.*

The Code Amendment promotes a compact urban form via medium to high-density development in a location with excellent access to public transport and active travel networks (walking/cycling), fostering carbon-efficient living. Future development under the 'Urban Corridor (Boulevard) Zone' will be strongly encouraged to incorporate Water Sensitive Urban Design (WSUD) and green infrastructure, contributing to urban cooling and climate resilience consistent with SPP 5.4.

Preliminary civil engineer advice provided by FMG indicates that future development over the Affected Area which is facilitated by the Code Amendment is likely to reduce the impervious area across Affected Area through the significant extent of landscaping envisaged. Accordingly, it is anticipated that peak stormwater runoff will be reduced in future development over the Affected Area.

The redevelopment of the Affected Area facilitated by the Code Amendment offers opportunities to incorporate water sensitive urban design (WSUD) outcomes through the landscaped areas consistent with SPP 5.4. Options may also be available for harvesting roof water and re-use for irrigation or toilet flushing which will be determined during future development application(s) following rezoning.

1.6. SPP 6: Housing Supply and Diversity

Objective *To promote the development of a well-serviced and sustainable housing and land choices where and when required.*

Relevant Policies

6.1 *A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.*

6.2 *The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods.*

6.3 *Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.*

6.5 *Locate higher density residential and mixed-use development in strategic centres and transport corridor catchments to achieve the densities required to support the economic viability of these locations and the public transport services.*

6.6 *A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.*

6.7 *Facilitate the provision of Affordable Housing through incentives such as planning policy bonuses or concessions (e.g. where major re-zonings are undertaken that increase development opportunities).*

6.8 *Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.*

6.9 *Apply universal and adaptable housing principles in new housing stock to support changing needs over a lifetime, including the needs of those who are less mobile.*

This Code Amendment directly addresses housing supply and diversity needs by facilitating future development of an intergenerational community. The underlying Master Plan which will be facilitated by this Code Amendment seeks to provide a diverse range of housing including residential aged care, independent retirement living, social/affordable housing, build-to-rent, and specialist disability accommodation. This fulfills the objective of providing varied housing for different needs and demographics, addressing Felixstow's older population while attracting other groups via integrated facilities. Locating this diverse,

higher-density housing in a strategic, well-serviced transport corridor catchment creates a healthy, walkable neighbourhood. The retention of the Affordable Housing Overlay supports adherence to SPP 6.8, and the nature of the proposed aged care and disability housing ensures adaptable housing principles are central to future development proposals.

The Code Amendment seeks to increase housing density and provide for a range of housing choice in a location that is well serviced by public transport and walking distance to a range of community facilities consistent with SPP 6.2.

2021 ABS Census data for Felixstow highlights the aging demographic of the suburb. Accordingly, the Code Amendment seeks to facilitate a range of aged care and aging in place services and dwelling typologies,

In line with SPP 6.9, built form facilitated by this Code Amendment will provide a diverse range of housing choices to support the changing needs of an intergenerational community over a lifetime, along with services to support and enhance community wellbeing.

1.7. SPP 7: Cultural Heritage

Objective *To protect and conserve heritage places and areas for the benefit of our present and future generations.*

Relevant Policies

7.1 *The sensitive and respectful use of our culturally and historically significant places.*

7.2 *Recognise and protect Indigenous cultural heritage sites and areas of significance.*

7.4 *The appropriate conservation, continuing use, and as appropriate, adaptive reuse of our heritage places and heritage areas of value to the community.*

7.5 *Maintain the context of a place or area of heritage value through appropriate design guidelines that encourage compatible design solutions.*

7.6 *The interpretation potential of heritage places and areas is enhanced to contribute to the economic and cultural sustainability of the state.*

The Designated Entity has commenced early engagement with traditional owners. Consistent with SPP 7.1 and SPP 7.2, further engagement with traditional owners and recognition of Indigenous cultural heritage sites (if required) will be investigated further as part of the formal investigations of the Code Amendment.

The Affected Area contains 'Forsyth House' State Heritage Place (SHP). DASH architects have undertaken a Heritage Impact Assessment (refer to **Appendix H**). Consistent with SPP 7.4 and SPP 7.5, DASH provided advice that the SHP has a prominent role and position within the Affected Area, and consider that redevelopment of the area facilitated by the Code Amendment provides the opportunity to enhance the setting of the SHP, with adaptive reuse of the SHP also providing the opportunity to improve accessibility of the ground floor and address current accessibility requirement particularly to the first floor and basement.

1.8. SPP 9: Employment Lands

Objective *To provide sufficient land supply for employment generating uses that supports economic growth and productivity.*

Relevant Policies

9.2 *Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.*

9.5 *Promote new, latent and alternative employment types and attract new business investment by enabling a diverse range of flexible land use opportunities.*

9.8 *Allow for competition within the retail sector by providing an appropriate supply of land for all retail formats in areas that are easily accessible to communities.*

9.11 Encourage the development of integrated employment and residential mixed-use precincts where conflicts between uses can be managed.

The proposed 'Urban Corridor (Boulevard) Zone' introduces the opportunity for a mix of uses that includes substantial employment generators. The Master Plan for the Affected Area that would be facilitated by the Code Amendment incorporates an early learning centre, specialised school, medical/allied health facilities, community facilities, and food/beverage outlets alongside residential components. This integration of employment within a residential precinct on underutilised land, benefiting from excellent transport and service connections, directly addresses the objectives of providing local employment and fostering vibrant, mixed-use environments.

The Affected Area is strategically located adjoining a large area of public open space (Patterson Reserve) and community facilities (Payneham Library and Community Centre and Payneham Memorial Swimming Pool). Redevelopment of the Affected Area facilitated by the Code Amendment will enhance these existing services by providing for further complementary community facilities and services such as medical and allied health, early learning (childcare) facility and a specialized assistance school for youth (SASY). Employment opportunities facilitated by the Code Amendment will also include Uniting Communities staff in the residential aged care and retirement living facilities as well as administrative offices. Supportive food and beverage offerings are envisaged as part of the vibrant intergenerational mixed use community.
These employment opportunities facilitated by the Code Amendment are to be seamlessly integrated into a new intergenerational community to promote a vibrant and enriching precinct. The Code Amendment will therefore support the objective of SPP9 to provide sufficient land supply for employment generating uses that support economic growth and productivity.

1.9. SPP 11: Strategic Transport Infrastructure

Objective *To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business.*

Relevant Policies

11.1 *Facilitate an efficient, reliable and safe transport network that connects business to markets and people to places (i.e. where they live, work, visit and recreate).*

11.2 *Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.*

11.5 *Encourage development that supports the increased use of a wider variety of transport nodes, including public transport, walking and cycling, to facilitate a reduced reliance on private vehicle travel and promote beneficial community health outcomes.*

11.11 *Encourage housing in metropolitan Adelaide in proximity to current and proposed fixed line (rail, tram, O-Bahn and high frequency bus routes.*

The Code Amendment leverages the site's strategic location to maximise the use of high-capacity transport infrastructure by facilitating higher-density, mixed-use development. The Affected Area is located immediately adjoining two (2) bus stops, one on O.G. Road and the other on Turner Street and is located within 500m or 7 minutes walk from the Klemzig (O-Bahn) interchange, and 400m of high-frequency bus services on Payneham Road to the south. Consistent with SPP 11.2, SPP 11.5 and SPP 11.11 the Code Amendment seeks to increase housing density and housing choice in a location that is well serviced by existing high frequency and fixed line bus routes.

The Affected Area is well located adjoining existing strategic road infrastructure including O.G Road (a State Maintained Road) and connects directly to the local road network via Turner Street and Aldersgate Drive. The Affected Area is within 500m of the River Torrens (*Karrawirra Parri*) Linear Trail that provides an alternative transport node connecting to the Adelaide CBD and beyond. The Code Amendment seeks to enhance safe, efficient, and reliable connectivity for both future residents and businesses and integrate into the broader community.

1.10. SPP 14: Water Security and Quality

Objective *To ensure South Australia's water supply is able to support the needs of current and future generations.*

Relevant Policies

14.5 *Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and liveability.*

14.6 *Support development that does not adversely impact on water quality*

The Affected Area adjoins Third Creek on its eastern boundary. Accordingly, the Code Amendment seeks to retain the existing 'Water Resources Overlay.' This Overlay seeks to ensure that the "conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff." Consistent with SPP 14.5, preliminary advice on the Master Plan concept for the Affected Area by identifies the opportunity to incorporate water sensitive urban design techniques particularly within future landscaped areas to help improve the quality of surface water and overall water quality.

1.11. SPP 15: Natural Hazards

Objective *To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.*

Relevant Policies

15.1 *Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.*

15.2 *Locate and design development in accordance with a risk hierarchy of 'avoid', 'accommodate' and 'adapt'*

15.4 *Mitigate the impact of extreme heat events by designing public spaces and developments to create cooler microclimates through the use of green infrastructure and water sensitive urban design.*

The Code Amendment investigations by FMG (refer to **Appendix G**) outline that impervious areas are likely to reduce for future development over the Affected Area. Accordingly, FMG outline that mitigation strategies to reduce the risk and impact of major flooding events will be able to be accommodated during detailed design of future developments (following rezoning). The Code Amendment acknowledges the flood hazard associated with the adjacent Third Creek culvert by retaining the 'Hazards (Flooding)' and 'Hazards (Flooding - General) Overlays', that will ensure that future development must assess and mitigate flood risks to an acceptable level, consistent with the SPP 15 risk hierarchy.

2. Greater Adelaide Regional Plan

The Greater Adelaide Regional Plan ('GARP') replaced the '30 Year Plan for Greater Adelaide' on 17 March 2025 following a period of public consultation in late 2024. The GARP is a strategic planning instrument that identifies long-term housing, employment lands, and infrastructure needs based on high population growth projections for Greater Adelaide to support sustainable growth within Greater Adelaide to 2051 and beyond.

The Plan aims to deliver six (6) key outcomes, of which, the Felixstow Code Amendment aligns with the following:

- Outcome 1: More housing in the right places
- Outcome 2: Liveable, accessible and inclusive communities
- Outcome 4: A greener, wilder and more climate resilient environment
- Outcome 5: An integrated and connected region

The other two (2) outcomes of the GARP are not applicable to this Code Amendment.

2.1. Living Locally

The Greater Adelaide Regional Plan defines "Living Locally" as an aspiration for suburbs and townships to evolve into "*mixed use, connected neighbourhoods where people can access most of their daily needs within a comfortable walk, cycle or public transport journey from where they live*". GARP emphasises that "*density underpins the creation of Living Local neighbourhoods by bringing destinations closer together*" and notes that "*infill development is a critical source of housing supply [that] promotes better use of existing infrastructure and achieves the principles of Living Locally*". The GARP outlines fourteen principles for Living Locally; the most relevant to the Felixstow Code Amendment are detailed below in *Table 1*.

The Felixstow Code Amendment embodies the principles of "Living Locally" by proposing the comprehensive redevelopment of the Affected Area into a vibrant, mixed-use, and master-planned intergenerational community. The rezoning will enable a range of diverse housing options near essential daily services— uses able to be facilitated by the Code Amendment include an early learning centre, a specialised school, medical and allied health consulting rooms, and community facilities.

This concentration of uses, facilitated by the increased density planned for under the 'Urban Corridor (Boulevard) Zone', directly supports GARP's emphasis on bringing destinations closer together. The site's strategic location, immediately adjacent to bus routes and within a short 550-metre walk of the Klemzig O-Bahn interchange, ensures easy access to public transport, fulfilling a core aspect of "Living Locally".

Table 1 "Living Locally" Principles and their relevance to the Felixstow Code Amendment

Walkability and active travel	Future development over the Affected Area will be able to connect to existing pedestrian networks, including to the River Torrens Linear Park and public transport.
Affordable living	The retention of the 'Affordable Housing Overlay' will support the inclusion of affordable housing components.
Open space and recreation	The Affected Area is strategically located adjoining Patterson Sportsground and within walking distance of the River Torrens Linear Park.
Housing choices at all stages of life	The Code Amendment seeks to facilitate an intergenerational model of housing accommodation, catering to diverse needs from youth through to aged care.
Public transport options	The Affected Area has excellent access to high-frequency bus routes and the Klemzig O-Bahn interchange.
Local learning opportunities	Rezoning of the Affected Area to the 'Urban Corridor (Boulevard) Zone' allows for the ability for future development to provide on-site early learning centre and specialised school.

Sense of community	Future development over the Affected Area consistent with the Master Plan will foster a sense of community through integrated design, shared community facilities, and co-location of different age groups.
Safer streets and spaces	Future development over the Affected Area consistent with the Master Plan provides the opportunity to greater activation of the public realm and increased passive surveillance.
Local job options	The Deep End land use supply and demand investigations (refer to Appendix I) anticipate that future development over the Affected Area facilitated by the Code Amendment could generate up to 140 full and part time jobs. Further employment opportunities are also likely to be created during the construction phase.

2.2. State Significant Infill Areas

The Greater Adelaide Regional Plan describes State Significant Infill Areas as:

> *"…key areas targeted for infill development. They are **areas of state interest due to their capacity to significantly contribute to delivery of more homes in the right places**. These areas are typically **close to high-frequency public transport managed by the state and provide opportunities for coordinated mixed-use or higher density housing** outcomes."*

Objectives for these State Significant Infill Areas focus on improving planning coordination, **creating walkable neighbourhoods linked to public transport, facilitating mixed-use precincts, and maximising higher-density housing along transit corridors,** particularly capitalising on mass transit and existing infrastructure like the O-Bahn. The government intends to coordinate such strategic infill through mechanisms including structure plans and Code amendments, with a particular emphasis on transit-focused areas around interchanges like Klemzig.



Figure 2 GARP State Significant Infill Areas

While the Affected Areas is not specifically designated as a 'State Significant Infill Area', the Affected Area abuts such an area, as shown in ***Error! Reference source not found.*** which encompasses the Council owned Library, swimming centre and Patterson Reserve. This close relationship, strongly reflects the principles GARP applying to these strategic areas. The Code Amendment facilitates a substantial, coordinated mixed-use development with higher-density housing in a well-serviced, established area, directly contributing to the delivery of more homes. Its proximity to the Klemzig O-Bahn interchange and frequent bus services means it significantly leverages high-frequency public transport. Future development of the Affected Area facilitated by the Code Amendment is likely to result in a master-planned development which integrates diverse housing with community services, inherently supports the creation of a walkable neighbourhood and embodies the objectives for mixed-use, transit-oriented outcomes sought by GARP for significant infill areas.

2.3. Housing diversity and affordability

The GARP considers "Housing diversity and affordability" as a key theme for Greater Adelaide over the next 30 years, recognising that access to safe, secure, and affordable housing is a fundamental human need. The Plan promotes affordable living by encouraging the development of housing in locations that offer convenient access to employment, services, and recreational opportunities, reducing residents' reliance on private vehicle transport and its associated costs.

An objective of GARP is to foster diverse and adaptable housing options throughout the region, catering to varied needs, income levels, life stages, and lifestyle preferences, all while being situated near existing support networks. This includes a particular

focus on enabling older individuals to "age-in-community" and providing young people and those on low incomes with opportunities to enter the housing market across a range of locations. To achieve this, the Plan seeks to remove or lessen planning policy obstacles that impede the provision of social housing and services for diverse and vulnerable populations.

The Code Amendment directly addresses the GARP's priority for diverse and affordable housing. The Master Plan for the Affected Area explicitly includes provision for social and affordable housing units and build-to-rent units, which contribute to the state's affordable housing stock. By proposing a higher-density, mixed-use development, the amendment facilitates a more efficient use of land, which can support the delivery of housing at various price points.

The location of the Affected Area is key for achieving the GARP's 'affordable living' objectives. Situated 550m (a 7-minute walk) from the Klemzig O-Bahn interchange, the River Torrens Linear Park, and with adjacent bus routes, the site offers ample access to public transport, recreational opportunities, and the CBD. Felixstow's inner-suburban location provides an alternative to urban fringe development for young and low-income buyers, as compared to green field development areas that potentially provide less transport and amenities. The Code Amendment enables the at-scale delivery of diverse housing types, directly supporting the government's commitment to increasing the supply of affordable housing.

2.4. Ageing in Place

The **Felixstow Code Amendment is well-aligned with GARP's strategic focus on catering for an ageing population and facilitating 'ageing-in-place'**. This proposed intergenerational community model will accommodate the projected increase in older residents by providing the smaller, well-designed, and affordable housing envisioned by the Plan. Locating future retirement living and aged care facilities (following rezoning) within the established suburb of Felixstow enables older residents to 'age-in-place,' retiring within their existing communities and maintaining established social and familial networks. Rezoning the Affected Area to the 'Urban Corridor (Boulevard) Zone' will facilitate the higher-density living the GARP seeks for established neighbourhoods. Additionally, the Master Plan which would be facilitated by the Code Amendment ensures careful consideration of design, height, and interface management. The Code Amendment incorporates the non-residential services that the GARP highlights as vital for the wellbeing and social integration of residents in higher-density aged care facilities. The inclusion of on-site medical and allied health consulting rooms, community facilities, and supportive food/beverage offerings within the Master Plan ensures that residents have convenient access to essential services, promoting positive health outcomes and reducing social isolation.

2.5. Walkable Neighbourhoods

The Greater Adelaide Regional Plan advocates for the development of mixed-use, connected neighbourhoods where residents can access most daily needs via walking, cycling, or public transport. The GARP aims to make active travel easier and more accessible, encouraging housing near jobs and services, and promoting well-designed local transport networks that enhance pedestrian comfort and safety, particularly around public transport nodes.

The Felixstow Code Amendment directly implements these GARP directives. The proposal for a master-planned, mixed-use intergenerational community co-locates diverse housing with essential services such as education, health, and community facilities. This is facilitated by increased residential density, making walking a convenient option for many daily activities. The Affected Area's proximity to high-frequency public transport (O-Bahn and buses) and the River Torrens Linear Park further encourages walking to access public transportation and recreational routes. The comprehensive redevelopment which will be facilitated by the Code Amendment ensures a well-designed internal pedestrian environment with clear connections to the surrounding area, fostering a genuinely walkable neighbourhood consistent with GARP's vision.

2.6. Open Space Network - Greenways

The GARP defines Greenways as "*a network of corridors that link people and fauna to open spaces and green spaces across Greater Adelaide. Greenways create safe opportunities for walking and cycling to public open space. They also link important natural systems, such as watercourses and biodiversity corridors to improve flora and fauna habitats*." This highlights the necessary role they have in providing both recreational and ecological connectivity throughout the Greater Adelaide region.

The proposed Code Amendment seeks to rezone the Affected Area to facilitate a higher-density built form that will create a vibrant and community-focused mixed-use precinct that directly complements the GARP's strategic intent for Greenways. By increasing population density along O.G. Road, the Code Amendment supports active transportation and creates a larger potential user base for nearby green infrastructure, such as the River Torrens Linear Park.

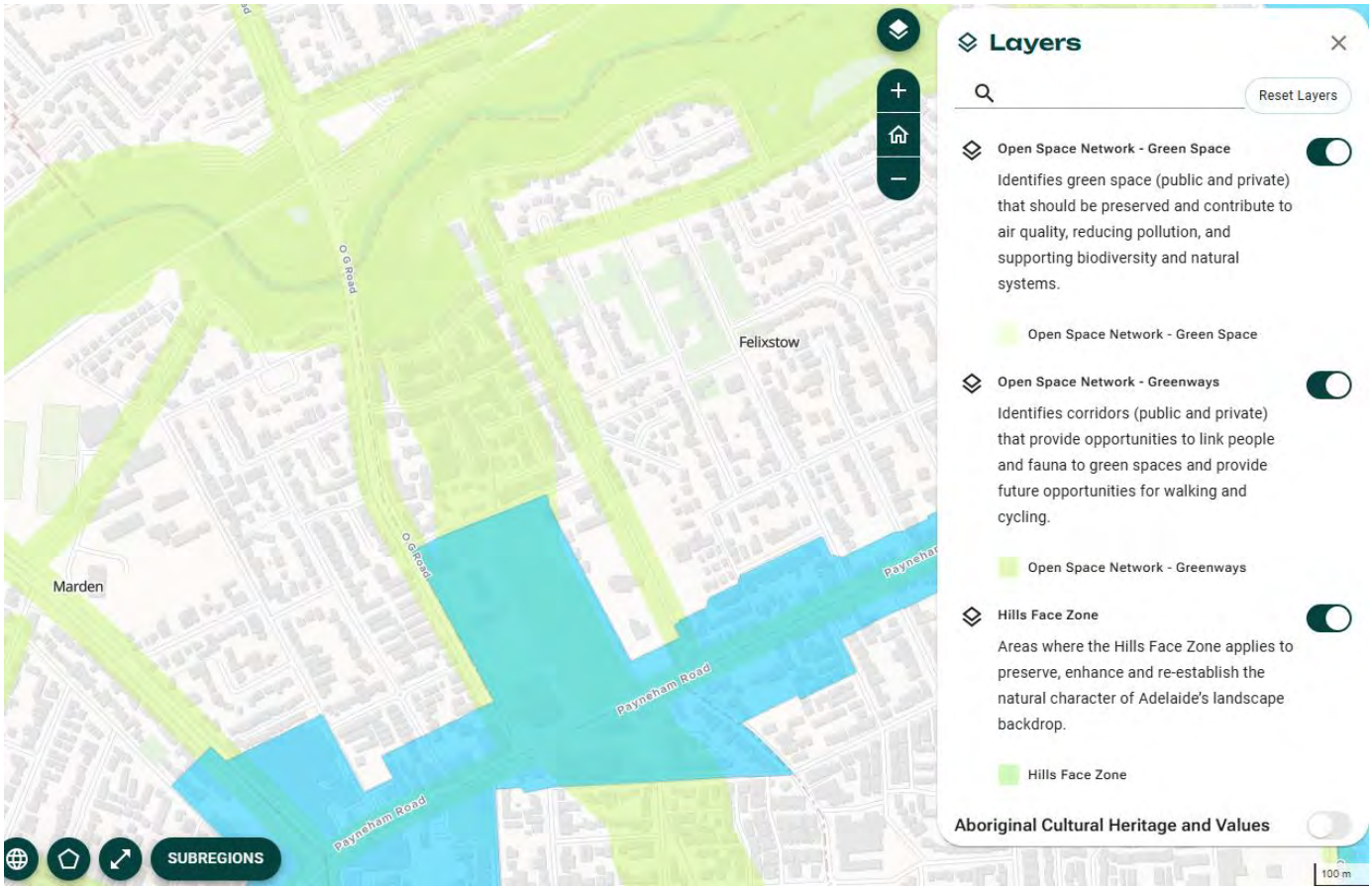


***Figure 3** – GARP Open Space Network – Greenways*

As illustrated in Figure 3 above, the Affected Area is identified in the GARP as providing an opportunity to provide a 'Green link' along the Third Creek connecting Patterson Reserve to the south to the River Torrens Linear Park to the north.

The Master Plan for the Affected Area that would be facilitated by the Code Amendment envisages a well-landscaped setting that will enhance the pedestrian and cyclist environment, improving local connections from the site towards the Linear Park greenway consistent with the GARP open space network.

3. Other Key Policy Documents

3.1. City of Norwood Payneham & St Peters CityPlan 2030

The City of Norwood Payneham & St Peters' (NPSP) CityPlan 2030 establishes a Vision for "A City which values its heritage, cultural diversity, sense of place and natural environment. A progressive City which is prosperous, sustainable and socially cohesive with a strong community spirit". The Code Amendment directly supports and implements key objectives and strategies outlined within this local plan, particularly relating to social equity, cultural vitality, sustainable urban environments, and transport.

1.1.1. Social Equity, Housing Diversity and Community Well-being

Relevant Objectives:

Objective 1.1 *Convenient and accessible services, information and facilities.*

Objective 1.4 *A strong, healthy, resilient and inclusive community.*

The Code Amendment is fundamentally aligned with City Plan's Social Equity outcome. It facilitates an innovative intergenerational community model designed to enhance social connection and support diverse needs. The proposed mix of uses—including residential aged care, independent retirement living, social/affordable housing, disability living units, an early learning centre, a specialised school, medical facilities, and community spaces is consistent with the Plans Objective 1.1 of providing convenient and accessible services. The Code Amendment seeks to promote social diversity and housing choices for various life stages and abilities. The Code Amendment seeks to capitalise on the proximity to existing major community facilities such as the Payneham Library and Payneham Memorial Swimming Centre, enhancing access to these facilities for future residents.

1.1.2. Cultural Vitality, Heritage and Quality Urban Environments

Relevant Objectives:

Objective 2.3 *A City which values and promotes its rich cultural and built heritage.*

Objective 2.4 *Pleasant, well designed, and sustainable urban environments.*

Objective 2.5 *Dynamic community life in public spaces and precincts.*

The Code Amendment actively promotes ‘cultural vitality’ by ensuring the retention and adaptive reuse of the State Heritage listed 'Forsyth House'. Redevelopment of the Affected Area facilitated by the Code Amendment provides the mechanism for investing in the preservation of this heritage asset. The rezoning to 'Urban Corridor (Boulevard) Zone' facilitates the opportunity for a high-quality, master-planned urban environment, that provides quality design outcomes that respond to the site's context and interfaces. The proposed mix of uses facilitated by the Code Amendment seeks to contributes to the creation of dynamic community life by integrating residential, educational, health, and community services land uses. While the Code Amendment will remove the ‘Urban Tree Canopy Overlay’ emphasis on quality design outcomes under the proposed zone and General Design in Urban Areas provisions, provides the framework to achieve significant green landscaping.

1.1.3. Environmental Sustainability and Urban Greening

Relevant Objectives:

Objective 4.1 *Sustainable and efficient management of resources.*

Objective 4.2 *Sustainable streets and open spaces.*

Objective 4.3 *Thriving and healthy habitats for native flora and fauna.*

Objective 4.4 *Mitigating and adapting to the impacts of climate change.*

The Code Amendment facilitates redevelopment that incorporates sustainability principles. The 'Urban Corridor (Boulevard) Zone' encourages quality urban design outcomes, which include the integration of green infrastructure and landscaping, contributing to green cover and climate change adaptation. The Code Amendment also aligns with the Plan’s sustainable transport objectives. By facilitating medium to high-density mixed-use development within immediate walking distance of the Klemzig O-Bahn interchange and adjacent to bus routes on O.G. Road and Turner Street, the amendment enables and promotes sustainable and active transport modes. Development over the Affected Area facilitated by the Code Amendment leverages significant existing public transport investment and provides opportunities for future residents and workers to reduce reliance on private vehicles, connecting directly to the strategic goals of CityPlan and addressing identified challenges related to transport and movement. The development's location also offers excellent connectivity to the River Torrens Linear Park trail for cycling and walking.

3.2. City of NPSP - City Wide Cycling Plan

The City of Norwood Payneham & St Peters City-Wide Cycling Plan establishes a vision for NPSP as a cycling-friendly city, aiming to increase overall cycling rates. Its objectives include improving cyclist safety, increasing local cycling trips, improving connectivity, facilitating healthy communities, and providing sustainable transport alternatives.

The Plan identifies the City of NPSP as "ideal for cycling with relatively flat terrain and many services provided within short distances", proximity to the CBD, and access to the popular River Torrens Linear Park shared trail. It notes **significant scope exists to increase cycling participation**. The Affected Area embodies the characteristics identified in the Cycling Plan that promote cyclability. Its location provides excellent access to the River Torrens Linear Park trail, nearby local services and community facilities, and importantly, high-frequency public transport including the Klemzig O-Bahn interchange.

Key objectives of the Plan include increasing local cycling trips, improving connectivity, facilitating healthy communities, and providing real transport alternatives to the car. Strategies focus on developing a connected network, linking to destinations, and enabling sustainable transport modes. The Plan acknowledges that safety concerns are a major barrier and seeks infrastructure and behaviour change initiatives to address this.

The Code Amendment supports the Plan's objectives by facilitating a higher-density, mixed-use intergenerational community in a highly accessible location. This encourages and facilitates local cycling trips and provides genuine transport alternatives, contributing to healthy lifestyles and environmental sustainability. The increased population density strengthens the case for implementing the safe and connected cycling infrastructure envisaged in the Cycling Plan for the wider area, improving permeability and addressing safety concerns.

3.3. City of NPSP - Open Space Strategy

The City of Norwood Payneham & St Peters Open Space Strategy has the vision for "*a comprehensive and sustainable network of quality open space facilities*". Key principles underpinning this vision include:

- Quality and Diversity;
- Equity of Distribution and Access;
- Efficient Resource Management; and
- Flexibility.

The Strategy acknowledges the trend towards increased housing density and reduced private open space within the City, noting the resulting increase in pressure on public open space resources. It highlights the need for public parks to increasingly function as community back yards and emphasises the **importance of the River Torrens Linear Park as a key regional open space asset**. The North Precinct analysis specifically identified a potential lack of, or need for improved access to, local open space in the southern part of Felixstow.

The Felixstow Code Amendment responds directly to the pressure identified in the strategy by proposing a significant urban regeneration project involving higher-density living. While the Concept Plan does not envisage creating new formal public open space reserves, the Master Plan which will be facilitated by the Code Amendment envisages substantial high-quality, landscaped communal areas within the development site itself which (while privately owned) are anticipated to be accessible to the public. These "inspiring spaces" are anticipated to be extensions of private dwellings, providing on-site amenity and recreation opportunities for future residents, thereby alleviating pressure on purely public reserves, consistent with the strategy's recognition of changing housing forms. The Affected Area's location in southern Felixstow addresses the area identified in the North Precinct Strategy, providing enhanced access and outlook to the adjacent significant public open spaces of Patterson Reserve and the nearby River Torrens Linear Park.

The Code Amendment aligns with the principle of Quality and Diversity by facilitating a high-quality, well-designed, landscaped environment with integrated community facilities. This development enhances the overall open space *experience* available to residents in the locality. By concentrating population near Patterson Reserve and the River Torrens Linear Park, the amendment supports the principle of Equity of Access, improving the viability and utility of these major existing open space assets for a larger number of people. Future development of the Affected Area facilitated by the Code Amendment also offers significant opportunities identified in the strategy, such as enhancing linkages to the Linear Park and potentially incorporating community gardens or improved biodiversity.

3.4. Better Living Better Health - Eastern Health Authority

The '*Better Living Better Health 2020-2025 Regional Public Health and Wellbeing Plan'* guides collaborative public health initiatives across the Eastern Health Authority (EHA) Constituent Councils, including Norwood Payneham & St Peters. While focused on regional projects rather than individual Council actions, its long-term goals and identified regional challenges provide relevant strategic context for the Felixstow Code Amendment. Relevant Goals of this Plan to the Code Amendment are:

Enhanced Environments for Health

This goal emphasises the role of the natural, built, and cultural environment in enabling active and healthy lifestyles. It promotes connected, safe, and sustainable environments (CHESS principles) and environmental sustainability as fundamental to community health and resilience. Key themes seek to enable active living through continuity of walking/cycle ways, enhancing open space and the Linear Park, and supportive amenities.

Enhanced Capacity for Health

This goal focuses on addressing preventable lifestyle-related diseases through healthy and active communities. Themes include increasing social connection and inclusion.

Addressing Regional Challenges

The plan identifies key challenges including residential growth, poor continuity of cycling/walking access to open space, pockets of social disadvantage, isolation, ageing population, and youth engagement.

The Code Amendment aligns with the '*Regional Public Health and Wellbeing Plan's'* goal of creating 'Enhanced Environments for Health'. The Code Amendment seeks to facilitate a mixed-use, higher-density development in a location with outstanding access to the River Torrens Linear Park, Patterson Reserve, local services, and high-frequency public transport (O-Bahn, buses). Accordingly, the amendment directly supports the creation of a connected, walkable neighbourhood that encourages active lifestyles. The Code Amendment responds to the challenge of residential growth by locating density strategically where services and transport infrastructure exist.

The intergenerational living model proposed in the Master Plan which will be facilitated by the Code Amendment directly addresses the 'Enhanced Capacity for Health' goal and regional challenges. By integrating aged care, retirement living, disability units, family housing, an early learning centre, and a school fosters social connection across age groups future development over the Affected Area aims to reduce social isolation and support the needs of the ageing population as well as youth.

3.5. City of NPSP - Economic Development Strategy 2021-2026

The City of Norwood Payneham & St Peters '*Economic Development Strategy 2021-2026'* aims to support business growth, promote vibrant precincts, encourage innovation, and make the City business-friendly. The Strategy is guided by the Vision: "*A City of opportunities built on thriving businesses that is recognised for its innovation, diversity and vibrancy*.". The Code Amendment contributes positively to several key themes and objectives within this strategy, as follows:

- The Code Amendment fosters a Dynamic & Diverse City by facilitating a mixed-use development that includes employment-generating uses.
- Future medical and allied health, early learning centre and specialised school, and potential food/beverage offerings facilitated by the Code Amendment directly align with supported sectors identified in the Economic Development Strategy.
- Future development facilitated by the Code Amendment will contribute to construction jobs as well as ongoing operational employment opportunities.
- Future development facilitated by the Code Amendment aims to contributes to the creation of a 'Destination City' by activating a large, amalgamated land holding adjacent to the OG Road corridor and opposite major community facilities.
- The integration of diverse residential, educational, health, and community uses facilitated by the Code Amendment aims to create a vibrant precinct, enhancing the local area's offerings and liveability.
- The amendment leverages the City's identified strengths in Accessibility.

- The Affected Area's proximity to high-frequency public transport and major road corridors makes it a highly accessible location for residents, workers, and visitors, aligning with strategy's key themes.

3.6. City of NPSP - Youth Development Strategy 2022-2025

The City of Norwood Payneham & St Peters '*Youth Development Strategy 2022-2025'* outlines Council's commitment to integrating positive outcomes for young people across its activities. The strategy focuses on ensuring young people are connected, active, resilient, visible, and heard. The Code Amendment presents significant opportunities to support multiple objectives of this strategy. Objectives relevant to this Code Amendment are:

Objective 1 *Provide safe and interesting places, programs, and events for young people to engage with each other and the community.* ***Foster intergenerational interaction****.*

Objective 2 *Provide opportunities for safe structured and unstructured physical activity, utilising parks, playgrounds, paths, and sport/recreation facilities. Promote sustainable transport options.*

The Code Amendment supports Objectives 1 and 2 through increased range of land uses. The Master Plan which will be facilitated by the Code Amendment includes an early learning centre and a specialised assistance school directly caters to young people's needs. The Master Plan also envisages proposed community facilities that could include safe spaces for youth activities. The intergenerational living model envisaged within the Master Plan offers unique opportunities for interaction between young people and older residents, fostering community connection. The Affected Area's proximity to Patterson Reserve, Payneham Pool, and the River Torrens Linear Park provides outstanding access to diverse facilities for physical activity. The Code Amendment encourages higher density near the O-Bahn and bus routes that aims to promote sustainable transport use by young people living on or utilising services over the land.

3.7. City of NPSP - Tree Strategy 2022-2027

The City of Norwood Payneham & St Peters '*Tree Strategy 2022-2027'* aims to strategically manage and increase the City's tree canopy cover. Its objectives focus on 'Cooling', 'Sustainability', and 'Liveability'. The Strategy identifies the need to **balance urban development with tree retention and growth**, particularly given pressures from infill development. The Code Amendment facilitates urban renewal and infill development. While the Code Amendment seeks removal of the' Urban Tree Canopy Overlay,' (consistent with the application of Overlays specified in the State Planning Commission 'Guide to the Planning and Design Code') the Master Plan underpinning the amendment emphasises creating "inspiring spaces" and a "well landscaped and inviting settings". The Code Amendment will retain and integrate the State Heritage listed 'Forsyth House.' Future development of the Affected Area facilitated by the Code Amendment will likely include retention of existing mature trees within its curtilage, aligning with the 'Protect and Value' theme of the Tree Strategy. Detailed assessment of any existing trees on site versus the proposed development footprint will be assessed during the development application phase, and will seek to maximise retention of mature trees where possible.

Redevelopment of the Affected Area facilitated by the Code Amendment provides an opportunity to implement best-practice planting and maintenance for new trees consistent with Council's Tree Strategy.

3.8. City of NPSP - Built Heritage Strategy 2022-2027

The City of NPSP '*Built Heritage Strategy'* aims to ensure the NPSP's built heritage is valued, protected, and celebrated. The strategy seeks to balance heritage conservation with development opportunities, advocating for sensitive adaptation and reuse. The Code Amendment aligns with the 'Protect Built Heritage' objective of this Strategy. A core element of the Code Amendment is the retention, conservation, and adaptive reuse of the State Heritage listed 'Forsyth House'. This implements the Strategy's aim to conserve heritage places while allowing them to meet modern needs and aligns with SPPs 3 (Adaptive Reuse) and 7 (Cultural Heritage). Redevelopment of the Affected Area facilitated by the Code Amendment provides a significant opportunity for investment in the ongoing conservation and maintenance required for a State Heritage Place, ensuring its long-term viability. The Code Amendment supports the Strategy's goal of facilitating sensitive building improvements and adaptive reuse.

APPENDIX D

Uniting Communities Master Plan

Erwin Vogt Foundation 29.02.2024

Felixstow (Aldersgate) Community Redevelopment

A Unique Intergenerational Community



UNITING COMMUNITIES trice. hayball



City of Norwood Payneham & St Peters Parks Locations & Facilities, Drage Reserve

Acknowledgment of Country

We acknowledge that this Masterplan relates to the traditional lands for the Kaurna people and that we respect their spiritual relationship with their country. We also acknowledge the Kaurna people as the custodians of the greater Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today. We pay respect to Elders both past and present. We recognise that the Aboriginal youth are the future generation to carry on Aboriginal Leaders Legacies. We acknowledge all Aboriginal and Torres Strait Islander people Australia wide.

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Section 1

Masterplan Summary + Report

Executive Summary

Open, Accessible, Uplifting

> *"Open, accessible, and uplifting, UC Felixstow will be an integrated community of diverse individuals and shared experiences. A place for all ages and all walks of life. Where participation and interaction are facilitated by inspiring spaces and engaging design. Where an innovative mix of residence, community partnerships and holistic healthcare services enrich life in new ways"*

Source: Uniting Communities website



The vision statement developed by Uniting Communities succinctly captures the broad aspirations demanded for the redevelopment of the Aldersgate site. At its core is the re-imagining of the residential model for cross-generational living and its translation into what UC wants a caring community to be and particularly with respect to an aged care environment.

Underpinning these aspirations is the desire is to redevelop the Aldersgate site in line with the UC mission. Initiating this project, Uniting Communities stated their purpose is:

> *"is to enrich lives and unite communities. We achieve through a variety of mediums from the array of health and social services we deliver to our public policy advocacy. We also deliver on this mission through the creation of dynamic, self-supporting, and diverse communities, with U City as a leading example of how this can be achieved. The Felixstow intergenerational community project offers an opportunity to build on our place and community building credentials by bringing together a rich mix of uses and demographics onto a large suburban site in Adelaide".*

The presentation of this Masterplan completes the project definition and conceptual Building of delivering on these aspirations. It is the culmination of some years of work on the part of Uniting Communities and as most recently expressed in the development of the U-City complex. It also follows work undertaken during 2021 through to early 2022, when UC engaged Andy Hoyne (of Hoyne Place Making) to help establish a 'Place Vision' for a re-developed site.

Subsequently, Hayball was engaged in June 2023 to undertake the Masterplan. Working with the Project Managers, Trice, a comprehensive consultant team also was engaged to advise and input across numerous specialist disciplines. Their contributions have been incorporated into the final Masterplan and all of their reports have been appended.

The master planning process involved significant consultation with Uniting Communities at the leadership, Board and committee levels and also the engagement with internal user groups, Focus Groups, potential stakeholders, the local community and with authorities. In all, over 23 workshop sessions were held involving over 100 participants.

The initial project brief required the incorporation of eleven specific functions:

> *"To achieve the vision for a truly dynamic self-supporting and integrated community that can maximise the rich lives and experiences of all of its members and the broader community".*

All of those functions have been delivered in the Masterplan. Some minor refinement of various residential models and rebalancing of facility numbers have been incorporated in line with evolving social and financial objectives advised by UC during the master planning process.

Project Team

The full consulting team and team structure is demonstrated in the following diagram.

All consultants were engaged through Trice (with the exception of the specialist Aged Care Architect, Lorraine Calder Design – engaged by Hayball) and all secondary consultants were directed by Trice with the assistance of Hayball.

UNITING COMMUNITIES

Trice
Development / Project Management



Lorraine Calder
Aged Care, Retirement Living, Specialist Dementia Consultant



Richard Weinman
Roject Director / Masterplan / Residential / Build to Rent



Richard Leonard
Principal on Strategy, innovation and thought leadership



Bianca Hung
Interior Design Director



Emma Parkinson
Project Architect

Secondary Consultants

Ekistics (Town Planner & Community Engagement)	BESTEC (Services Engineering)
CIRQA (Traffic Engineering)	DASH Architects (Heritage Consultant)
Oxigen (Landscape Architect)	dSquared (Environmental Consultant)
Aboriginal Urban Design (Indigenous Consultant)	FMG (Structural & Civil Engineering)

Wider support of 120+ Hayball National resources

Graphics, Video & Rendering

BIM

Quality Management

Architectural Support

Signage & Wayfinding

UC Vision & Objectives

> *"We're an inclusive not-for-profit organisation working alongside more than 80,000 South Australians each year. We value diversity and are committed to providing respectful, accessible services. For more than 120 years, we have created positive change for South Australian communities"*

Source: Uniting Communities website

The Project Brief noted that after an extensive consultation process, UC had just launched its Strategic Directions Plan for 2023-2025. The key strategic directions are noted below:

01. **Purpose:** Enriching lives, uniting communities
02. **Identity:** Community, innovation, justice
03. **Values:** Kind, bold, genuine
04. **Commitments:** Diversity & inclusion, violence prevention and gender equality, environmental sustainability and reconciliation.

Vision

In advocating the Plan, the Chief Executive of UC, Simon Schrapel AM, reinforced that "It's a plan that should talk to you and the work that you do, whatever role you undertake and wherever you are based". These strategic directions underpinned the work of the entire consultant team and are very much at the foundation of the Masterplan and to ensure that the design and planning work is enriching lives and uniting communities.

Throughout the consultation phase, the UC advocated their vision for the project is:

> *"Open, accessible, and uplifting, UC Felixstow will be an integrated community of diverse individuals and shared experiences. A place for all ages and all walks of life. Where participation and interaction are facilitated by inspiring spaces and engaging design. Where an innovative mix of residence, community partnerships and holistic healthcare services enrich life in new ways."*



Purpose Diagram from Strategic Directions Plan for 2023-2025

Mission

For this project, the Uniting Communities stated their mission is:

> *"to enrich lives and unite communities. We achieve through a variety of mediums from the array of health and social services we deliver to our public policy advocacy. We also deliver on this mission through the creation of dynamic, self-supporting, and diverse communities, with U City as a leading example of how this can be achieved. The Felixstow intergenerational community project offers an opportunity to build on our place and community building credentials by bringing together a rich mix of uses and demographics onto a large suburban site in Adelaide".*

Scope

The scope of the project required the complete consideration of the full site whilst retaining and integrating the re-use of the heritage Forsyth House. All other existing facilities were assumed for demolition, having generally reached the end of their usable lifespan and their failure to meet contemporary design and/or standards.

Masterplan Objectives

The Masterplan objectives were to develop the site as far as reasonably feasible in response to the project brief, in line with contemporary design standards, with reference to and adherence to planning constraints and objectives, and to achieve a financially viable solution for Uniting Communities.

Background + Deliverables

Brief Background

Brief Background

The initial project brief required the incorporation of 11 specific functions:

> *"to achieve the vision for a truly dynamic self-supporting and integrated community that can maximise the rich lives and experiences of all of its members and the broader community"*

Source: Uniting Communities website

These 11 functions were noted as:

+ Residential aged care
+ Retirement living/assisted living
+ Aged care / childcare workforce
+ Early learning/ childcare
+ Specialist training and education facilities
+ Independent accommodation
+ Living care independent accommodation
+ Affordable / social residential housing
+ Medical/ allied health centre
+ Café/ hospitality
+ Communal indoor/ outdoor spaces.

Deliverable

In terms of the Masterplan, Hayball was required to investigate a range of planning options to:

+ Provide resolution of the site requirements to facilitate the co-location of the briefed site uses;
+ Provide resolution of the land and buildings required to facilitate the Uniting Communities vision and principles;
+ Describe functional areas, relationships and circulation between uses/ zones;
+ Acknowledge that staging of the redevelopment will be required due to site constraints, operational constraints and funding streams; and
+ Address the objectives and criteria included in the Design Brief.

The Masterplan was also required to address and report on:

+ The key considerations outlined in the brief including a staging strategy for potential future development;
+ Establish and document a clear set of principles around future development of the site, including Architectural typologies, materials and finishes; and;
+ Identify the key design objectives so that the final ealised masterplan is cohesive.

The architecture and masterplan was also required to facilitate and encourage connections between the proposed site programs – that is, to develop a true inter-generational community and a vibrant village that also integrated with the broader community context.

Program

Structure & Consultation

The Masterplan program was developed in close consultation with UC and Trice and especially to integrate with the ***Felixstow Communication Plan*** and the ***Felixstow Stakeholder Design Workshops Engagement Plan***, both developed by UC and also to integrate with the UC meetings.

The program developed with UC endeavoured to maximise engagement of the Focus Groups and all stakeholders as early as possible in the masterplan process and prior to any planning work commencing. This ensured that all stakeholder voices were heard and inputs considered to inform the subsequent design process.

The program also incorporated regular feedback points for Uniting Communities to ensure clear communication of consultation and masterplan progress and to seek UC input and direction.

The program was structured to facilitate the appropriate input and engagement at the appropriate points in the masterplan process:

01. **Launch Pad** The initiation workshop with UC and Trice to identify key issues and set-out the masterplan process
02. **Morning Tea:** Informal workshop with the broader UC team to develop and fine-tune the consultation process.
03. **Open Door:** Formal workshops with external stakeholders to communicate the project and identify external impacts and issues.
04. **Focus:** Internal workshops with UC Focus Groups and identified project stakeholders to develop specific project requirements.
05. **Explore:** Feedback workshops with UC and project stakeholders to communicate the developing masterplan and seek their further inputs.
06. **Vision:** Workshops to present the developed masterplan and seek client feedback.

The program diagram outlines the structure of the consultation process.

Workshops

1 Launch Pad

1 - Launch Pad

Timing: Week 01
Description: Site Attendance, Initiation workshop with UC/Trice/HB/Board
Action: Plan Focus Group Sessions
Review period: N/A

2 Morning Tea

2 - Morning Tea

Timing: Week 01
Description: Extended Workshop with UC/Trice/HB
Action: Synthesise outcomes of workshops
Review period: N/A

3 Focus

3 - Focus

Timing: Week 07 & 10
Description: Multiple detailed consultation meetings b/w HB/UC/Trice and user groups/ stakeholders
Action: Consultation period and development of return briefs
Review period: N/A

4 Open Door

4 - Open Door

Timing: Week 07/16
Description: Extended Workshop with UC/Trice/ HB/Community Members
Action: Introductory consultation, concept presentation and popup shop
Review period: 2 weeks

5 Explore

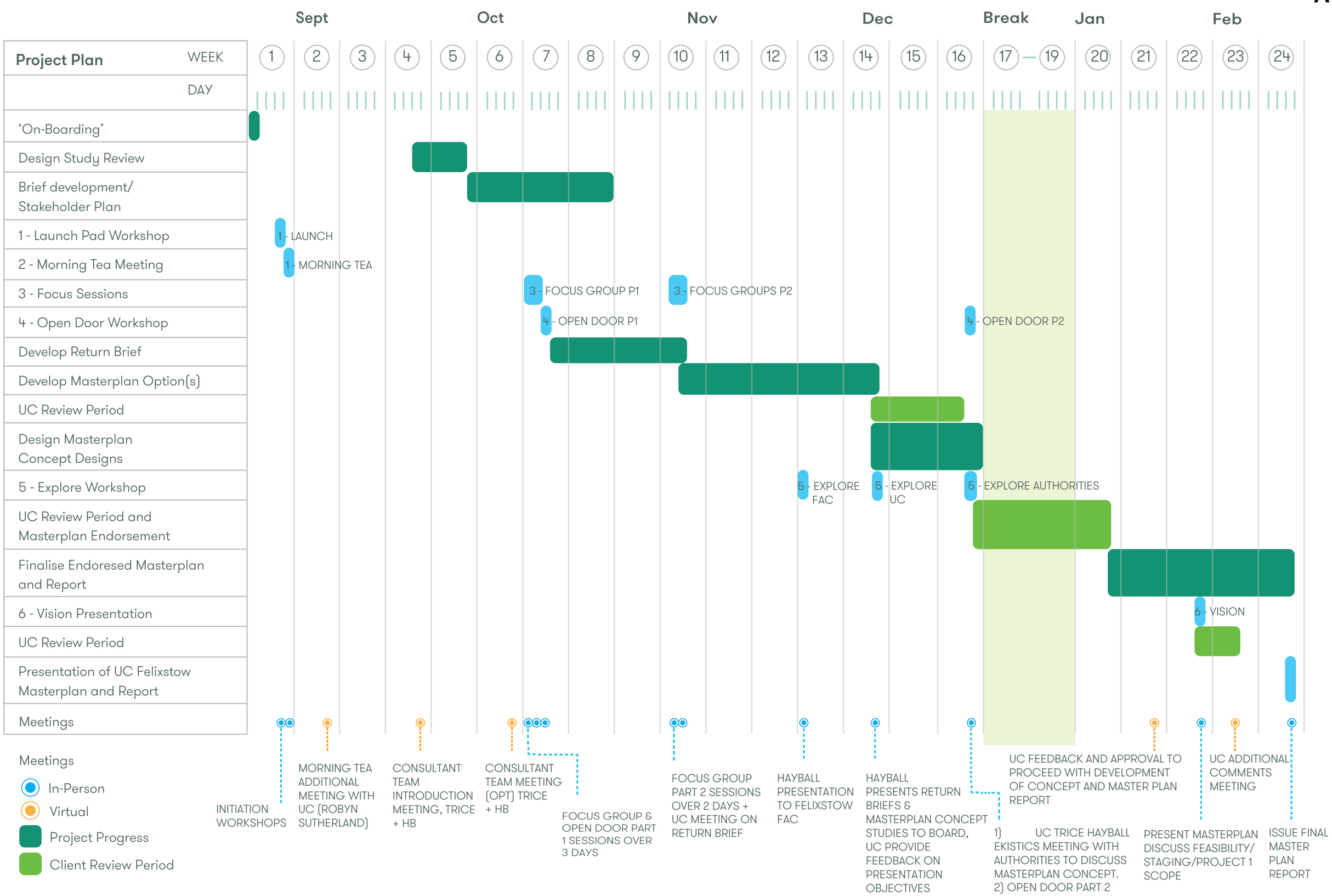
5 - Explore

Timing: Week 14 & 16
Description: Workshop to discuss Design Principles, Functional Areas, Diagrams of Master Plan Concept. Meeting with authorities to discuss concept scheme
Action: Develop Master Plan further
Review period: 2 weeks to review MP proposal

6 Vision

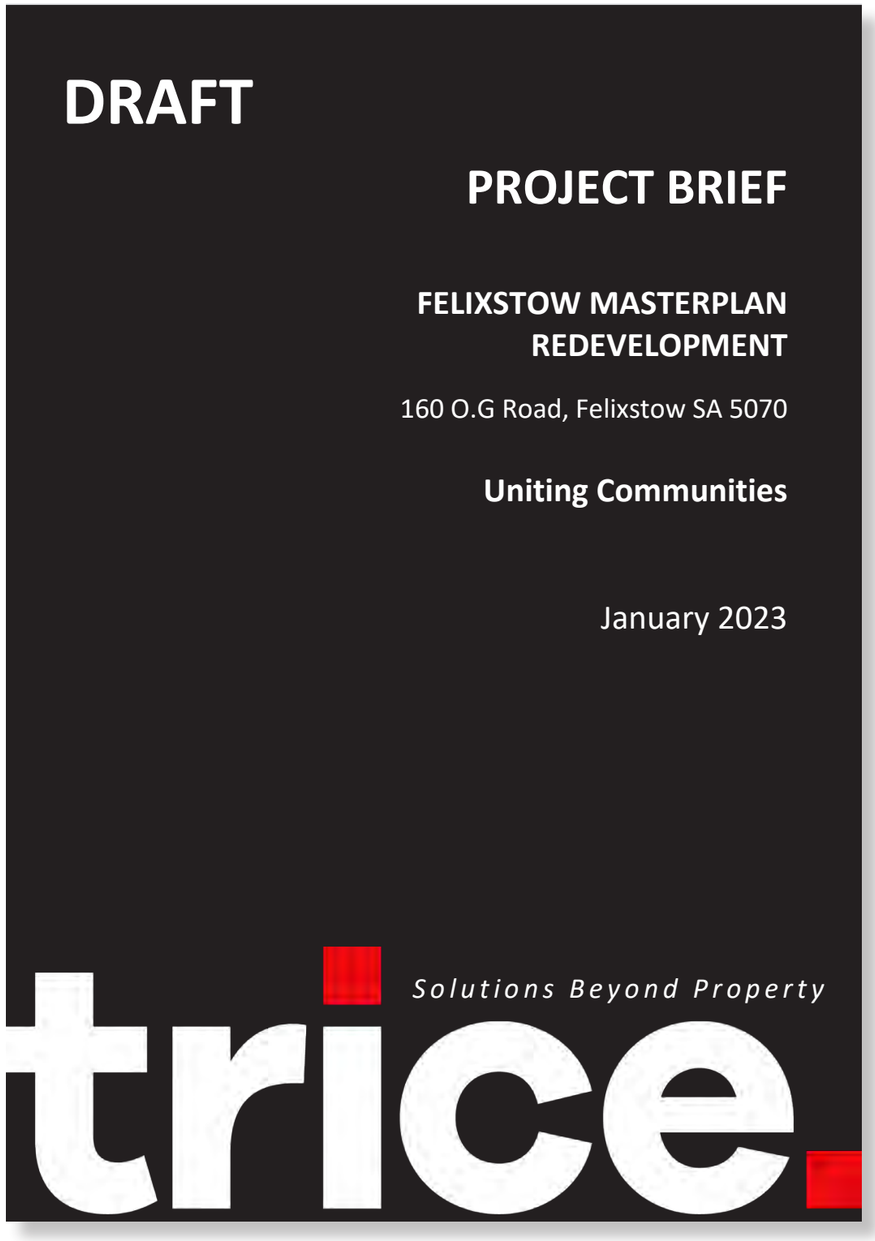
6 - Vision

Timing: Week 22
Description: Communicative Workshop (present Master Plan + discuss feasibility, staging and P1 Scope.)
Action: Develop final refinements for Master Plan 1 week + submit Week 24
Review period: 1 week


Sept
Oct
Nov
Dec
Break
Jan
Feb
Project Plan
WEEK
DAY
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16
17 — 19
20
21
22
23
24
'On-Boarding'
Design Study Review
Brief development/ Stakeholder Plan
1 - Launch Pad Workshop
2 - Morning Tea Meeting
3 - Focus Sessions
4 - Open Door Workshop
Develop Return Brief
Develop Masterplan Option(s)
UC Review Period
Design Masterplan Concept Designs
5 - Explore Workshop
UC Review Period and Masterplan Endorsement
Finalise Endoresed Masterplan and Report
6 - Vision Presentation
UC Review Period
Presentation of UC Felixstow Masterplan and Report
Meetings
1 - LAUNCH
1 - MORNING TEA
3 - FOCUS GROUP P1
3 - FOCUS GROUPS P2
4 - OPEN DOOR P1
4 - OPEN DOOR P2
5 - EXPLORE FAC
5 - EXPLORE UC
5 - EXPLORE AUTHORITIES
6 - VISION
Meetings
In-Person
Virtual
Project Progress
Client Review Period
INITIATION WORKSHOPS
MORNING TEA ADDITIONAL MEETING WITH UC (ROBYN SUTHERLAND)
CONSULTANT TEAM INTRODUCTION MEETING, TRICE + HB
CONSULTANT TEAM MEETING (OPT) TRICE + HB
FOCUS GROUP & OPEN DOOR PART 1 SESSIONS OVER 3 DAYS
FOCUS GROUP PART 2 SESSIONS OVER 2 DAYS + UC MEETING ON RETURN BRIEF
HAYBALL PRESENTATION TO FELIXSTOW FAC
HAYBALL PRESENTS RETURN BRIEFS & MASTERPLAN CONCEPT STUDIES TO BOARD, UC PROVIDE FEEDBACK ON PRESENTATION OBJECTIVES
1) UC TRICE HAYBALL EKISTICS MEETING WITH AUTHORITIES TO DISCUSS MASTERPLAN CONCEPT. 2) OPEN DOOR PART 2
UC FEEDBACK AND APPROVAL TO PROCEED WITH DEVELOPMENT OF CONCEPT AND MASTER PLAN REPORT
PRESENT MASTERPLAN DISCUSS FEASIBILITY/ STAGING/PROJECT 1 SCOPE
UC ADDITIONAL COMMENTS MEETING
ISSUE FINAL MASTER PLAN REPORT

Project Brief

Original Brief



The 'original' Project Brief for the Felixstow (Aldersgate) Masterplan Redevelopment was prepared by Trice in January 2023 on behalf of Uniting Communities. The purpose of the Project Brief document was to consolidate and document the research and consultation which was undertaken by Uniting Communities over the previous two years with a view to develop a project vision for the existing Uniting Communities site in Felixstow.

The Project Brief outlines Uniting Communities approach to design and provides a set of guidelines for establishing a community focussed, mixed-use masterplan for the site. It communicated Uniting Communities core values and project objectives as well as provided fundamental information as to how the various programmes and stakeholders within Uniting Communities operate by providing a high-level description of uses and key functional relationships.

This Project Brief was referred to throughout the masterplan design and consultation process with, what we are referring to as the 'Original Brief' referenced throughout Board, Stakeholder and Advisory Committee meetings and presentations. This was critical in ensuring that both Uniting Communities and advisory and decision makers were explicitly made aware of when and how the brief was developing and evolving. It also enabled incremental approval and endorsement of The Brief throughout the masterplan design process.

The Project Brief Dated January 2023 has been appended to this Masterplan Report for reference.

Project Brief

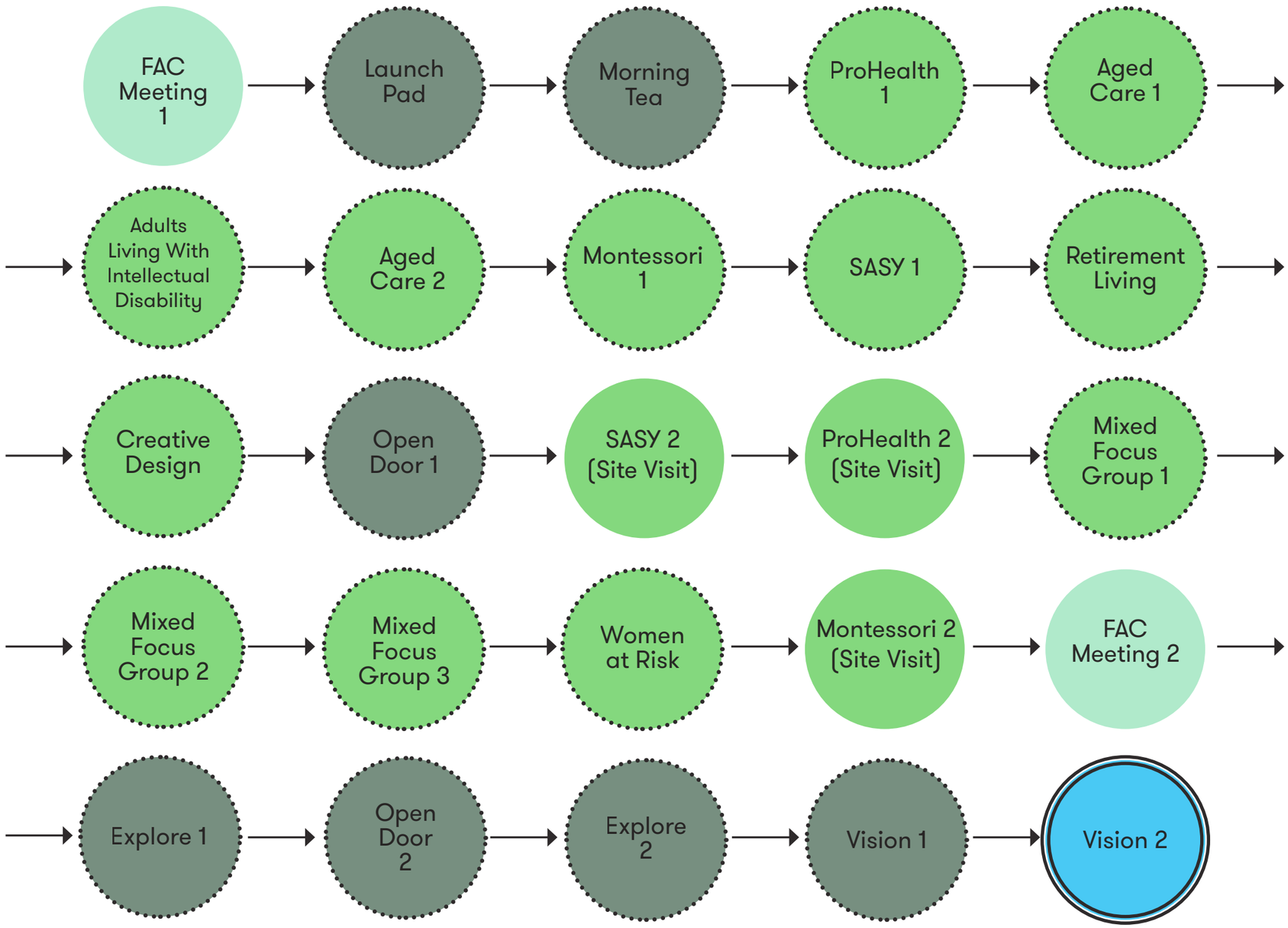
Consultation Process

Hayball has undertaken a process of consultation with Uniting Communities, Trice and over 115 participants representing the user groups of the briefed functions proposed for the Felixstow Aldersgate site in support of the Master Plan establishment. These Workshops, Focus Group Sessions, Site Visits and Meetings ran over 24 sessions and are outlined in the adjacent diagram with further information provided on the following pages and in meeting records appended to this Master Plan report.

115+ participants

24+ meetings





Project Brief

Consultation Process

> A consultation strategy for the design of the Master Plan was established early on in the Master Plan process, with the high level consultation program being adhered to. This comprised of 6 Key Workshops

These workshops varied in levels of formality and discussion, with some being informative and communicative and others more conversational. They also varied in their number of participants, ranging from smaller focussed groups to large open forum discussions.

The purpose of these consultation sessions was to understand, from participants, the possibilities for the Felixstow site with regards to the 'Big Issues' and the 'Detailed Issues'. Hayball facilitated the discussion points listen on this page.

In addition to unpacking the adjacent issues, the purpose of these meetings was to harvest initial stakeholder inputs that would determine the functional adjacencies that enabled the greatest potential for intergenerational connections.



The Big Issues

Possibilities on the Felixstow Site:

Aspirational and holistic thinking

Community/intergenerational opportunities

Possible urban connections

Co-operative opportunities

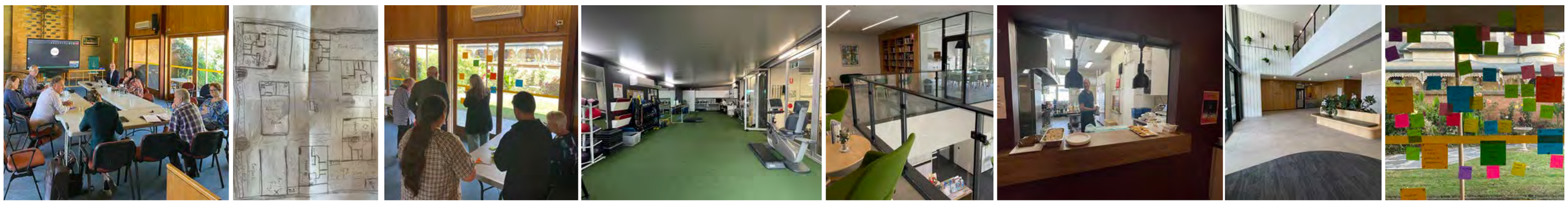
The Detailed Issues

Detailed briefing information:

Developing a shared visionacross the development and throughout functional areas

Appreciating relationships between briefed functions

Empathy mapping: Who else is occupying and operating the buildings or utilising the site



Project Brief

Consultation Process

Site visits to SASY, Echoes Montessori and ProHealth Care were undertaken in order to better understand the types of functional spaces required, what their adjacencies and sizes might be and to identify operation and logistical requirements that should be highlighted at the Masterplan level.

The key opportunities observed at SASY were:

+ The concept of 'Village as School'
+ Ability to co-share many of their facilities
+ Strong focus on social education
+ ET opportunities for students
+ Suitability for young mothers to continue their education

The key opportunities observed at Echoes Montessori were:

+ The sense of 'borderless' environments, but with defined boundaries
+ Willingness to share facilitiess
+ Benefits of social informal interactions
+ The value of passive surveillance
+ The importance of usable and weather protected outdoor space
+ ELC "Excursions" in the village

The integrated medical offerings suitable for Felixstow, based on observations at ProHealth were:

+ Medical
+ Dental
+ Physiotherapy
+ Occupational Therapy
+ Podiatry
+ Rehabilitation

Prohealth is seen as a potential partnership which would greatly benefit not just the local Felixstow Community, but also the broader community. Opportunities for integration also include:

+ Use of the Patterson Reserve Facilities, including the new Aquatic Centre
+ Sharing of the new Gym on site



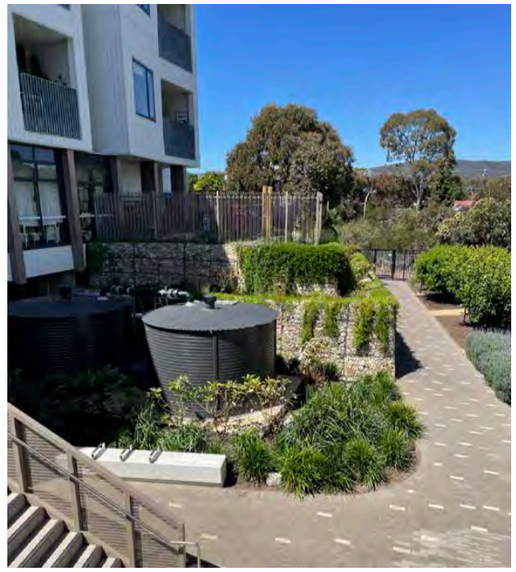
SASY



Echoes Montessori



ProHealth



Echoes Montessori

Project Brief

Consultation Outcomes

Over the course of the Masterplan consultation, a number of key themes were continually raised by varying user groups and in the context of discussing varying issues.

These key themes are highlighed in the adjacent diagram and have had a considerable influence over where, how and when each of the functional areas within The Return Brief are incorporated into the Masterplan.

These key consultation outcomes are further referenced in the Return Brief in Section 1.

Key Themes

Intergenerational

- Integration of all ages
- Reciprocal positive relationships
- Shared spaces
- Importance of outdoor space and garden spaces
- Children!

Deinstitutionalising

- “Living in place”
- House models
- Choice
- Independence
- Freedom of movement
- No silo’s

Community & Belonging

- Reduce isolation
- Improve connection and sense of belonging to a community
- Interconnections with broader community
- Importance of unplanned social encounters

Activity & Engagement

- Accommodation promoting higher levels of activity
- Maximising engagement and passive engagement
- The other 16hours of the day
- Vibrancy
- Art as the village “DNA”

Continuity & Security

- Long-term security of living
- Transitional living
- Safety, security, passive security and support

Project Brief

Authorities Consultation

Strategic Framework Plan

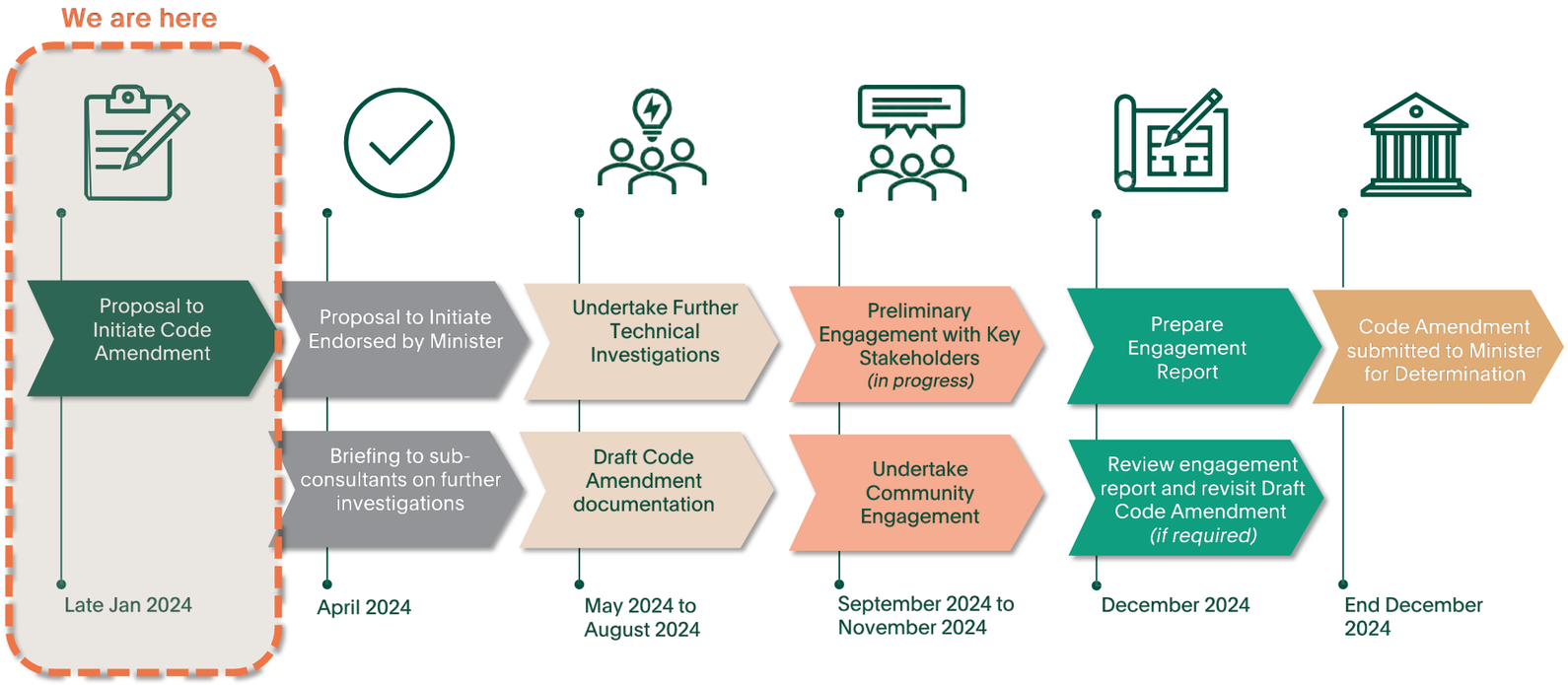
Several consultation sessions have occurred with authorities during the course of the project both at local and State Government levels and undertaken by UC and or Trice and the consultant team.

On 13th December 2023 a meeting was held at the Department for Trade and Investment- Planning Land Use Services (DTI_PLUS) regarding the concept Master Plan. The primary purposes of the meeting were to provide the authorities with an initial and high-level overview of the project to date and to seek to schedule future meetings to discuss the concept master plan with PLUS, City of NPSP, Department for Infrastructure and Transport (DIT) and Heritage SA.

The presentation meeting was targeted to the Code Control Group, Council & State Agency and was attended by Trice, Hayball and the key secondary consultants Ekistics, DASH Architects and CIRQA (to cover planning, heritage and traffic issues). The meeting focussed on broad project aspirations and functional program, planning implications and approvals processes.

As a consequence of the meeting discussions, Ekistics formulated a Code Amendment process as their recommendation of the preferred strategy to deal with approvals through the strategic planning framework.

Code Amendment Phases / Indicative Timeline



Project Brief

Return Brief

The adjacent table outlines an indicative area allowed for each Functional Area defined within the Return Brief. Please note, these indicative areas are based on a range of unit numbers and sizes and include a nominal allowance for circulation and building services. A detailed exploration of each individual building Building is required to test these areas against Uniting Communities developed brief and budget requirements.

Function	Number	GBA (m^2)
Residential Aged Care & Specialist Dementia Care	110	9,180
Retirement Living	52-60	6,700
Social & Affordable Accommodation	20	1,870
Build To Rent	40-50	5,055
Independent Living	5-6	1,070
Specialist Disability Accommodation	4-6	560
SASY Education		320
ELC Montessori		450
Pro-Health		900
Allied Health		500
Community / Commercial / Creative (Includes Chapel and Forsyth House)		1,715
UC Administration		180
1A Back of House (Aged Care)		400
Parking	232	7,040
On Grade Parking	38	1,020
Total GBA (Approx)		36,960

Landscaped Area Summary	Number	GBA (m^2)
Site Area		23,020
Built Area		10,806
Site Coverage		47.20%
Landscaped Area		52.80%

Disclaimer - The areas presented herein are produced at the masterplan Building based on guideline areas and are approximate pending detailed client briefing for each Building and use. Hayball accepts no legal responsibility for any decision, commercial or otherwise, made on the basis of the the information presented.

“Open, accessible, and uplifting, UC Felixstow will be an integrated community of diverse individuals and shared experiences. A place for all ages and all walks of life. Where opportunities are looked at with fresh perspectives and ambition. Where participation and interaction are facilitated by inspiring spaces and engaging design. Where an innovative mix of residence, community partnerships and holistic healthcare services enrich life in new ways.”

Source: UC Website: Work with us 20/02/2024

Project Brief

Return Brief

The following descriptions of each Functional Area establishes the Return Brief for the Felixstow (Aldersgate) Community Redevelopment. The redevelopment incorporates this core set of functions which reflects Uniting Communities' Project Vision, as stated below:

Accommodation & Services for Older People

Number of units: 110
Area: 9180m2
Location: Turner Street and Aldersgate Drive
Construction Building: Building 1A & Building 1C

Description:
Refer to appended Accommodation & Services for Older People Report for detailed return brief information.

Retirement Living

Number of units: 52-60 units
Area: 6700m2
Location: Turner Street and OG Road
Construction Building: Building 1A, 2, 3

Description:
Retirement Living is considered a key demographic for this site. It falls under the umbrella of 'Residential Living'. As such, the areas identified for Retirement Living have been designed to be interchangeable with other 'Residential Living' functional areas, by incorporating universal design principles, allowing area for shared spaces and with a consideration for memory support and the cognitive decline of residents. The square metre area dedicated to Retirement Living allows for larger units, primarily located along the upper levels of Turner Street, on the corner of OG Road & Turner Street and further up along OG Road. These units are also suitable and comparable with the sizes allowed for in the Build To Rent and Social/Affordable Housing functional areas.

A priority for designing for Retirement Living has been to facilitate community cohesion through the provision of a variety of shared and accessible spaces, both indoors and outdoors.

Amenity is an important factor in determining the location of the Retirement Living units, with consideration for views, access to parking and adjacent functions. Health offerings have also been determined as crucial in the appeal of the site to retirees.

Adjacencies and connections:

The Masterplan promotes particular connection between retirement living residents and the ELC, on-site common and shared facilities, food and beverage and nearby community facilities such as the Library and new Aquatic Centre development. Walking distance amenities such as the OBahn, River Torrens, Marden Shops and Patterson Reserve have also been identified as important local amenity connections.

Considerations for detailed design:

Careful consideration should be given to obscured security, public and private space and learnings taken from the vibrant Retirement Living community that has been created at U City.







Project Brief

Return Brief

Social / Affordable Accommodation

Number of units: 20 units
Area: 1870m2
Location: OG Road and Aldersgate Drive
Construction Building: Building 3

Description:
The aspiration for the social/affordable housing component of this masterplan is to enable support for individuals and families that are engaged through Uniting Communities social services, including the potential to support young parents, SASY students, women at risk of homelessness and Leaving Care Independent Accommodation.
Social and affordable Housing falls under the umbrella of 'Residential Living'. As such, the areas identified for Social/Affordable Housing have been designed to be interchangeable with other 'Residential Living' functional areas, by incorporating universal design principles, allowing area for shared spaces and with a consideration for memory support and the cognitive decline of residents.
The square metre area dedicated to Social/Affordable Housing allows for some larger units (pending the final mix of unit sizes) and is located along OG Road and Aldersgate Drive at upper levels. These units are also suitable and comparable with the sizes allowed for in the Build To Rent and Retirement Living functional areas.

Adjacencies and connections:
The Masterplan promotes connection between social/affordable housing and on-site common and shared facilities.

Considerations for detailed design:
Security and passive surveillance of circulation spaces and external public and shared spaces, particularly entries.

Build To Rent Accommodation

Number of units: 40-50 units
Area: 5055m2
Location: Cnr Turner St and OG Road and OG Road
Construction Building: Building 2 and 3

Description:
The Build To Rent component of this masterplan is seen as a key element in creating a community of diversity on site. It is envisaged that this market-based residential option will provide a truly mixed demographic and attract and support families and key workers across all age groups.
Build To Rent falls under the umbrella of 'Residential Living'. As such, the areas identified for Build To Rent have been designed to be interchangeable with other 'Residential Living' functional areas, by incorporating universal design principles, allowing area for shared spaces and with a consideration for memory support and the cognitive decline of residents.
The square metre area dedicated to Build To Rent allows for larger units (pending the final mix of unit sizes) and is located on the corner of Turner Street & OG Road and along OG Road. These units are also suitable and comparable with the sizes allowed for in the Social/ Affordable Housing and Retirement Living functional areas.

Adjacencies and connections:
Build To Rent units have been located along OG Road, within proximity of local public transport and broader Felixstow community facilities such as the new Aquatic Centre Redevelopment and Payneham Library.

Considerations for detailed design:
Mix of units to be determined through feasibility studies and research on the anticipated demographic of occupants.







Project Brief

Return Brief

Independent Living

Number of units: 5-6 units
Area: 1070m2
Location: Aldersgate Drive
Construction Building: Building 3

Description:
The Independent Living component of this masterplan is seen as an important accommodation type that supports adults living with an intellectual disability, whose parents are aging and might choose to reside in the Retirement Living units within the development.
Independent Living falls under the umbrella of 'Residential Living'. As such, the areas identified for Independent Living have been designed to be interchangeable with other 'Residential Living' functional areas, by incorporating universal design principles, allowing area for shared spaces and with a consideration for memory support and the cognitive decline of residents.
The square metre area dedicated to Independent Living allows for 5-6 two-bedroom units and is located on the ground floor of Aldersgate Drive. These units are also suitable to be used as Social/Affordable, Retirement Living or Build to Rent should a ground floor unit be preferred by these Residential Living units

Adjacencies and connections:
Retirement Living through common and shared spaces.
Promoting independence within a safe environment

Considerations for detailed design:

Safety & security and security of tenure.

SASY (Specialised Assistance School for Youth)

Number of students: 100 enrolled (70% utilisation)
Area: 320m2 (dedicated) additional area at Forsyth House and the Chapel
Location: Turner Street, Forsyth House, Chapel
Construction Building: Building 1A, 1B and 2

Description:
A partnership between SASY has been explored in order to integrate young people on the site and provide assistance to a growing demographic of disadvantaged young people needing support in developing social and emotional education.
Those attending the SASY Adelaide CBD campus are typically young people that have become disengaged with traditional education. This redevelopment is considered a fitting location for an additional SASY campus, differing from the CBD Campus in the shared facilities that it offers and the opportunities for community engagement, educational or occupational training, but still with a strong focus on re-engaging youth through wellbeing and project based education. Individual learning opportunities are part of the education vision of SASY, with youth workers available in every 'class'
The spaces allowed for within Building 1A are the dedicated SASY curriculum spaces, named "Hubs" or Homebases

Adjacencies and connections:
Specialised Assistance School for Youth has the ability to share many of it's facilities with other site occupants. Their curriculum spaces have been located on the ground floor of Building 1A within close physical proximity to common aged care facilities, commercial kitchen, cafe, ELC and Patterson Reserve to enable them to best share and connect with others and to maximise engagement which is the core purpose of SASY.

Considerations for detailed design:
High level completion of Building 1B landscape to ensure that SASY can utilise Forsyth House and the Chapel in order to adequately undertake their education.







Project Brief

Return Brief

ELC Montessori

Number of students: 55 enrolled
Area: 450m2 (internal), 400m2 external
Location: Turner Street
Construction Building: Building 1A

Description:
A partnership between SA Montessori has been explored in order to integrate young children and families on the site. SA Montessori has experience with operating an Early Learning facility within a Retirement Living building in Adelaide, with successful mixed-use interactions. At the Felixstow site, these interactions and connections are further enabled through the considered positioning of the ELC in the heart of the site on the ground floor.
450m2 of internal area has been allowed for in the masterplan, with an additional 400m2 of secured private outdoor space.

Adjacencies and connections:
The ELC has been carefully located within Building 1A in order to set the foundations for successful connections and relationships between the children and the residents of the building. The facility sits on the ground floor with views and physical connections to multiple community and residential courtyards, commercial facilities (such as a café) and SASY. There are common facilities allowed for in the Building 1A building, envisaged to be used by the ELC, SASY and the building residents.

Considerations for detailed design:
Security and safety. Functional outdoor spaces, adequately protected from the sun and usable in all weather conditions.

Medical/Allied Health

Area: 1400m2
Location: Corner OG Road and Turner Street
Construction Building: Building 2

Description:
The Medical/Allied Health component of the masterplan provides both a commercial income source and a compatible service for the site and broader community.
These functional areas are located along Turner Street in Building 2 across two levels, with an urban street presence on the corner of OG Road and Turner Street, as well as parking provision.

Adjacencies and connections:
Consideration has been given to locating Medical and Allied health within close proximity to the Patterson Reserve redevelopment, including the new Aquatic Centre. It is also located adjacent to Residential Aged Care units and co-located with a significant number of retirement living residents both within the same building and close by within the Building 1A building.

Considerations for detailed design:
Logistics of sharing some community/commercial facilities. I.e the gym.







Project Brief

Return Brief

Creative Design

Area: 980m2
Location: Forsyth House and throughout the external landscaped spaces
Construction Building: Building 1B

Description:
The Creative Design component of this masterplan is seen as a fundamental element of the redevelopment which will enable the growth of the existing Felixstow community and contribute to the deinstitutionalised nature of the redevelopment. The spaces created on site are envisaged as being diverse and varied in nature, enabling people to not only feel a sense of ownership over the spaces, but also feel that they can participate in community activity in whatever capacity they are comfortable.
Forsyth House has been earmarked for community use and a component of this will be for Art and Design. The building will be refurbished to include such spaces as a gallery, workshops, exhibition spaces, studios and meeting spaces.

Adjacencies and connections:
It is seen as important to transform Forsyth House from an administrative building to a community facility, accessible by all occupants and residents on site and highly encouraged to be used and visited by the broader Felixstow community.

Considerations for detailed design:
Consideration should be given to how these facilities can tap into existing Adelaide creative festivals and become a destination for creative art. Consideration should also be given all forms of art, not just visual.

Carparking

Area: 7040m2 Multideck 1020m2 On-Grade
Location: Turner Street and OG Road
Construction Building: Building 1A, 1B and 2

Description:
The carparking on site has been developed in response to the statutory carparking ratios required. The strategy in the masterplan is to disperse carparks across the perimeter of the site in three defined locations, two of which have been identified as multideck carparks and one carpark as on-grade. Other than emergency and maintenance vehicles, the site prioritises pedestrian movement and limits vehicular movement to the outskirts.

The Turner Street Carpark spans across 3 levels and accommodates 125 spaces. The primary access is along Turner Street with secondary restricted access via Aldersgate Drive.
The OG Road Carpark also spans across 3 levels and accommodates 107 carparks. Access to this carpark is left-in, left-out. The positioning of the carpark responds to Traffic requirements regarding proximity to the OG Road/Turner Street intersection and the setback enables adequate vision of oncoming traffic along the bend on OG Road.
The Forsyth Carpark replaces the existing on-grade carpark to the North of the site, with more efficiency and enables improved proximity to the facilities along Aldersgate Drive.
Lastly, there are layby parks also located along Turner Street and Aldersgate Drive.

Refer to detailed descriptions of parking ratios, location and access in Traffic Engineers Report.

Adjacencies and connections:
The two multideck carparks have been co-located with the two more substantial building developments on site (Building 1A and Building 2) to service a large volume of residents living on site.

Considerations for detailed design:
Restrictive use of the Aldersgate Drive access point. Restrictions to enable pick up and drop off for the ELC at specific times of day. Incorporating irrigated landscaping in the façade of both multideck carpark buildings.







Project Brief

Return Brief

Community and Food & Beverage Facilities

Area: 600m2 (Building 2 only)
Location: Corner OG Road and Turner Street, Forsyth House and the Chapel
Construction Building: Building 2

Description:
Community and Food & Beverage Facilities have been allowed for within the masterplan with the primary purpose of bringing together residents and site occupants, including the broader community to facilitate positive interactions. The community and food & beverage facilities are located primarily within Building 2 and service all of the residents and inhabitants of the development. A component of this is within the external landscaped area, such as outdoor cooking facilities and community gardens. Forsyth House and the existing chapel have also been earmarked for community use. These will be particularly important for use by SASY once Building 1A has been completed.

Adjacencies and connections:
The café and community facilities have been located across the courtyard from the Building 1A functions, including SASY and the ELC. A clear and generous landscaped pedestrian access path has been provided to also connect the existing Payneham Library across the road, with the facilities.

Considerations for detailed design:
Detailed positioning on site to allow for street presence and connections with other functions on site. Consideration of landscape as community facility. There is also an opportunity to consider using the cafe hospitality training with the SASY students.

Specialised Disability Accommodation

Number of units: 4-6
Area: 560m2
Location: OG Road
Construction Building: Building 3

Description:
A small number of Specialised Disability Accommodation has been allowed for within the masterplan, located on the ground floor along OG Road.
The decision to incorporate SDA into the masterplan builds upon Uniting Communities successful integration of SDA units at U City and these occupants are a key demographic for the site.

Adjacencies and connections:
This location enables ground floor access to all common and shared facilities, as well as being within close proximity to carparking and public transport.

Considerations for detailed design:
Consideration should be given to the location of this residential living functional area – whether this needs to be consolidated in one area or be dispersed throughout the redevelopment.







Project Brief

Return Brief

UC Administration/Back of House Facilities

Area: 580m2
Location: Turner Street
Construction Building: Building 1A

Description:
As part of the logistical operation of the redevelopment, area has been allowed for within the masterplan in Building 1A for Uniting Communities Administration and Back of House facilities associated with the Residential Aged Care component.

Adjacencies and connections:
These facilities have been located on the ground floor of the building, with carparking and direct street access, lobby access and a connection to both the Residential Aged Care accommodation on the upper levels of Building 1A and the Specialised Dementia Care facilities at Building 1C.

Considerations for detailed design:
Staffing model for both the Residential Aged Care and Specialised Dementia Care to determine the size, location and operation of these back of house facilities. For further detail refer to Accommodation Services for Older People appended to this report.







Consultant Summaries

Landscape

Refer to Oxigen Landscape Report in Section 4. Consultant Reports

The landscape design for the Felixstow masterplan has been developed to create local identity that is valued by the community with a strong sense of ownership. A safe, inclusive, and accessible environment that effectively integrates and connects the built environment.

The principal guiding the landscape design is the removal of vehicles through the heart of the site. Over 50% of the land is given over to landscape across the site. The result is a safe and walkable environment that provides a variety of spaces for different activities and uses.

At its boundary, generous setbacks to buildings allow for the landscape design to manage scale, views, and amenity.



Consultant Summaries

Traffic

Refer to CIRQA Traffic Report in Section 4. Consultant Reports

Vehicular access and egress to the site has been developed in consultation and testing with CIRQA with the intention of keeping vehicular circulation and parking at the perimeter, freeing up internal space for pedestrian and recreational use.

The quantum of development on site has been optimized against the number of car parks that can be sensitively integrated into the development.

The number of car parks provided on site has been based on an alternative 'reduced rate' assessment (considering likely use) as opposed to the Planning and Design Code Deemed-to-Satisfy/Designated Performance Feature rates.

FELIXSTOW MASTER PLAN - PARKING PROVISION ASSESSMENT
Revised Brief Scenario

PLANNING AND DESIGN CODE's DEEMED-TO-SATISFY/DESIGNATED PERFORMANCE FEATURE ASSESSMENT

	Revised Brief Option					
	Primary Yield		Other Units		Parking Rate	Spaces
Land Use	Qty	Units	Qty	Units		
Aged Care	120	beds			0.3 spaces per 1 bed	36
Social Accommodation	20	dwellings			1 spaces per 1 dwelling	20
ILUs	40	dwellings			1.25 spaces per 1 dwelling	50
BTRs	20	dwellings			1.25 spaces per 1 dwelling	25
Specialist disability	6	dwellings			1.25 spaces per 1 dwelling	7.5
Supported Independent Living	6	dwellings			1.25 spaces per 1 dwelling	7.5
SASY Education			70	students[1]	1.1 sp per staff + 0.1 sp/student	23.5
ELC Montessori			55	children	1 space per 4 children	13.75
Pro-Health	900	m²	15	consulting rooms	4 spaces per 1 consulting room	60
Allied Health	500	m²	9	consulting rooms	4 spaces per 1 consulting room	36
Common / Admin Facilities[2]	250	m²			4 spaces per 100 m²	10
Commercial (Café)	120	m²	50	seats	0.4 spaces per 1 seat	20
Commercial (Gym)	100	m²			4.5 spaces per 100 m²	4.5
Forsyth House[1]	650	m²			4 spaces per 100 m²	26
Total DTS/DPF Requirement						**340 spaces**

REDUCED RATES

	Revised Brief Option					
	Primary Yield		Other Units		Parking Rate	Spaces
Land Use	Qty	Units	Qty	Units		
Aged Care	120	beds			0.3 spaces per 1 bed	36
Social Accommodation	20	dwellings			0.3 spaces per 1 dwelling	6
ILUs	40	dwellings			1.2 spaces per 1 dwelling	48
BTRs	20	dwellings			0.8 spaces per 1 dwelling	16
Specialist disability	6	dwellings			0.8 spaces per 1 dwelling	4.8
Supported Independent Living	6	dwellings			0.8 spaces per 1 dwelling	4.8
SASY Education			70	students[1]	1.1 sp per staff + 0.1 sp/student	23.5
ELC Montessori			55	children	1 space per 4 children	13.75
Pro-Health	900	m²	15	consulting rooms	3 spaces per 1 consulting room	45
Allied Health	500	m²	9	consulting rooms	3 spaces per 1 consulting room	27
Common / Admin Facilities[2]	250	m²			3 spaces per 100 m²	7.5
Commercial (Café)	120	m²	50	seats	0.1 spaces per 1 seat	5
Commercial (Gym)	100	m²			1.125 spaces per 100 m²	1.125
Forsyth House[3]	650	m²			2 spaces per 100 m²	13
Total 'Reduced Rate' Requirement						**252 spaces**
Discount for sharing BTR / SASY-ELC parking						-10 spaces
Discount for different peaks for visitor demands						-8 spaces
						234 spaces

Notes:

Structural and Civil Engineering

Refer to FMG Report in Section 4. Consultant Reports

The development shall be sited and designed to mitigate impacts on adjoining properties due to diversion of flood waters and provide freeboard to 1% AEP flood levels.

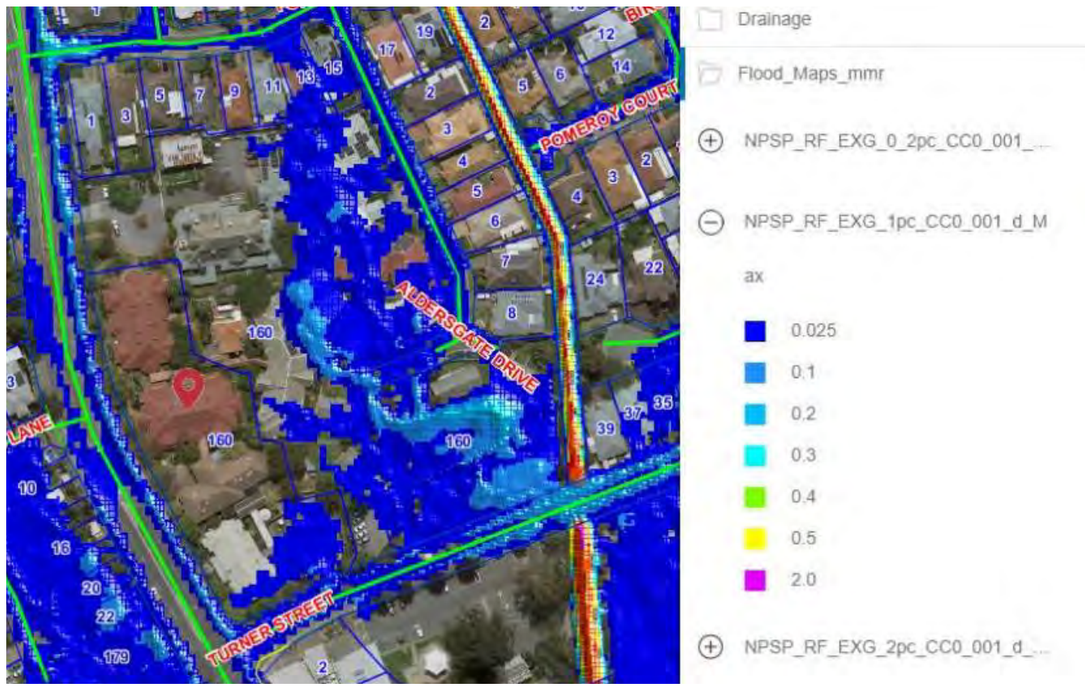
The masterplan design intends to cater for water sensitive urban design (WSUD) outcomes throughout the landscaped areas.

Options are also available for harvesting of roof water and re-use for irrigation or toilet flushing, however the feasibility of these options will need to be tested during detailed design.

As a result of existing flood mapping conditions, and the performance outcomes requirements of the Planning and Design code, a safe flood water route will need to be accommodated through the site under post-development conditions.

Viable solutions to mitigate this risk include the following measures:

+ Provision of a series of shallow height culverts beneath the proposed ground level carparking in the southeastern corner of Building 1A to convey flood waters beneath the carpark and proposed building, at existing ground level. This would require the carpark access to be elevated slightly (300-500mm say) from natural levels and the street front.
+ Grading of the southeastern under croft carpark and adjacent eastern boundary landscaping to form a safe overland flow path for floodwaters to be conveyed north. Grade would be introduced to the carpark to ensure the finished floor level of the adjacent built form to the west of the carpark achieves a minimum 300mm from the new estimated 1% AEP flood level.



Consultant Summaries

Environmentally Sustainable Design

Refer to DSquared Report in Section 4. Consultant Reports

The sustainability vision for UC Felixstow is a coherent extension of the principles already established by UCity fully considering the ecology of a place - the climate, the land on which we live, and the people - to create sustainable and resilient places.

The sustainability vision for the development include:

+ Net Zero Ready – designing low emissions, fossil fuel free buildings and infrastructure that contribute towards the Uniting Communities Net Zero operations goal..

+ Health and Wellbeing – designing buildings, landscaping and public realm for the benefit of the future community users.

+ Welcoming and Inclusive – creating buildings and public realm that are welcoming for all users, connected with nature and the surrounding community.

+ Benchmarked Sustainability Credentials – in keeping with Uniting Communities sustainability achievements, obtain a Green Star Communities rating that guides the sustainable development of the community and allows benchmarking on a national scale.

> “Immediate action on climate change is essential. Without a healthy natural environment, we limit our ability to exist as a sustainable society. We acknowledge the impacts of climate change and believe in the importance of taking collective action to reduce our carbon emissions. By championing the Net Zero 2035 commitment, we have set a clear path forward to continue to reduce, offset and ultimately eliminate our carbon emissions.
>
> We have ramped up our commitment to the environment by announcing our intention to become a Net Zero organisation by 2035. The organisation is leading the way in climate change action and challenges other local companies to follow.”

Source: Uniting Communities website



Environmentally Sustainable Design

An Environmentally Sustainable Design for UC Felixstow will aspire to a number of key principles:

Fostering Community

The masterplan has been designed to foster a sense of belonging and community. The design anticipates a variety of modes of occupation but does not presume a particular lifestyle. The majority of apartments will facilitate adaptable living to support a resident occupant of diverse age and physical capacity.

Furthermore, apartments are designed to allow the owners to age in place and assist people with limited mobility. For example, a key consideration is that internal planning will allow for no steps from a lift lobby through to the apartment.

Enhanced Energy Rating

Great care will be taken to reduce the developments operational and embodied carbon footprint. Ideally designed to achieve an average 7.5 stars NaTHERS energy rating. These high energy efficiencies can be achieved using high insulation, thermally broken window suites & high-performance glazing.

Other initiatives include exploring options for hydraulic heating and providing ceiling fans in living areas to augment crossflow ventilation.



Hayball's CRT+YRD6 Star Green Star Project at Nightingale Village

Green Star Communities Accreditation and Green Star Certification

Green Star Communities accreditation is a rating tool developed by the Green Building Council of Australia (GBCA) for developments at a precinct, neighbourhood, or community scale. Accreditation is based on eight categories of assessment. These categories encourage the following outcomes:

+ All buildings and infrastructure are energy efficient.
+ The precinct does not use fossil fuels for stationary energy.
+ All electricity used is from 100% onsite or off-site renewable energy.
+ Built using materials with significantly lower upfront carbon, incentivizing change in the supply chain.
+ Recognises actions needed to compensate for any remaining emissions through nature-based carbon removal credits.
+ An urban fabric that is efficient to move around in with access to low carbon public transport infrastructure. It co-locates relevant amenities and services, with a high-quality public realm facilitating active transport.

Green Star Buildings is a holistic tool developed by the GBCA that extends beyond the environment to address the issues that will define the next decade of built environment.

Green Star Buildings awards one type of certification, Green Star Certified, with three levels of recognition – 4 Star, 5 Star, and 6 Star, representing Best Practice, Australian Excellence and World Leadership. Projects can also choose to obtain a Green Star Designed assessment representing a precertification that the building's design is on track to achieve a Green Star rating when assessed after construction.

Minimising Material Resources

The project will be designed to minimise the amount of material resources utilised.

Shared communal spaces maybe planned to reduce the requirement for individual utility spaces.

Construction materials will be specified to reduce their carbon footprint. For example, fly-ash to be

used in the concrete, reclaimed brickwork used where possible, and potentially ceilings removed throughout the living rooms and bedrooms. By building less and carefully selecting materials, the project will give back

living space to the occupant and reduce the embodied carbon footprint of the development.

Passive Design

Passive design will maximise the use of 'natural' sources of heating, cooling, and ventilation to create comfortable conditions inside buildings. Initiatives may include high-performance building envelopes to reduce heat loss in winter and heat gain in summer. Designing for natural ventilation, daylight, and fresh indoor air quality to reduce energy consumption and provide a productive indoor environment.

There is the potential for entire floors to be naturally ventilated through a system of mechanical operable louvres. This mixed-mode system has the potential to condition the air during extreme weather.

Consultant Summaries

Kauma Themes Report

Refer to Aboriginal Urban Design
Section 4. Consultant Reports

A Kaurna Themes Report was prepared by the specialist heritage consultants, Aboriginal Urban Design Pty Ltd, and the full report is appended. Uniting Communities states that:

> *"We offer a range of services for people from all cultures, lifestyles and backgrounds. Our programs support Aboriginal and Torres Strait Islander peoples, and families who are newly arrived to Australia. We also offer peer support services for the LGBTIQA+ community and their loved ones".*

For the Masterplan – and even more relevant for the future design Buildings – their report picks up several themes and ideas that can be carried through into the design of the new complex, notably, the report identifies: "Based on historical and cultural research carried out by Kaurna Elders and historians, several themes, ideas, and concepts have been explored in relation to the Felixstow location. By exploring these themes in future workshops and design sessions, it is envisaged that Aboriginal designs and philosophies are translated into the built form and integrated with modern architectural, landscaping and design outcomes.

A snapshot of these themes are as follows:

+ Kaurna language and historical wording for surrounding landscapes
+ The role landmarks and landscapes played in the culture of Kaurna peoples
+ Traditional Kaurna dreaming stories
+ Women's business and birthing locations
+ Kaurna burial rituals and ceremonies
+ Native flora and fauna
+ Cultural markers and significant trees

Their report does not identify any extant cultural elements on the site that may impact the design or layout. However it does highlight the rich historic significance of the area and the importance of Felixstow in local indigenous culture.

Of particular interest, their report also notes that:

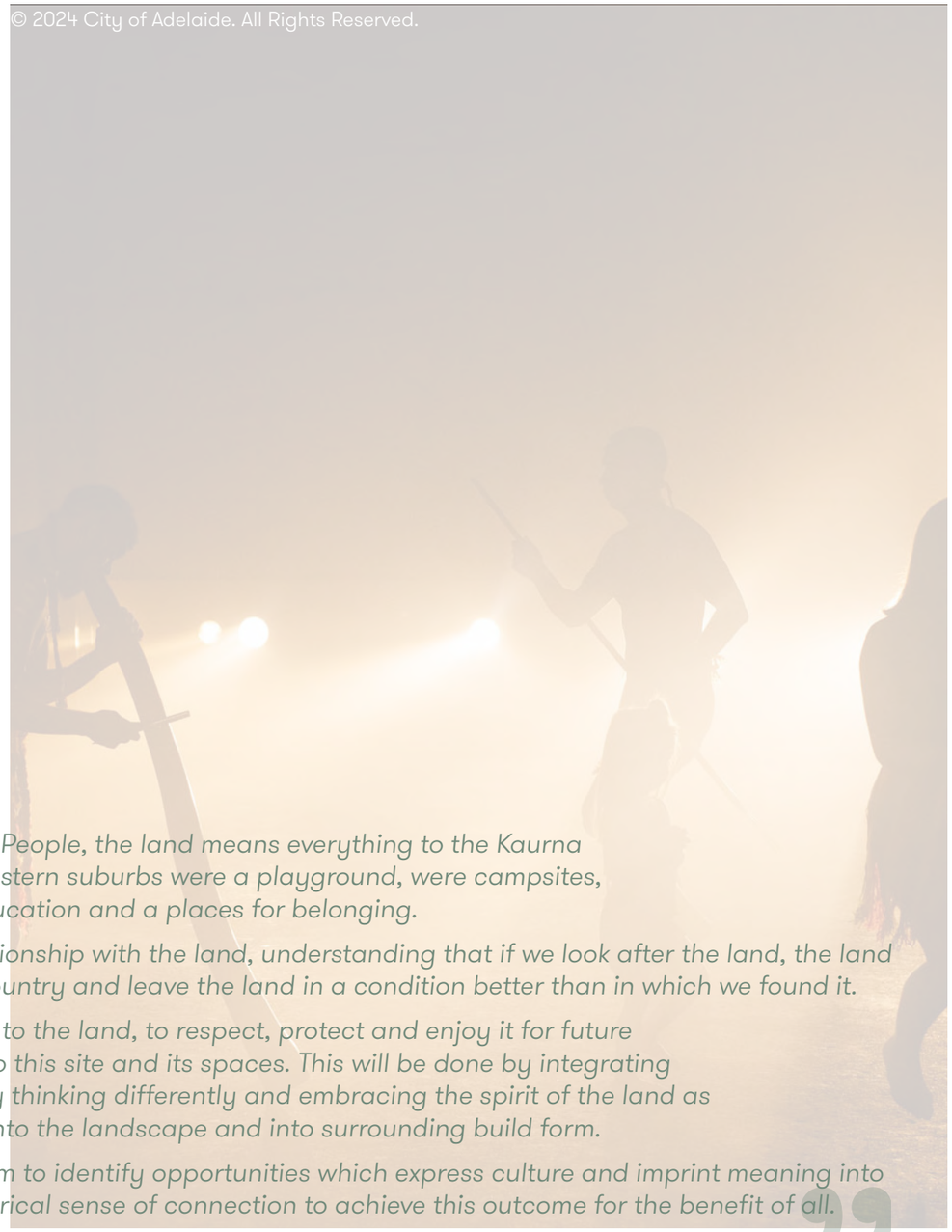
> *"Felixstow is distinguished in Kaurna history as it is the only place where the burial ritual of an important Kaurna 'Queen' was recorded and documented by an early European settler, Edward Stephens in the 1840s".*

Their report also notes the contextual significance of Third Creek as a particular focus for the Kaurna in terms of culture, food, gathering. It also notes that "Third Creek at Felixstow may have been a birthing area or a designated site which was part of the initiation of young women as they passed through various rites of passage".

Some key themes from the report have been incorporated into the Masterplan landscape concept (such as planting, water and meeting points). At the next Building of design, the themes will need to be further developed to form an integral part of the planning and design considerations.

Aboriginal Urban Design Pty Ltd have prepared the below summary of Kaurna Themes integration into the Felixstow development:

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"The land on which this project lays, is the land of the Kaurna People, the land means everything to the Kaurna community. Before European settlement Felixstow and the eastern suburbs were a playground, were campsites, and places for social gatherings. There existed places for education and a places for belonging.

Over thousands of years, the Kaurna community built a relationship with the land, understanding that if we look after the land, the land will look after us. We have a responsibility to care for this Country and leave the land in a condition better than in which we found it.

Kaurna today wants everyone to have a sense of connection to the land, to respect, protect and enjoy it for future generations. Kaurna want to create a sense of connectivity to this site and its spaces. This will be done by integrating culture and meaning into the architecture and landscape. By thinking differently and embracing the spirit of the land as we begin to weave and incorporate storytelling and history into the landscape and into surrounding build form.

Working closely with Kaurna and the wider community we aim to identify opportunities which express culture and imprint meaning into this site. We will build on the Kaurna Elders' themes and historical sense of connection to achieve this outcome for the benefit of all."

Consultant Summaries

Heritage Report

Refer to DASH Architects Report in Section 4. Consultant Reports

> “People have always been at the heart of our work, from our beginnings as the Central Methodist Mission in 1901”

Source: Uniting Communities website

A Heritage Report was prepared by the specialist consultants, DASH Architects Pty Ltd, and the full report is appended.

The Felixstow site contains a State Heritage Place, Forsyth House and, accordingly, their Report has primarily been in relation to the works proposed to this building and works that impact its setting. They note that:

> *“This house was originally known as ‘Kahurangi’ and was constructed for Arthur Ebenezer Pitt, who was the son of Ebenezer Pitt, an early settler in the Payneham area. A E Pitt consolidated its holdings into one estate by 1913 and constructed the house around that lime. The building remained within the family until 1943 when the entire property was bought by the Central Mission Old Folks Home Incorporated, instigated by the Reverend Samuel Forsyth, hence the change in name of the property from ‘Kahurangi’ to Forsyth House.*

Their report notes that there isn’t a formal Statement of Significance recorded on the SA Heritage

Places Database, nor are they aware of any Conservation Management Plans, or similar, for the Place. However, Forsyth House has significant heritage value and they quote the Statement of Heritage Value as follows:

> *“The main house at Aldersgate is significant historically as it represents the thriving and profitable nursery’s and fruit growing businesses that were established in the area form the 1850s onwards, and is associated with the prominent Pitt family. The house is representative of the typical Edwardian villa with flamboyant details including turrets, castellated parapets and widely turned verandah”.*

This Masterplan embraces the importance of Forsyth House in the precinct in a number of ways:

+ It’s retention and re-use as a primary community focus;
+ Proposed removal of some subsequent non-heritage additions (e.g. the later roof additions);
+ Developing a central vista with Forsyth House at the endpoint to emphasise the importance and primacy of the facility on the site;
+ Setting back new buildings surrounding Forsyth House and reducing their height and bulk to maintain site lines to the original residence;
+ Developing landscaping surrounding Forsyth House appropriate o the heritage context.

The DASH Architects Report support the Masterplan response with respect to the retention of Forsyth House and the surrounding development proposed, noting:

> *“that the location, orientation,*
>
> *and heights of the new buildings proposed as part of the Master Plan will maintain the heritage values of SHP as they will enhance the setting of the State Heritage Place”.*





Photos from Preliminary Heritage Advice Report



Section 2

Site Analysis

Urban Context

Urban + Locality



Locality

Felixstow is a quiet and leafy suburb located in Adelaide, South Australia. It is situated approximately 7 km northeast of Adelaide's central business district and is known for its peaceful residential streets and abundance of parks and green spaces.

The suburb is predominantly made up of single-family homes and features a mix of modern and traditional architectural styles. Felixstow is well-connected to the rest of Adelaide by public transport, with several bus routes passing through the area. It also offers easy access to local shopping centers, schools, and medical facilities, making it a popular choice for families and professionals alike.

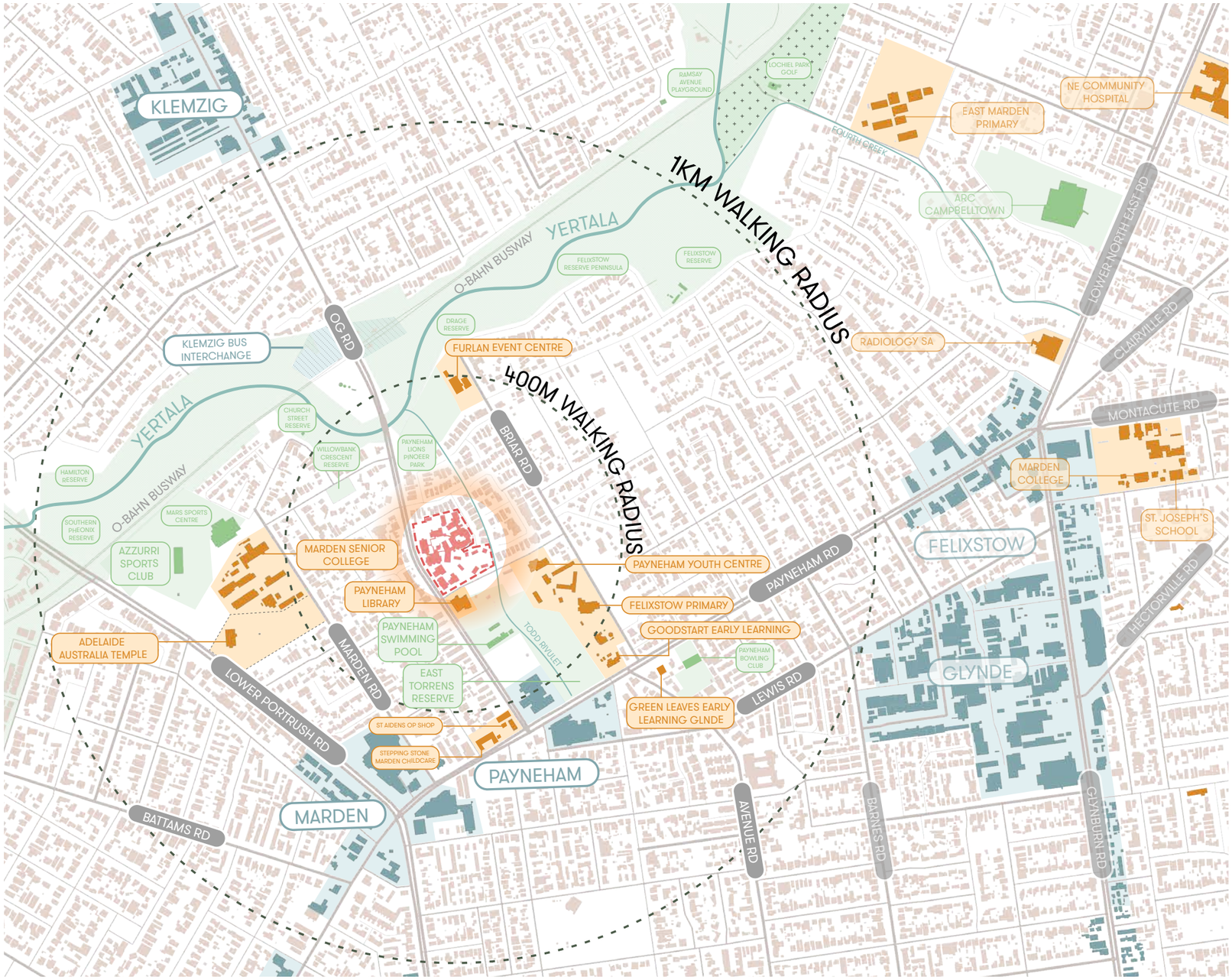
Urban Context

The subject site is located in close proximity to a variety of community focussed facilities and organisations within a 400m walking radius. The Council owned Payneham Library and Community Centre as well as the Payneham Memorial Swimming Centre sits directly opposite on the southern side of Turner Street.

To the south-east of the site is Patterson Reserve and Recreation Precinct, also owned by the City of Norwood, Payneham and St Peters. Located to the immediate east of the site is the Third Creek drainage reserve which currently comprises an open concrete channel which directs the creek into Linear Park to the north.

Urban Context

Urban + Site



Urban + Site Context

The River Torrens/Karrawirra Parri Linear Park Trail is located further to the north of the site, which encompasses Payneham Lions Pioneer Park, the Riverside Playground, Drage Reserve and the Klemzig O-Bahn interchange (on the northern side of the River).

To the south- east of the site, located off Briar Road, is the Felixstow Primary School, Good Start Early Learning Centre and the Briar's Special Early Learning Centre along with the Department for Education, child development regional office.

The broader locality north, east, and west of the subject site generally comprises single and two-storey (low rise) residential dwellings at low to medium density. There is growing evidence in the locality of medium density infill developments in the form of group dwellings or residential flat buildings.

LEGEND

- COMMERCIAL / RETAIL BUILDINGS
- COMMERCIAL / RETAIL ZONES
- COMMUNITY / EDUCATION BUILDINGS
- COMMUNITY / EDUCATION ZONES
- RECREATIONAL BUILDINGS
- RECREATIONAL ZONES
- ROADS
- RESIDENTIAL BUILDINGS
- SITE BUILDINGS
- SITE BOUNDARY

Existing Site Conditions

Site Plan



Existing Urban and Site Context



Payneham Swimming Pool



Furlan Event Centre



Klemzig Bus Interchange



A) Forsyth House



Payneham Bowling Club



Payneham Youth Centre



Felixstow Primary School



B) Existing Aged Care Facilities



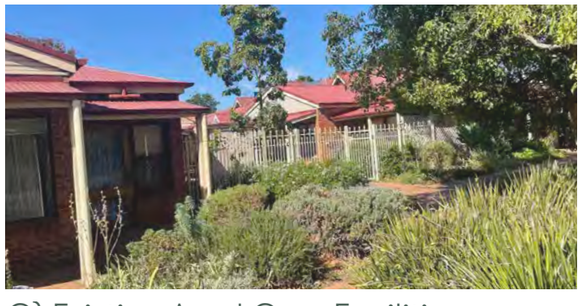
Felixstow Reserve



Stepping Stone Childcare



Payneham Library

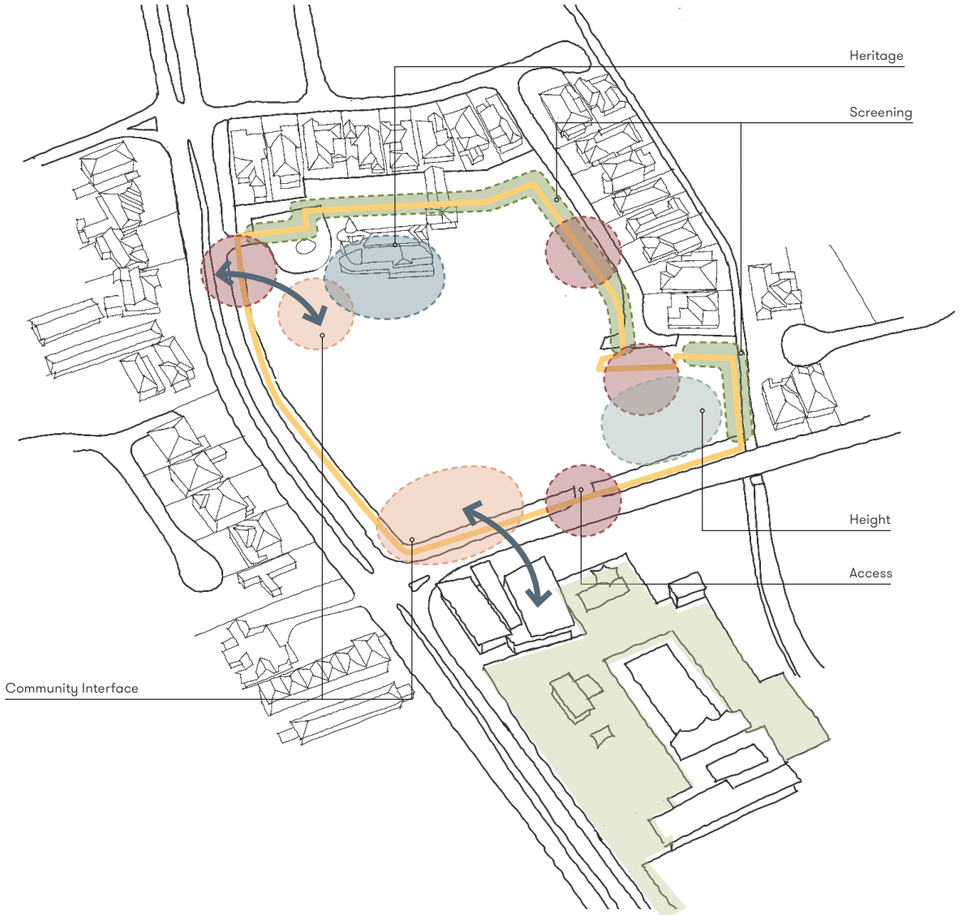


C) Existing Aged Care Facilities

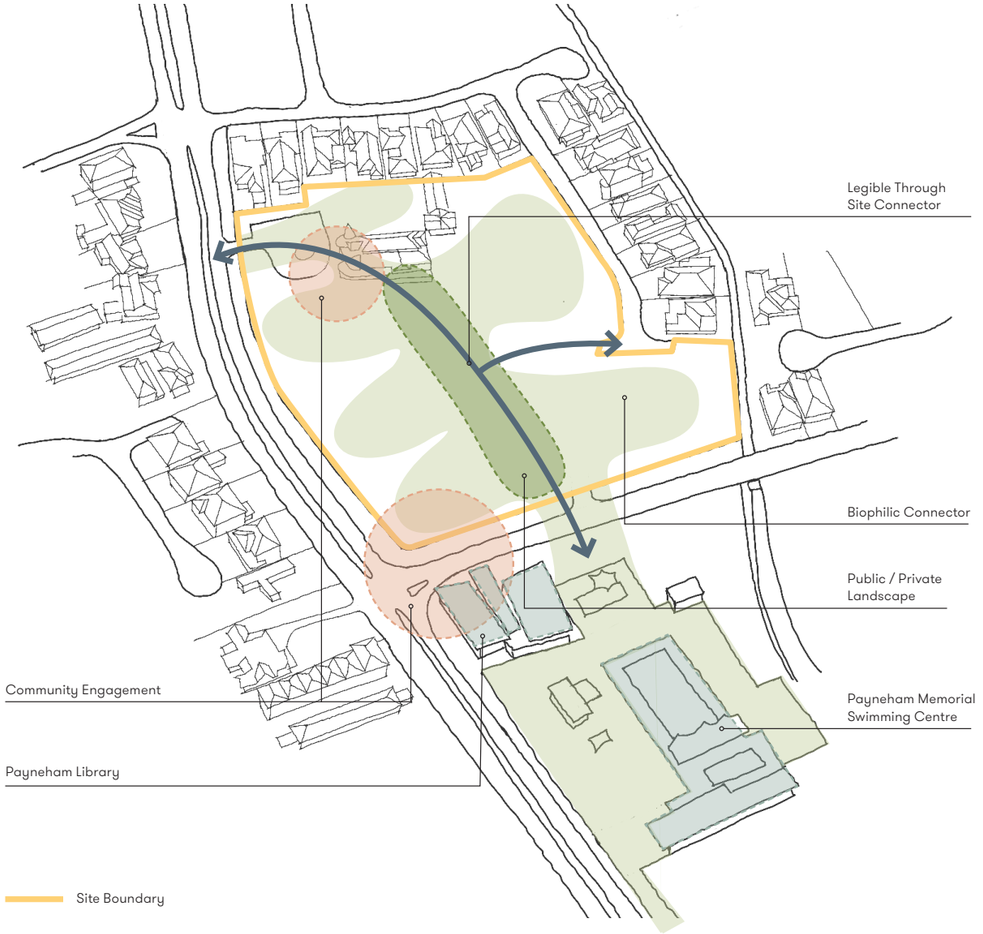
Existing Site Conditions



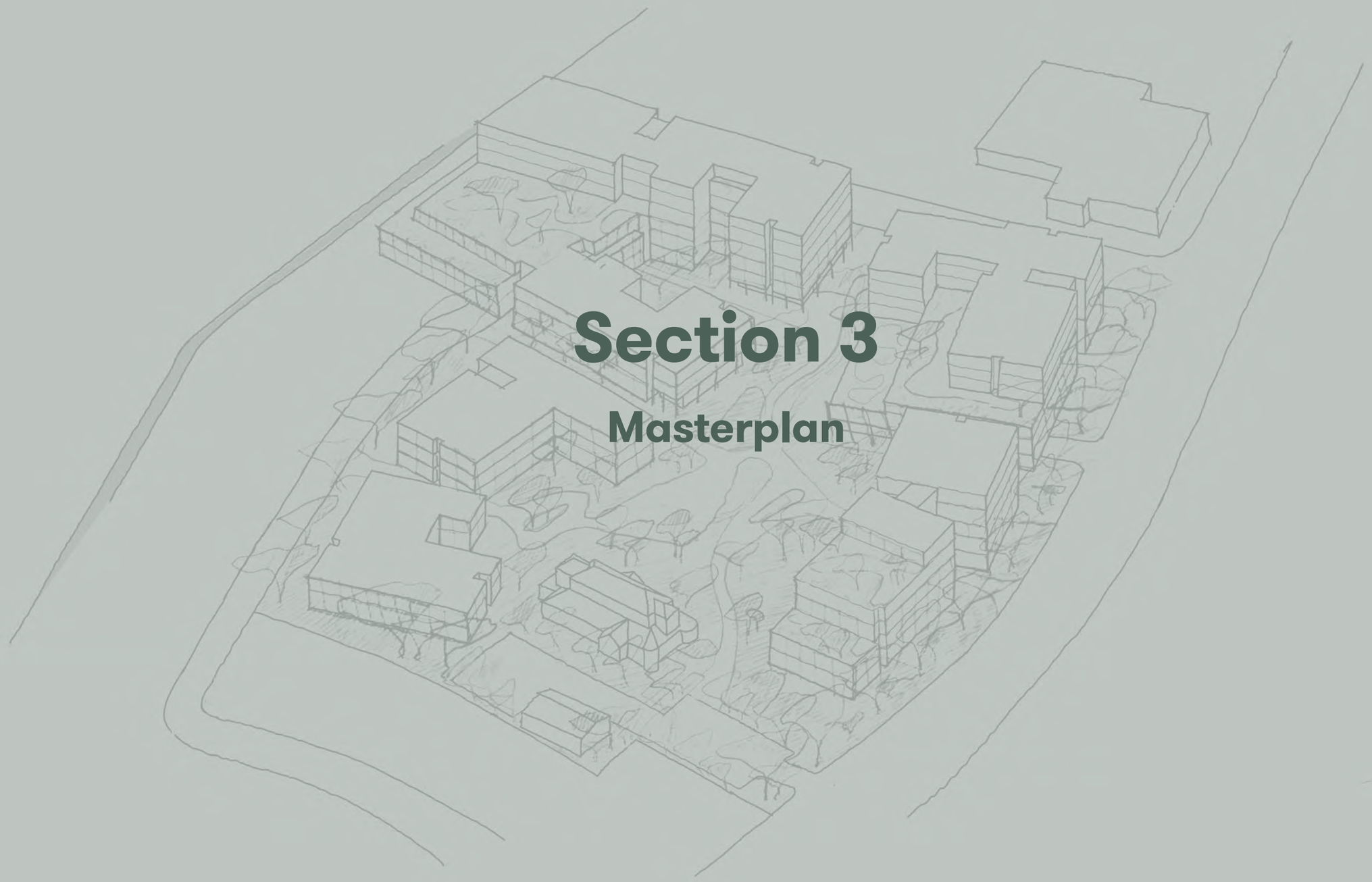
Constraints and Opportunities



+ Enhancing existing site entries to encourage community integration and improve serviceability.
+ Identifying sensitive residential interfaces at boundaries and providing appropriate building setbacks and screening.
+ Identifying key zones where community integration might occur.
+ Identifying zones where increased building height may be contemplated to increase the space between built forms.
+ Enhancing the value of heritage and retained buildings by creating space around them and connecting them into a centralised circulation spine.



+ Linking community-based activity zones through the site to enhance integration.
+ Placing the childcare centre, commercial hub and food and beverage offering into areas that encourage integration with the resident community.
+ Incorporate themes of art, culture, landscape cultivation and food.
+ Enhancing linkages to the local neighbourhood and community services (i.e., Payneham Library and Swimming Centre) by promoting through site links.
+ Commercial and retail offerings located adjacent to community facilities and public space.
+ The site provides clear opportunity for a 'biophilic connector' to integrate mutually supporting activties into a holistic precinct.
+ The consolidation in site coverage of building footprints would be used to enhance landscape and human connection. These would be fenceless and porous in perception.
+ Landscape will be used as a space for healing, wellness, and nurture through a network of connecting courtyards and spaces - outdoor rooms.
+ These linked precincts will allow for a flexible range of housing and living types with excellent access (both visual and physical) to outdoor space and community facilities.



Section 3

Masterplan

Return Brief

Staging & Functional Areas

Function	Number	GBA (m²)
Residential Aged Care & Specialist Dementia Care	110	9,180
Retirement Living	52-60	6,700
Social & Affordable Accommodation	20	1,870
Build To Rent	40-50	5,055
Independent Living	5-6	1,070
Specialist Disability Accommodation	4-6	560
SASY Education		320
ELC Montessori		450
Pro-Health		900
Allied Health		500
Community / Commercial / Creative (Includes Chapel and Forsyth House)		1,715
UC Administration		180
1A Back of House (Aged Care)		400
Parking	232	7,040
On Grade Parking	38	1,020
Total GBA (Approx)		36,960

Landscaped Area Summary	Number	GBA (m²)
Site Area		23,020
Built Area		10,806
Site Coverage		47.20%
Landscaped Area		52.80%

Disclaimer - The areas presented herein are produced at the masterplan Building based on guideline areas and are approximate pending detailed client briefing for each Building and use. Hayball accepts no legal responsibility for any decision, commercial or otherwise, made on the basis of the the information presented.

Masterplan

Concept



Masterplan

Key Themes

1 Community Connection

The main public entries at the north and south of the site are conceived as welcoming spaces designed to visually engage the community with an internal program of open parkland, water features and gardens.

2 Rooftop Gardens

Ample rooftop space allows for curated garden spaces depending on allocated use. These gardens may be terraced down to ground level to provide a seamless integration between the built form and the landscaped ground plane.

3 Integrated On-site Parking

Multi-level parking allows 56% of the ground plane to be given over to landscape. These parking zones are appropriately scaled and discreetly integrated into the building fabric, enabling a more seamless interface with the surrounding neighbourhood.

4 A Fenceless Community

A network of footpaths connects to the central parkland spine of the masterplan from the surrounding streets and roads making the site genuinely accessible to the surrounding community.

5 Enhanced Building Setbacks

All buildings have enhanced setbacks to street edges (7-10m) allowing for the retention of existing trees and the provision of meaningful landscaped screening to lower levels.

6 Building Scale and Enhanced Daylight

Built forms are calibrated in height to be sensitive to the existing residential scale to the north and along Aldersgate Drive. The scaling and positioning of built form throughout the masterplan is also designed to maximise natural light into courtyard spaces and the central landscaped spine.

7 The Commercial Corner

Built form height at the corner of OG Road and Turner Street has been set at 6 levels to provide a visually prominent corner to the site, serving as a community marker and facilitating a reasonable level of commercial presence.

8 The Village Green

The masterplan has been designed to create a car free, landscaped garden running north south through the centre of the site. This is envisioned as an active space for both residents and the community. It will be enhanced by a variety of play areas, community markets, sculpture, water features and a community garden.

9 A Connection to Water and Land

Water features, water play, and nature play through the landscaped centre of the site adds a further layer of connectivity to land. These will be combined with WSUD zones integrated into the landscape design.

10 Preserving Heritage – Forsyth House

The masterplan is conceptually centred around the retention of and restoration of

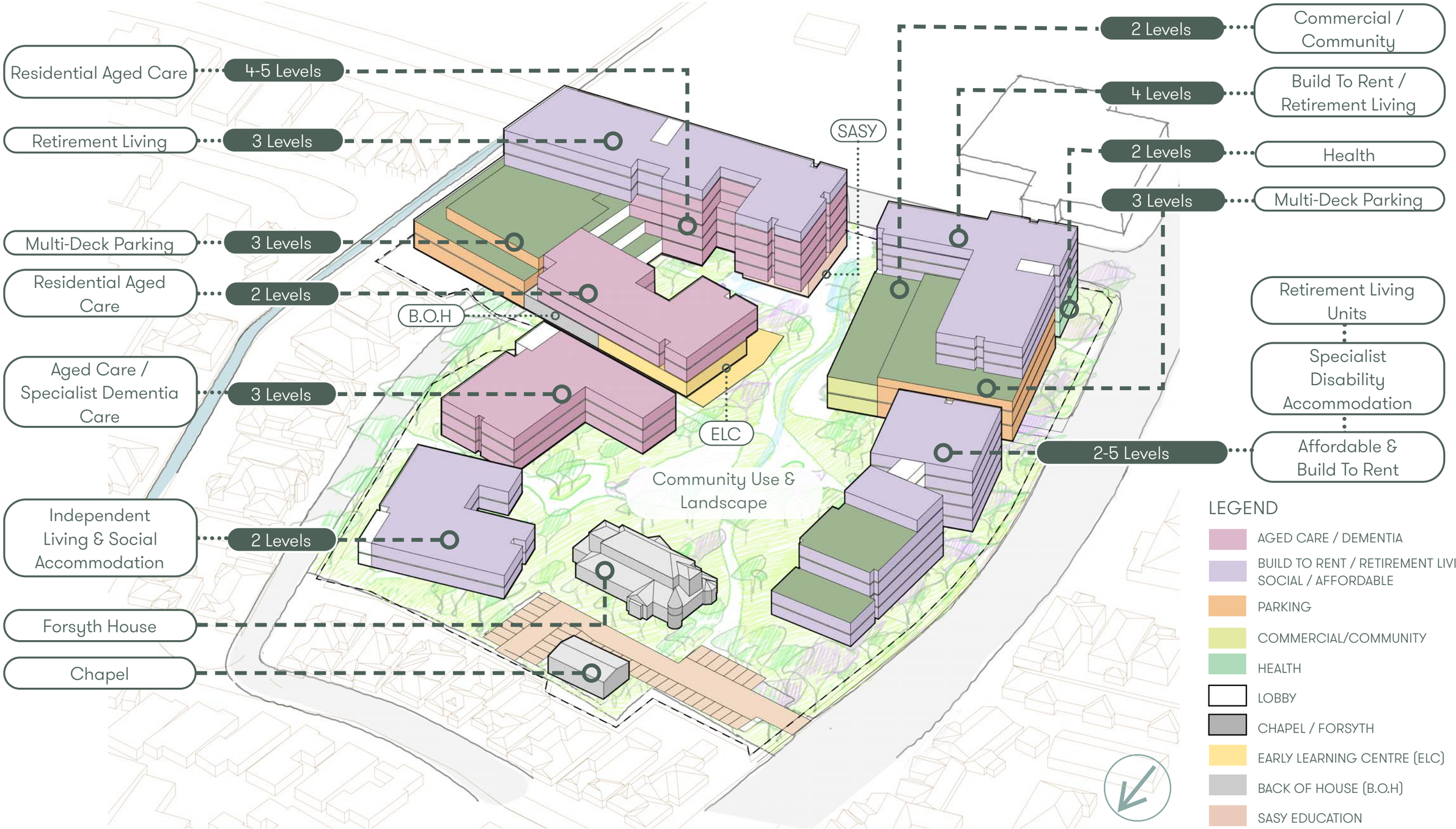
Forsyth House as a key functional and visually important piece of architecture. It lends its historical gravitas to the Felixstow site connecting the past to the future.

11 Courtyard Hierarchy

Within the confines of the site a hierarchy of courtyard spaces have been initiated to define private, semi public and community space on the ground plane. The landscaping of these courtyard and open spaces provides a diversity of shelter, screening and open space providing residents and the community a legible choice of activity when entering the site.

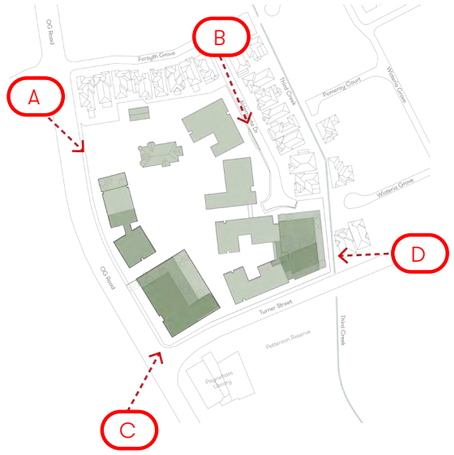
Masterplan

Functional Area Distribution



Masterplan

Built Form - Street Views

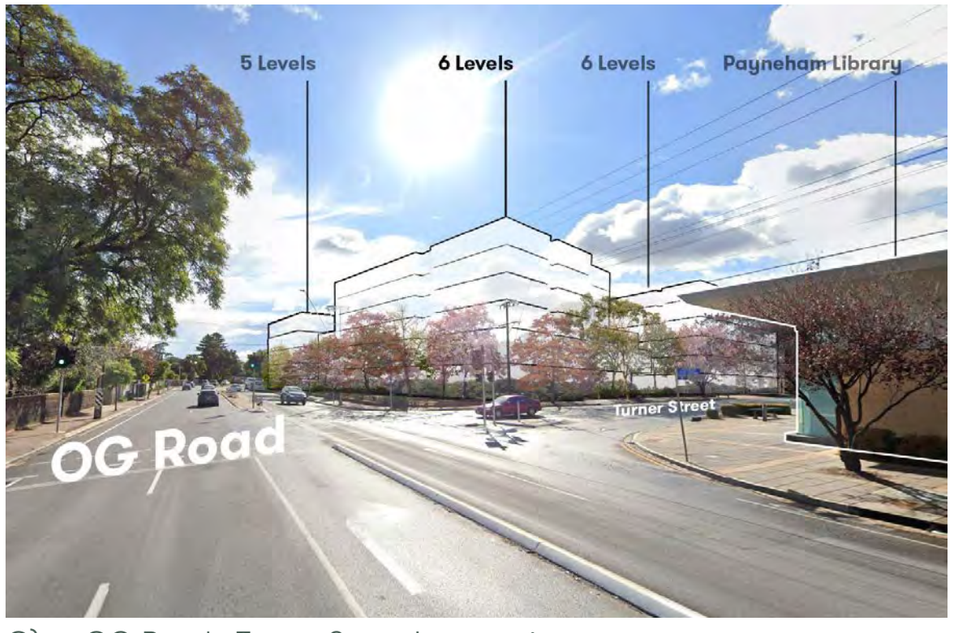




A) OG Road - Entering Forsyth House



B) Approach From Aldersgate Drive



C) OG Road - Turner Street Intersection



D) Turner Street - Approach from East

Masterplan

Floor Plates

GROUND FLOOR



- Provision of multiple legible entries for pedestrian and vehicular access.
- Parking discreetly located at the perimeter of the site to maximise landscape accessibility and area.
- Community, educational and commercial facilities visually identifiable from OG Road and Turner Street, strengthening connections to Payneham Library and Pool.
- Enhanced visual connection to Forsyth House at the north of the site.
- Spacing and articulation of built form designed to enhance a programme of private, semi-private and public space on the site.

FIRST FLOOR



- Establish visually prominent commercial corner at the intersection of OG Road and Turner Street.
- Aged Care and Dementia care facilities grouped on site for operational efficiency.
- Accessible community and commercial facilities visually identifiable off the main central circulation spine.

SECOND FLOOR



- Built forms are set back or truncated at key residential interfaces at the north and east boundaries and along the central circulation spine.
- Multi deck parking is kept to a maximum of three levels to allow holistic integration into the building designs.

LEGEND

- AGED CARE / DEMENTIA
- BUILD TO RENT / RETIREMENT LIVING /SOCIAL / AFFORDABLE
- PARKING
- COMMERCIAL/COMMUNITY
- HEALTH
- CHAPEL / FORSYTH
- EARLY LEARNING CENTRE (ELC)
- BACK OF HOUSE (B.O.H)
- SASY EDUCATION
- LOBBY

REFER TO APPENDICIES FOR DETAILED FLOOR PLANS

Masterplan

Floor Plates

THIRD FLOOR



- Built forms are further set back or truncated at key residential interfaces, and within the site, to enhance daylight penetration into courtyard spaces.
- Roof gardens introduced on residential and car park roofs to create elevated outdoor amenity with views.

FOURTH FLOOR



- Repeated floor plate

FIFTH FLOOR



- Development height of 6 Levels restricted to the corner of OG Road and Turner Street and along Turner Street.
- Maximise city views for aged care product.
- Maintain visually prominent 6 level 'urban marker' at the corner of OG Road and Turner Street to signpost the development.

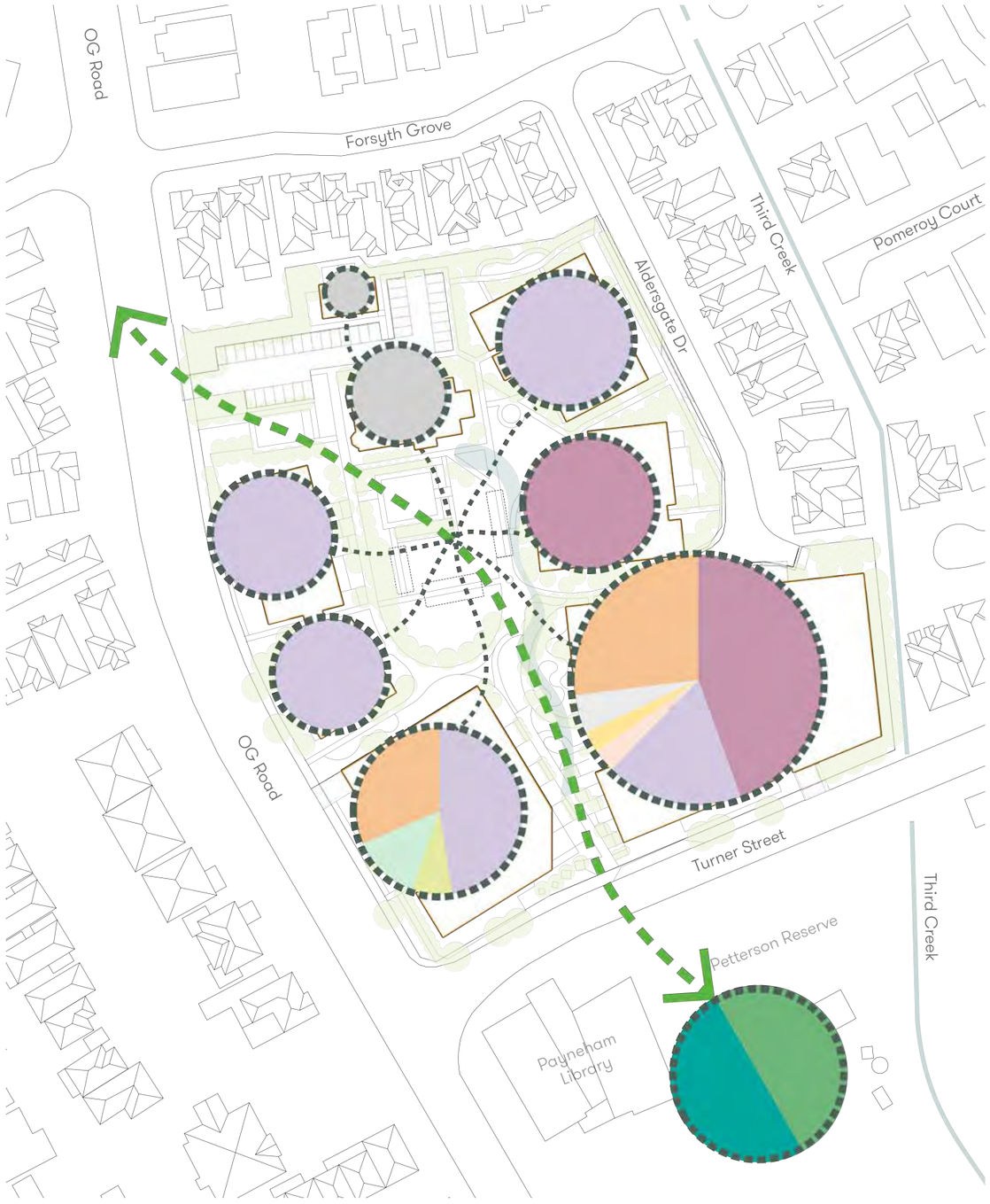
LEGEND

- AGED CARE / DEMENTIA
- BUILD TO RENT / RETIREMENT LIVING / SOCIAL / AFFORDABLE
- PARKING
- COMMERCIAL/COMMUNITY
- HEALTH
- CHAPEL / FORSYTH
- EARLY LEARNING CENTRE (ELC)
- BACK OF HOUSE (B.O.H)
- SASY EDUCATION
- LOBBY

REFER TO APPENDICIES FOR DETAILED FLOOR PLANS

Community Ecosystem

Functional Relationships



LEGEND

- AGED CARE / DEMENTIA
- BUILD TO RENT / RETIREMENT LIVING / SOCIAL / AFFORDABLE
- PARKING
- COMMERCIAL/COMMUNITY
- HEALTH
- LOBBY
- CHAPEL / FORSYTH
- EARLY LEARNING CENTRE (ELC)
- BACK OF HOUSE (B.O.H)
- SASY EDUCATION
- PAYNEHAM LIBRARY
- PAYNEHAM COMMUNITY POOL

Community Connections



The UC Felixstow Masterplan has been broadly conceived as a connector to the wider community. A human ecosystem revolving around social interactions among individuals, families, groups, and organisations. An open door to the wider community to engage with the life of the residents and users.

The removal of vehicles through the centre of the site allows for a strong functional relationship between buildings and ease of passage to community and recreational space within the site.

To enhance this, a legible landscaped connection has been created from Forsyth House to Payneham Library and Payneham Swimming Pool to the south. This axis, unencumbered by built form, is designed as a welcoming connector to the broader community.

Ultimately, community ecosystems influence individuals' health and well-being through access to healthcare, education, recreational facilities, and social support networks. Addressing health disparities and promoting equitable access to the variety of functional areas within the masterplan are critical for fostering community resilience.

Courtyard Hierarchy



LEGEND

- COMMUNITY GARDENS
- SEMI-PRIVATE GARDENS
- PRIVATE GARDENS
- ROOFTOP GARDENS

Strategy

One of the key drivers of the Felixstow masterplan design is the enhancement of landscape within the site as an asset for its residents and a drawcard for the surrounding community.

The functional relationships within the landscape design of the masterplan are equally important as the building relationships. The connection and delineation of courtyard spaces next to and between buildings have been purposefully formed to create a hierarchy of courtyards defining private, semi-private and public open space.

This subtle delineation, defined by landscaping, allows a variety of spaces to be created serving the specific needs of the building types they surround.

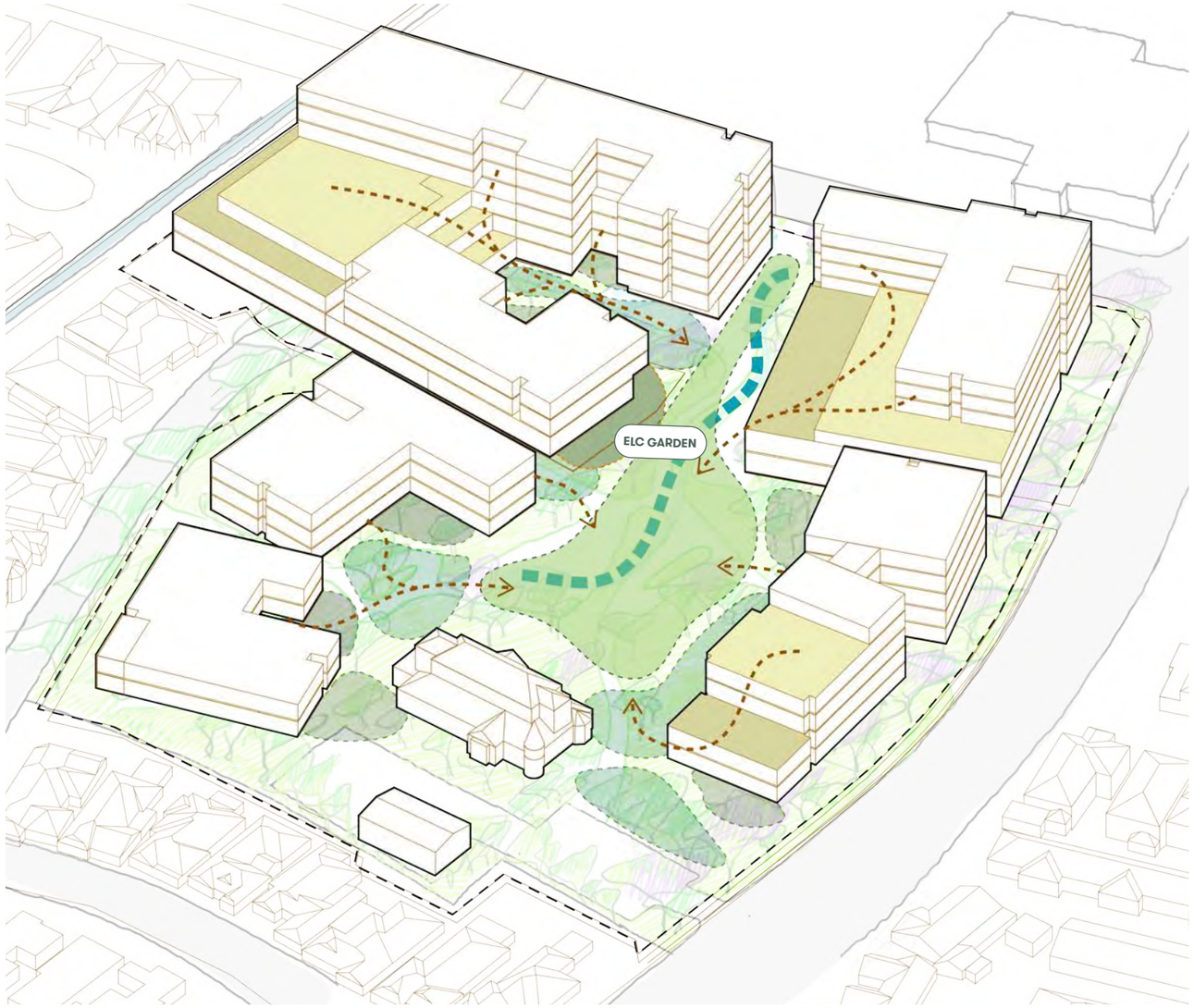
Private gardens for recouperation and contemplation.

Semi-private spaces for residents to engage and transition between buildings.

Public gardens where the community can interact with residents and engage in activities such as markets, a playground and water play.

The landscape is further enhanced by rooftop gardens that have been designed to terrace down to the ground plane.

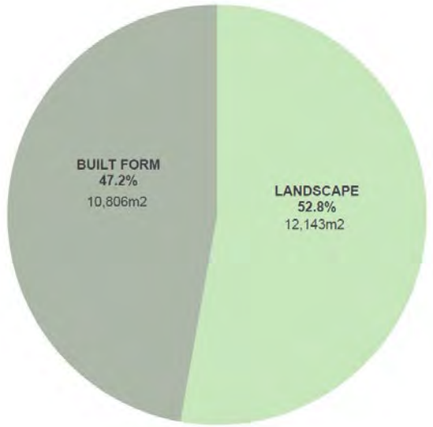
Courtyard Hierarchy



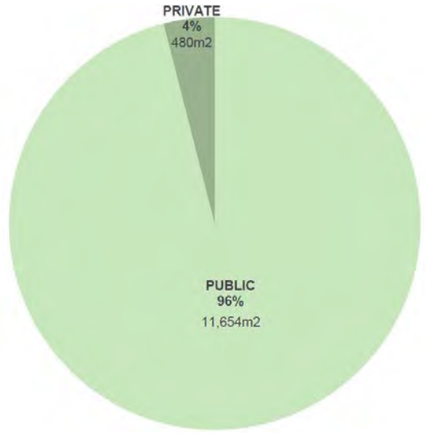
LEGEND

- COMMUNITY GARDENS
- SEMI-PRIVATE GARDENS
- PRIVATE GARDENS
- ROOFTOP GARDENS

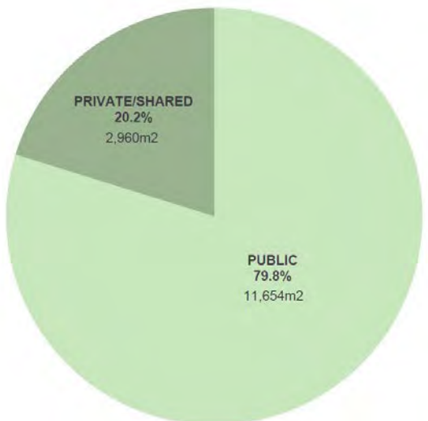
Landscape vs Built Form on Ground Plane



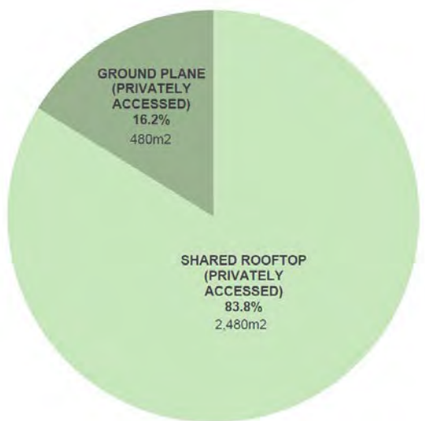
Public Landscape vs Private Landscape on Ground Plane



Public Landscape vs Private Landscape in Total Landscape Area



Shared Rooftop vs Ground Plane of Total Privately Accessed Landscape



Vehicular Access & Parking



Strategy

Legible points of vehicular entry to multi deck and on grade parking have been introduced at the north and southeast and southwest corners of the site. These parking zones are placed to provide reasonable pedestrian access to the various functional areas of the site.

The quantum of carparking required on site is defined by the population of each functional area of the development.

An above ground parking strategy has been adopted for the masterplan as the cost of excavating and constructing basement parking was not considered feasible in financial modelling for the project.

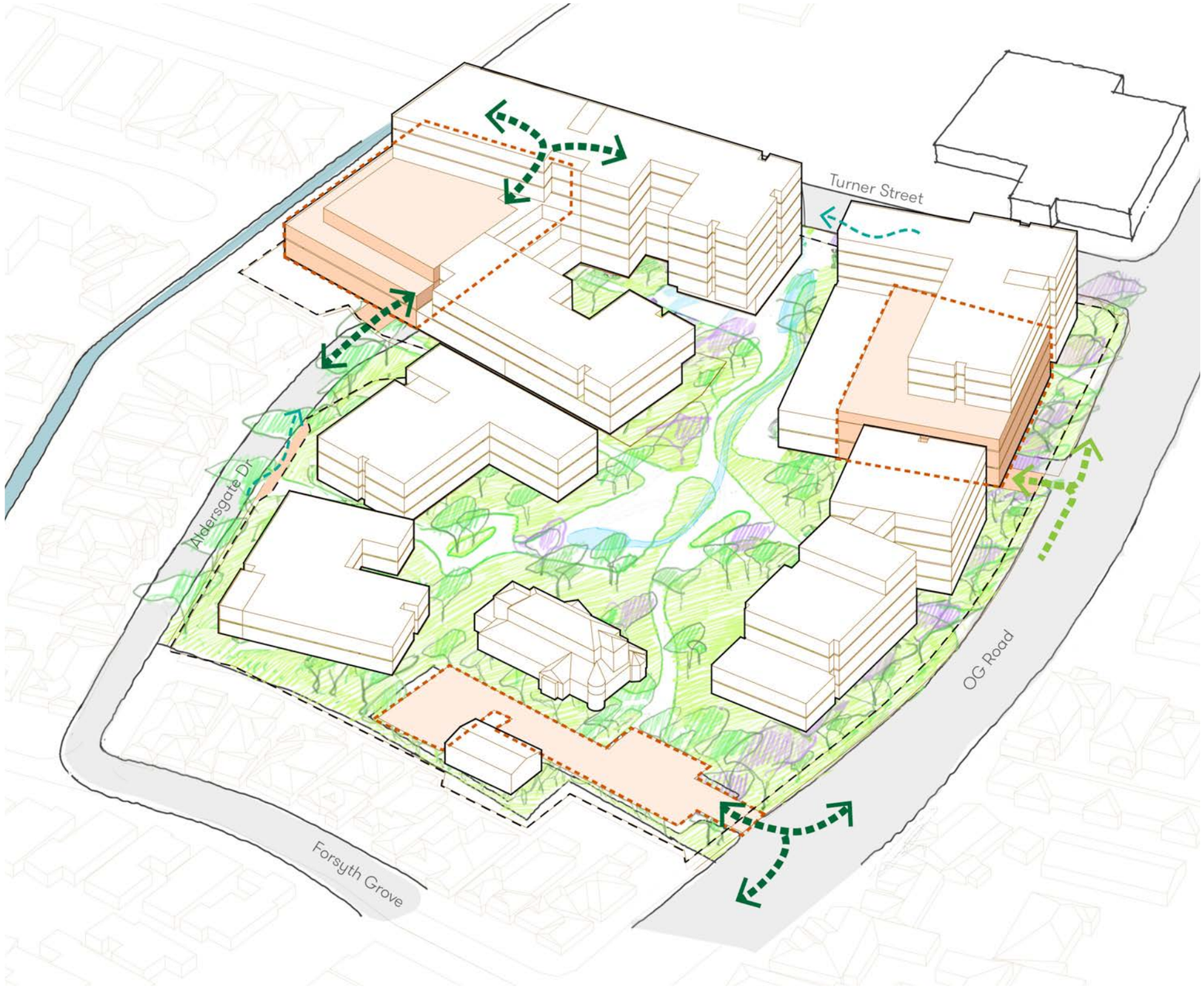
Additional layby parking has been provided on Turner Street at the main southern pedestrian entry to the site.

Layby parking has also been provided on Aldersgate Drive providing direct access to building lobbies while alleviating the potential for congestion caused by kerbside parking.

LEGEND

- LEFT IN / LEFT OUT
- TWO WAY ACCESS
- OFF STREET LAYBY PARKING

Vehicular Access & Parking



LEGEND

- LEFT IN / LEFT OUT
- TWO WAY ACCESS
- OFF STREET LAYBY PARKING

Pedestrian Access



Strategy

The concept of creating a visually permeable, fenceless community lies at the core of the masterplan design.

To this end, the design affords multiple points of legible access to the heart of the site. There are naturally legible principal entries at the north and south of the site and multiple secondary paths into the site from the east and west.

This strategy acts as a means of inviting the broader community into the development while also allowing the residents and workers to feel a stronger connection to what lies outside the notional boundary of the site.

LEGEND

- PRIVATE ENTRY TO BUILDING
- PUBLIC ENTRY TO BUILDING
- SECONDARY ACCESS / EGRESS
- PRIMARY ACCESS / EGRESS
- PUBLIC / COMMUNITY REALM

Servicing and Loading



Strategy

The principal servicing and loading zones on the site have been located discreetly to provide minimum disruption to residents, users and nearby neighbours.

These zones are within covered carpark areas where possible.

The two principal points of access are off Turner Street and OG Road (south) to service the two largest buildings. Secondary points of servicing are located off OG Road (north) and at the southern end of Aldersgate Drive.

LEGEND

- TWO WAY ACCESS
- LEFT IN LEFT OUT
- BACK OF HOUSE / LOADING ZONE
- CARPARK ZONES

Urban Interfaces

Building Setbacks



Strategy

To minimise impact on the neighbouring residential properties and improve the living quality of residents, increased setbacks for new buildings are proposed along all boundaries of the site. This enhancement to the perimeter of the site is part of a broader design strategy to create an inviting parkland environment throughout the masterplan.

The setbacks range in distance from 9.7m to 43.4m.

These setbacks allow scope for enhancement in visual and acoustic screening with landscaping especially along OG Road and Aldersgate Drive where there will be a residential interface.

LEGEND

- 1 LEVEL
- 2 LEVELS
- 3 LEVELS
- 4 LEVELS
- 5 LEVELS
- 6 LEVELS

Implementation Strategy

Staging, strategies and principles

The staging of this masterplan places particular importance on co-locating specific functional areas to facilitate truly integenerational connections.

It is critical to ensure that the first significant building constructed on site is not experienced as a Residential Aged Care enclave. As such, the ELC, SASY and a portion of Retirement Living will also be built initially, setting the foundations for an intergenerational development across the site.

Careful consideration has been given to the proposed location and extent of Building 1A, enabling all existing Residential Aged Care facilities to remain operational during the construction of this building.

A Decanting Strategy will need to be developed with consideration for the demolition of existing Residential Aged Care facilities for the subsequent Buildings 1B, 1C, 2 and 3.

Building 1A – Turner Street

- An itergenerational mix of functions and ages (Aged Care, Retirement Living, ELC, SASY, BoH, Carparking, Shared Facilities)
- Administration facilities to enable the site to be serviced and run at an administrative level
- Demolition of existing unoccupied residences and carparks along Turner Street
- Portion of land off Aldersgate Drive acquired

Building 1B – Forsyth House Refurbishment, Chapel Refurbishment and Landscaping

- Refurbishment of Forsyth House to enable Community use of spaces and use by Artists in Residence
- Refurbishment of the Chapel for initial use by SASY and residents of Building 1A
- Development of the public landscape spaces with the primary purpose of connecting Building 1a to Forysth House and the Chapel
- Demolition of some existing Aldersgate Residences and internal demolition and make good of existing Forsyth House in accordance with Heritage Requirements.

Building 1C – Specialist Dementia Care

- To be developed immediately after the 80 beds at Building 1a have been completed
- Physical connection between buildings to be developed to allow for appropriate staff model and connection to service spaces such as commercial kitchen and laundry.
- Minimum demolition of one existing Aldersgate Residence.

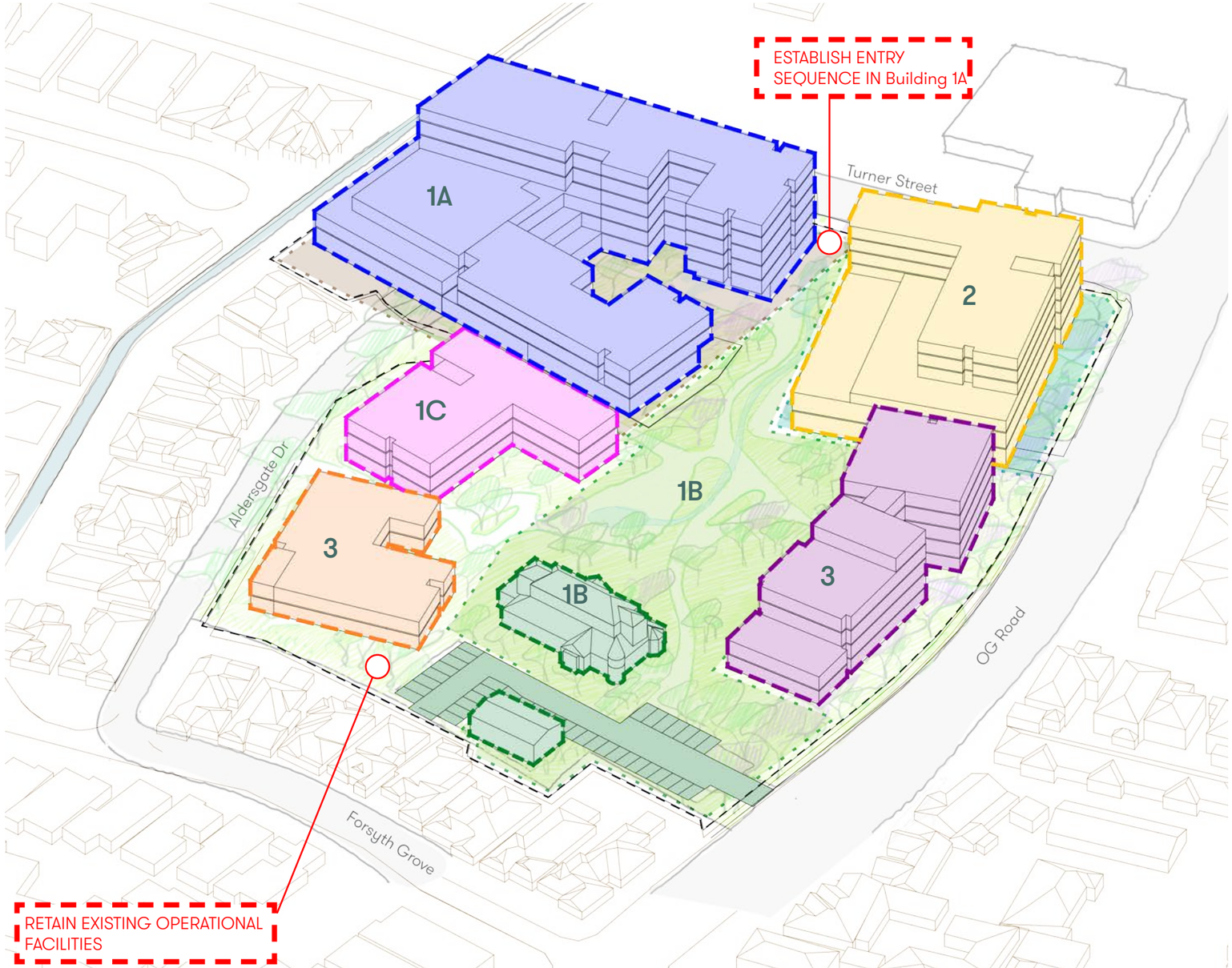
Building 2 – Corner Turner St & OG Road

- Commercial, BTR, Retirement Living
- Developed after the Building 1C Dementia Care building to complete development along Turner Street frontage and generate revenue from the commercial facilities
- Create viable connections between the Felixstow (Aldersgate) Development and the existing Adjacent Payneham Library and Community Facilities
- Minimum demolition of one existing Aldersgate House

Building 3 – OG Road and Aldersgate Drive

- Option to develop Building 3 over two sub-Buildings, separating the site Zones along Aldersgate Drive and along OG Road.
- Retirement Living, Specialist Disability Accommodation, Affordable/ Social Accommodation, Build to Rent, Independent Living
- Demolition of the remaining existing Aldersgate Residences

Implementation Strategy



Strategy

The staging of construction on site is designed to take best use of available area on the southeast corner of the site for Building 1A. The program for this Building establishes a base for on-site parking and servicing for future Buildings while also creating a vibrant mix of uses to enhance existing facilities.

Subsequent staging and associated landscaping is flexible, contingent on the many commercial, community service and aged care decanting options available to Uniting Communities.

LEGEND

BuildingS

- 1A
- 1B
- 1C
- 2
- 3 OG ROAD
- 3 ALDERSGATE DRIVE

Schedule of Areas

Building 1A

Function	Units/Beds/Carpark	GBA (m²)
Aged Care / SASY / GF Foyer/ Lounge / Common Facilities	80	6,330
Retirement Living	22-24	2,575
SASY Education		320
ELC Montessori		450
UC Administration		180
Back of House		400
Parking - Multi Deck	124	3,825
		Total GBA = 14,080m²

Building 1B

Function	Units/Beds/Carpark	GBA (m²)
Forsyth House / Creative		980
Chapel		135
On-Grade Parking	38	1,020
		Total GBA = 2,135m²

Building 1C

Function	Units/Beds/Carpark	GBA (m²)
Aged Care / Specialist Dementia Care / Bridge	30	2,850
		Total GBA = 2,850m²

Building 2

Function	Units/Beds/Carpark	GBA (m²)
Retirement Living	10-15	1,850
Build to Rent	25	2,970
Community / Commercial Facilities		600
Pro-health		900
Allied Heath		500
Parking - Multi Deck	107	3,215
		Total GBA = 10,035m²

Building 3 - OG Road

Function	Units/Beds/Carpark	GBA (m²)
Retirement Living	20-22	2,275
Specialist Disability Accommodation	4-6	560
Build to Rent	15-20	2,085
Affordable Accommodation	10	855
		Total GBA = 5,775m²

Building 3 - Aldersgate Drive

Function	Units/Beds/Carpark	GBA (m²)
Supported Independant Living	5-6	1,070
Social Accommodation	10	1,015
		Total GBA = 2,085m²

Disclaimer - The areas presented herein are produced at the masterplan Building based on guideline areas and are approximate pending detailed client briefing for each Building and use. Hayball accepts no legal responsibility for any decision, commercial or otherwise, made on the basis of the the information presented.

“What makes a community? Or better yet, what makes a strong community where people of all ages and abilities can flourish and live the best lives that they can?”

Source: UC Opinion piece, 06/08/19

User Experience

Intergenerational Village Concept

In setting the objective for intergenerational living, Uniting Communities drew from the material produced by a U.S.A organisation committed to facilitating intergenerational communities (Generations United) for the definition of an intergenerational community that they sought to establish at Felixstow:

> "A place that
>
> + Provides adequately for the safety, health, education and basic necessities of life for people of all ages;
>
> + Promotes programs, policies, and practices that increase cooperation, interaction, and exchange between people of different generations; and
>
> + Eenables all ages to share their talents and resources and support each other in relationships that benefit both individuals and their community.
>
> *"An intergenerational community is not just one where multiple generations reside. It is one where individuals of all ages are an integral and valued part of the setting. This perspective is reflected in the families, structures, facilities, and services that children, youth, and older adults encounter in the community, as well as in day-to-day interactions and relationships. Partnerships are essential to intergenerational communities and can be between local government, senior adult living communities, schools, businesses, local cultural and community organizations and services, families, older adults, and children."*



User Experience

Intergenerational Living

Through the workshopping phase and with extensive discussion with UC and the Focus Groups, the concept of intergenerational living was strongly supported and promoted. The key aspirations that emerged in support of pursuing this direction were:

+ The development of a sustainable, authentic and vibrant living community (rather than a single focus community such as aged care);

+ Addressing current needs in residential accommodation in combination with, and augmented by, service support offerings;

+ Filling a significant gap in the market through a living environment that is not offered by other providers;

+ Promoting diversity and the benefits of multi-residential, multi-age living through communal interaction;

+ Allowing flexibility in accommodations through interchangeable residential uses.

And although a central focus for the development was the provision of aged care accommodation, a key question that emerged in the early workshops was the challenge: what is different about aged care accommodation – and why shouldn't all accommodation be universally suitable? That is, why can't all the accommodation be suitable for all ages and all residential needs?

This led to a fundamental shift in approach to residential accommodation on the site – and that all accommodation should be adaptable, assistable and accessible models. In this thinking, accommodation for, say, retirement living need not be fundamentally different to accommodation geared to adults with children with a disability. Similarly, the accommodation for aged care was steered towards a "household" model where residents could cohabit in a domestic model with shared living areas – and that accommodation could even be appropriate for other residential cohorts.



User Experience

The Masterplan has responded to these aspirations with several strategies:

+ Generic Residential Model

The base residential building forms can accommodate a variety of residential typologies. Therefore, some interchangeability can be permitted between the building blocks on the plan. For example, the Dementia Wing can be reallocated to aged care, or other residential buildings can be reallocated to various residencies.

+ Interchangeable Floor Plates

The floor plates within the building forms are able to accommodate different residential cohorts. For example, one level of a building can accommodate Independent Living Units, whilst another floor level can accommodate units for adults with children with a disability – or vice versa. In other words, a "salt and pepper" approach is possible for the unit allocations around the site.

+ Aged Care (RAC's)

The building geared to aged care has been deigned around the household model – i.e. clusters of bedrooms around their shared living quarters.

Therefore, it is possible to facilitate alternative accommodation in these configurations other than solely the aged care cohort.

+ Dementia Friendly Planning

Although the Specialist Dementia Care is specifically designed to cater for people with advanced short term memory loss and other cognitive impairments, all planning is intended to be "dementia friendly". In this way, residents with lower levels of dementia may be accommodated across other residential care facilities.

+ Support Facilities

A range of communal and support facilities and support services are available across the site that will sustain and be attractive to the various age cohorts. These range from the direct support care services, allied health, educational, arts and activities areas and to the commercial areas and even to the adjacent Patterson Reserve community facilities.

+ Communal Spaces

The Masterplan has specifically embedded communal spaces and shared external spaces to be accessible to all, central to the entire site and providing offerings attractive to multiple age groups. For example, the central landscaped "heart" of the campus is designed to accommodate a range of communal opportunities – a communal vegetable garden, rose garden, playground, walking paths, BBQ areas, covered seating areas, open spaces available for markets and community pop-ups, art areas, water features and quiet reflection zones etc. Furthermore, a significant allocation of the external open

> *"Since moving here there's been a whole lot of plusses that perhaps we wouldn't even happened to consider……and there's a whole lot of things on offer that you don't know until you live here"*

U-City resident
Source: UC website







“Through art people are finding connection, friendship and even new purpose in their life. From learning to catch the bus for the first time just so they can go to art each week to finding their voice through poetry, pottery and paint. This is who we are…supporting and growing a safe creative place for strangers to meet, connect, make and create”.

(U City artist in residence, Claire Wildish, 15/11/22)

User Experience

Mixed Uses

A key element of the UC brief has been the requirement to explore opportunities for inter-mixing ancillary uses with the objective of developing a sustainable, vibrant and authentic community complex. The workshopping and Focus Group phase explored a number of opportunities, however, these did not progress to engagement with any particular mixed-use stakeholders – this would be appropriate at the later design Buildings.

In the context of this project, mixed-use can be defined as functions and activities that may not be "mission critical" to the core operation of the Aldersgate village, but would certainly be secondary, supportive and contributory to its daily life and functioning – they would be significant ""value-adds".

Beyond the residential areas, the components that best reflect the mixed-uses are:

+ Early learning/ childcare
+ Specialist training and education facilities
+ Medical/ allied health centre
+ Café/ hospitality
+ Communal indoor/ outdoor spaces.

Two particular mixed-use opportunities that were reinforced in the workshopping phase were the ELC and SASY:

Exemplar: ELC

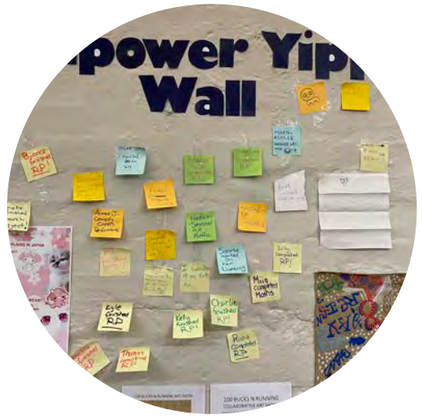
SA Montessori was consulted as a potential provider for the ELC component and one of their centres allied to an aged facility was visited for reference (Echoes Montessori, Modbury). Some of the mixed-use interactions highlighted during the workshopping were:

+ Connecting aged care residents with ELC students (making "grand friends")
+ Providing informal or formal connections and daily interactions with aged care residents (noting even passive observation of the children can be a beneficial social outcome);
+ Providing "excursion" opportunities for the students into the Aldersgate facilities (such as a kitchen garden etc);
+ Possible joint-use of facilities by the ELC such as Art Rooms, community spaces etc.
+ Connecting with a Workshop hub (e.g. Men's Shed) for repair of children's toys;
+ Sharing of specialists (e.g. speech therapists) between the ELC and other resident cohorts.

Exemplar: Specialised Assistance School for Youth (SASY)

SASY was consulted as a potential education operator and their facility visited (Chesser Street). Some of the mixed-use interactions highlighted during the workshopping were:

+ Connecting aged care residents with secondary students;
+ Providing informal or formal connections and daily interactions with aged care residents (noting even informal access such as students providing help to aged residents with smart phone or internet access can provide mutually beneficial outcomes);
+ Providing educational (VET) or occupational opportunities for the students in the Aldersgate facilities (such as a hospitality work or training, gardening etc);
+ Possible joint-use of facilities by SASY such as the Gym, Art Rooms, community spaces etc.





User Experience

Community Service Connections

Uniting Communities had identified community services and community service connections as key requirements of the project brief and critical components of the Masterplan for the success of the Felixstow village life and experience. The components that best reflect the community service connections are:

+ Early learning/ childcare
+ Specialist training and education facilities
+ Affordable/ social residential housing
+ Medical/ allied health centre
+ Café/ hospitality
+ Communal indoor/ outdoor spaces.

Also, a key consideration in the master planning has been the connection with the Patterson Reserve and the community offerings that exist there currently and also in the future once the Patterson Reervce Masterplan is implemented. Accordingly, the Masterplan maintains a strong visual link to the Patterson Reserve and in the immediate term, the active use of the municipal library, pool and open play areas would be significant opportunities for use by the Aldersgate residents.

Exemplar: ProHealth Care

> "Being healthy and active go hand-in-hand with staying independent. Our allied health services are designed to help you 'age active', physically and mentally".

Source: Uniting Communities website

One key service provision has been the consideration of medical and allied health facilities which will both support the Aldersgate community and also the wider public. In the workshop phase, ProHealthCare were consulted as a potential stakeholder and one of their facilities visited as a reference (Kidman Park).

As an example, they noted their service provisions that could support both the Aldersgate community and the wider community equally well:

+ GP medical services
+ Dentistry
+ Occupational Therapy
+ Podiatry
+ Physiotherapy

And with a wish list of secondary support provisions such as:

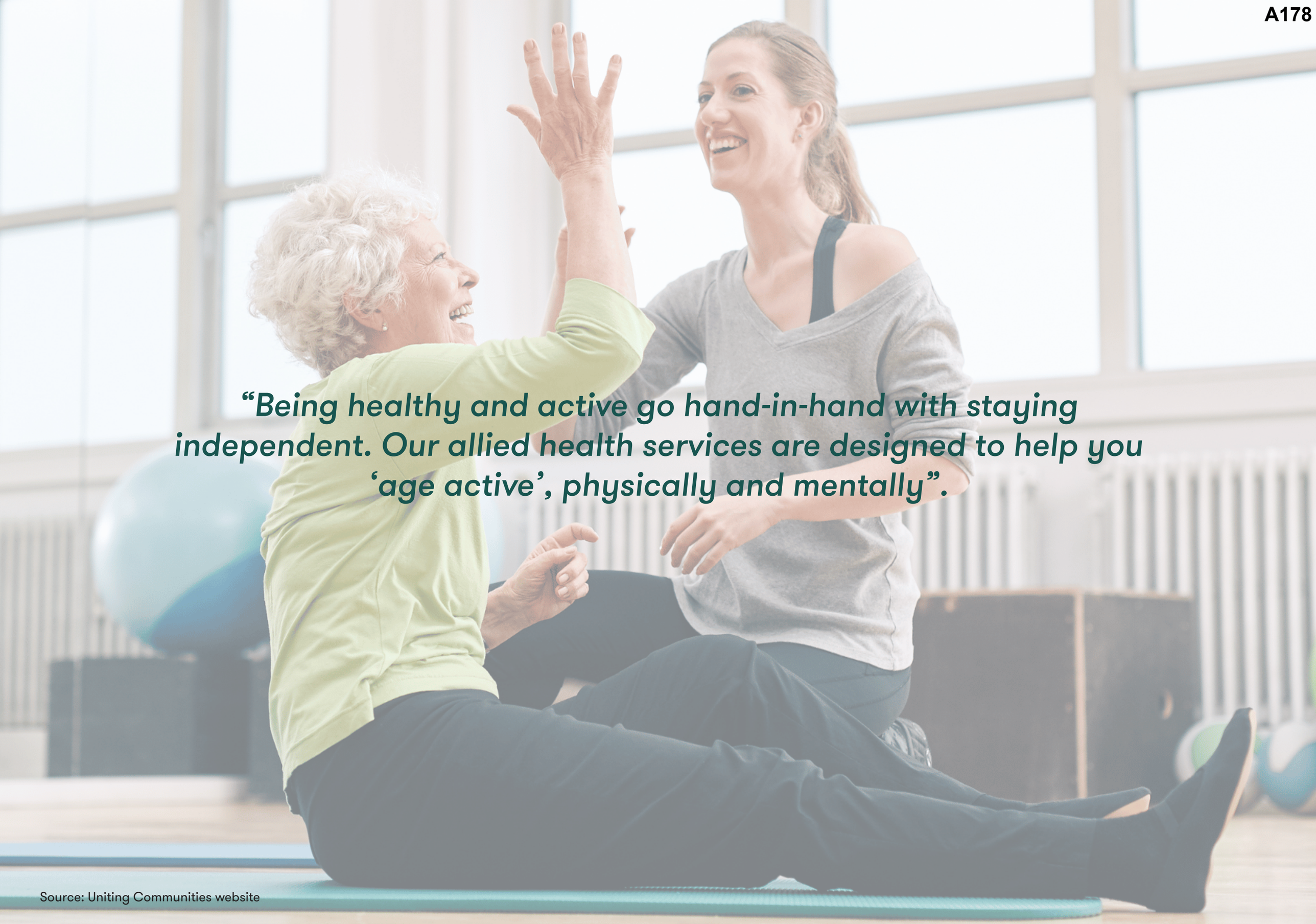
+ Radiology
+ Pharmacy
+ Other specialists

ProHealth also highlighted the potential use of the Patterson Reserve facilities – for example, using the pool for sports rehabilitation, over-50's get-fit programs etc.









“Being healthy and active go hand-in-hand with staying independent. Our allied health services are designed to help you ‘age active’, physically and mentally”.

Source: Uniting Communities website

Day-in-the-Life Scenarios

Character Profiles

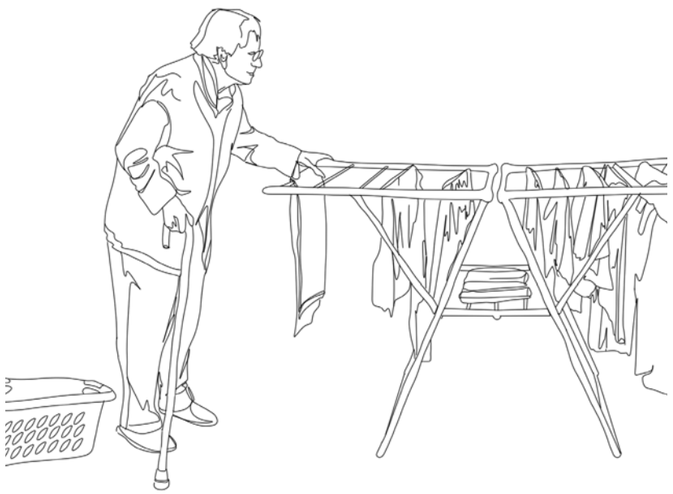
The following Day In The Life scenarios represent a typical day experienced by the core users of the development. These attempt to communicate how these users might move around the site, make use of both indoor and outdoor, private and public, shared and individual spaces as well as describe examples of the various social interactions that might take place. These scenarios also illustrate plausible intergenerational experiences throughout the day. The below users of the site have been included in the scenarios on the following pages:

- Aged Care Resident
- Independent Living Resident
- Specialised Disability Resident
- Retired Couple
- SASY Student
- ELC Student
- Broader Community Member
- Artist in Residence
- Women at Risk of Homelessness Resident
- Aged Care Worker and Resident



Day-in-the-Life Scenarios

Character Profiles





AGED CARE RESIDENT AT FELIXSTOW

Anne wakes up at 7.30 am makes breakfast in the house kitchen and eats it with her friend Dorothy in the dining room. They chat over a pot of tea. Anne takes their dishes to the dishwasher as Dorothy can be a little shaky in the mornings. Anne's watch reminds her to take her medicine. She has agreed with her doctor the balance of medicine she will take to maximise benefits but minimise side effects.
She has made a full recovery from her fall by using the onsite rehab facilities.
Anne showers, makes her bed and then puts on a small load of washing in the house laundry. She picks up a shopping list that was made the night before by Ian and Fred and goes to the downtown store with the trolley to collect fresh bread, milk and fruit. She returns, unpacks the shopping and hangs out her washing. She then meets Fred at the site café for lunch. They take a walk through the precinct gardens and stop to rest on a garden bench near the Children's Centre.
They listen to the kids laughing and catch glimpses of them playing. Tonight, dinner will be cooked by their house support staff and Anne and Marjorie set the table and decorate it with flowers from the garden. After dinner they all watch a foreign language film in the loungeroom. Ian snores in one of the big armchairs and the women giggle. Soon Dorothy, Marjorie and Jim are also asleep. Anne and Fred retire to her room. Anne is happy, has a healthy weight, appetite and skin and is getting about without a frame.

"Everyone treats me like my own person here, I feel as though I have much greater level of independence and autonomy within my own life."





SASY STUDENT

Gabby is 17 years old and has Kaurna heritage. She lives in an apartment along OG Road with her 2 year old daughter Mikhala. This morning she drops Mikhala off at Felixstow Montessori and is meeting her peers at the SASY Homebase for breakfast and 'Connection Activities'. She starts school at 10am everyday, so some mornings she is able to work at the café for an hour or two prior to school to earn an income.
After 'Connection Activities', she has her morning program class at the Gym where she helps one of the local residents adjust the speed of the bike machine. Gabby has an unscheduled meeting with the youth worker from her earlier gym class and then meets her friends in the central gardens for lunch. Some days when it's nice weather they spend lunch at Patterson Reserve playing ball games.
This afternoon she participates in her Hospitality Training at the Commercial Kitchen. She is involved in preparing food for an on-site event in the amphitheatre during the evening. Her afternoon's are always busy working on her SASY Research Project which is centred around the story recollections of the elderly residents at Felixstow – while she meets with them to listen and record their stories she often ends up helping them with their computer and email issues!
Later that afternoon she picks up Mikhala after her training and they stop by the playground before returning back to their apartment for dinner.

"I really like wandering through the village gardens with my daughter and showing her the Kaurna art and references to the indigenous heritage of the area."

Day-in-the-Life Scenarios

Character Profiles









ELC STUDENT

Tommy is 3 years old. His dad dropped him off at Childcare this morning. They parked next to the Library and walked across the road and through the Felixstow site. Tommy always stops at the creek and jumps across the rocks before heading inside.
He spent the morning playing with his buddies in the big kids room and his two Educators took a group of them out on an excursion to the Community Gardens on site to pick some tomatoes for their lunch. The kids are lucky that they get to go on excursions all the time – often to the Art Rooms at Forsyth House. His favourite excursions are to visit his 'Grandfriends' for story time.
On the way back to their rooms from their excursion today they walked past Mavis who was working in her favourite garden at Felixstow. Mavis showed Tommy and his friends where the compost and worm bins live and how to feed the plants with the fertiliser they'd made. They often walk past someone that they know who lives at Felixstow. Tommy loves to walk past the Mens Shed and see who is in there and what they are doing.
In the afternoon, Tommy and his friend joined Rachel the Carer to help deliver fresh laundry to their 'Grandfriends' who live above them in the building. Some days Tommy and his teacher deliver mail to their Grandfriends instead.

"Once Mr Michael fixed my tractor toy in the Men's Shed for me and we got to spend some time there helping."









BROADER COMMUNITY MEMBER

Bill is 58 and lives a few minutes south of Patterson Reserve. It is Sunday and this morning his son and grandson have come to visit. They decide to ride their bikes through Patterson Reserve along the creek and across the road to the Felixstow Central Market. They often walk or ride to the Felixstow site, even if it's not market day. It's a great place to have a BBQ in the central park and chat to the residents.
They lock their bikes up along Turner Street, wander the stalls and eat the market food at the central playground. Bill is a regular at the café and they know his order so he also grabs a quick coffee.
There is a local artists exhibition on at Forsyth House in the Gallery Spaces and a drawing activity room which is part of the exhibition, so they visit the exhibition before returning home on their bikes via the new trail.

"Last week I needed to make an urgent Doctor's appointment and I was lucky to get straight into the ProHealthCare Clinic."

Day-in-the-Life Scenarios

Character Profiles





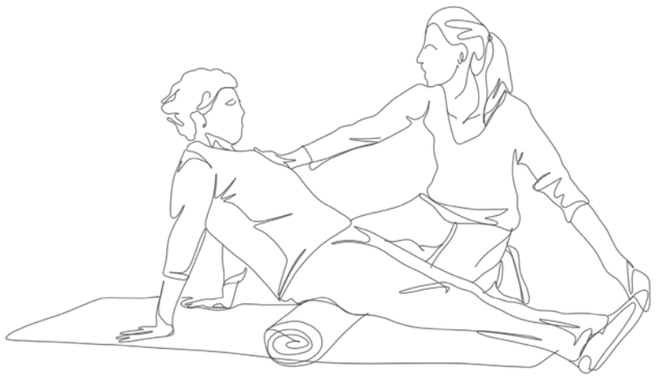




RESIDENT (SPECIALIST DISABILITY)

Kevin is 61 and lives on the Ground Floor along OG Road. He starts his morning early with a cup of tea looking out to the water gardens and opens his living room windows to let the breeze in. He waves at a UC staff member who walks by – they will often drop-by and check in on him.
He makes his way down to the Osteopaths on the Corner of OG Road and Turner Street for his appointment.
Later this morning his daughter Paula visits and they wander over to Payneham Library to return their library books and borrow some more.
Kevin and Paula take their lunch to the undercover outdoor eating area and wave at the Montessori children whilst sitting in the courtyard.
Kevin has booked one of the podcasting studio's on site for the whole afternoon where he will be busy recording and editing a conversation he has arranged on the topic of Universal Design. This has kept him busy for the last few days so for the rest of the week he plans on joining one of the art classes – last month they had all made crotchet faces of people in the village so he is anticipating that this week they might work on installing them as a community art piece somewhere on site.

"I've made friends with people in the aged care area and I love to sit-in on their story-time sessions."









RESIDENT (RETIREMENT LIVING)

Sue and Michael and 71 and 73 and live on Turner Street. They start their day with breakfast on their balcony overlooking Patterson Reserve.
Sue then goes to meet her friend Maria for their Pilates session at the gym downstairs, whilst Michael takes their broken coffee machine down to the Men's Shed to try and fix it.
Later that morning Sue meets the educators at the Montessori ELC for 'Art Class'. Today they also have the Felixstow (Aldersgate) Artist in Residence (Vince) there to help get started on the mural in one of the central courtyards.
Sue visits the hairdresser on site this afternoon and enjoys dinner on the rooftop with her husband later in the evening. They discuss how much they appreciate the security of the village, the opportunities to connect with others and knowing that professional help is nearby if they need it.

"Michael can see himself moving next door to the Aged Care unit – but I joke that he needs to go straight to the Dementia wing!"

Day-in-the-Life Scenarios

Character Profiles









RESIDENT AND AGED CARE WORKER

Frances is 46 years old and lives and works at Felixstow. Her apartment is located on the corner of OG Road and Turner Street and she works with Felixstow's Aged Care residents along Turner Street. She is responsible for the Management of Resident Engagement.
This morning she walks a resident, Marcus, through the gardens and spends the rest of the morning preparing an outdoor performance planned for the afternoon. So far this week, as part of resident engagement, they have also had a trip to the Library and run story time at Forsyth House with the Montessori kids – it is always the highlight of the week!
She eats lunch in the Courtyard facing Forsyth House and later in the afternoon, with her colleagues she takes the group of residents to the amphitheatre where they watch a performance by a group of SASY students who have been practising all year.

"Even though I work in the village, I really like staying here – I can get away and be alone in the gardens and my unit is on Level 4 and I get great views of the Reserve…so I feel like I'm in another world when I am there."









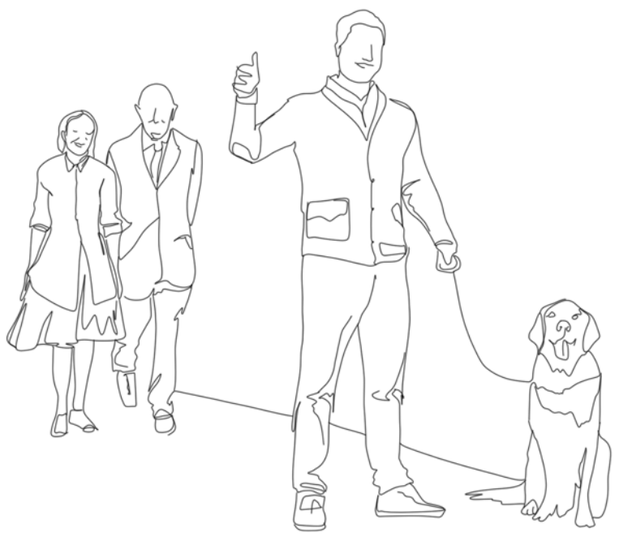
WOMEN AT RISK OF HOMELESSNESS

Amy is 55 and lives on the 2nd floor along Aldersgate Drive. She wakes early and eats breakfast at the central shared dining on her level in the building.
That morning she wanders through the central park and stops for coffee at the café, before heading to the Payneham Memorial Swimming Centre to swim laps. The Felixstow village really suits her lifestyle at the moment as she doesn't have a car, so being able to walk to the pool, or walk to the on-site medical clinics is very convenient.
Amy works later that morning from home and after lunch takes her laptop to continue working from the business centre along Turner Street. She appreciates the sense of security that she gets in the village and the sharing of community with other residents like her.
Later in the afternoon she walks her dog around the Felixstow Aldersgate site and is stopped by a group of Montessori children and their Educator and asked to show them how her dog Collin can do tricks!

"Being able to tap into the Felixstow activities – even though I am not in aged care – can be fun and has reconnected me with a community."

Day-in-the-Life Scenarios

Character Profiles





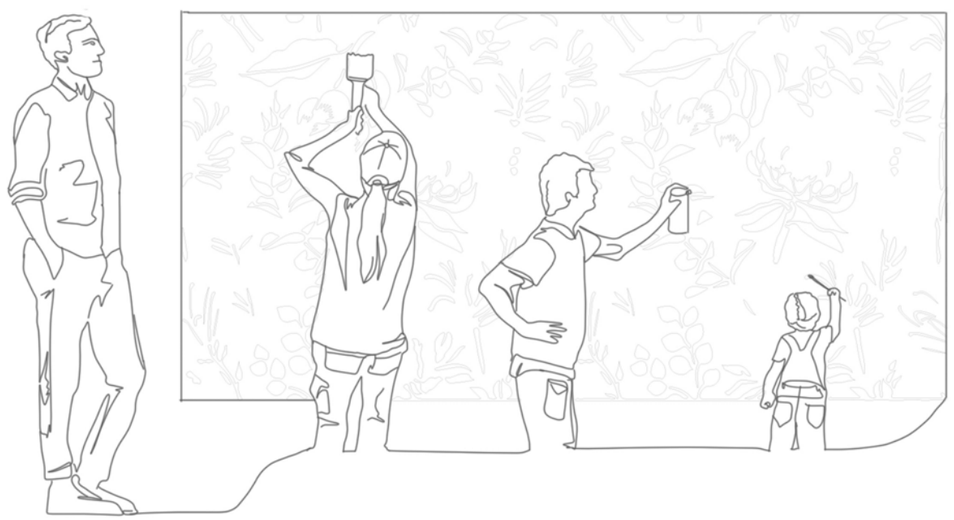




ADULT WITH AN INTELLECTUAL DISABILITY

Jed is 31 and lives along Aldersgate Drive with his labrador Walter. His parents also live on site on the corner of OG Road and Turner Street.
This morning Jed takes Walter for his daily morning walk through the site. He meets his Dad for coffee at the café at 8am and comments on how much Walter loves his morning walk because he gets all of the attention from the SASY students across the path.
This afternoon he jumps on the OG Road bus to Marden Shops to pick up his shopping order that he placed yesterday. The bus stop is really handy for Jed as he can go to the city by himself and get back home really easily.
He meets his mum and dad at the Outdoor BBQ area that night for dinner. After dinner he goes to the communal gaming room and chats with his friends online whilst playing Minecraft.

“I really like the village staff dropping by and checking in on me – they often invite me across to activities in the aged care wing.”









ARTIST IN RESIDENCE

Vince is 24 and has taken up an Artist in Residency at Felixstow for 6 months. He is living on the corner of OG Road and Turner Street. He has managed to start a regular arts program with the aged care residents and is getting interest from other residents in the village too – all are welcome.
This particular morning he is finalising the rough-in of the outlines for the mural being created in the central courtyard. Normally in the morning he would be stationed at the Arts base at Forsyth House, which acts as a great hub for everybody to drop by when they feel like it and see what’s going on and how they can get involved.
Later on he meets with a group of 3 and 4 year olds from the Montessori ELC and a small group of adults, some who live at Felixstow and a couple from the local community, who get started on painting the mural with Vince’s guidance.
He has a short meeting later in the afternoon scheduled in the business centre along Turner Street with a Uniting Communities Staff member to discuss future community projects.

“The Art Shows that we run monthly are a big success with the local community.”

Day-in-the-Life Scenarios

Connections

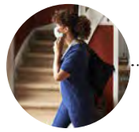

Gabby


Tommy


Bill

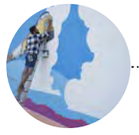

Kevin

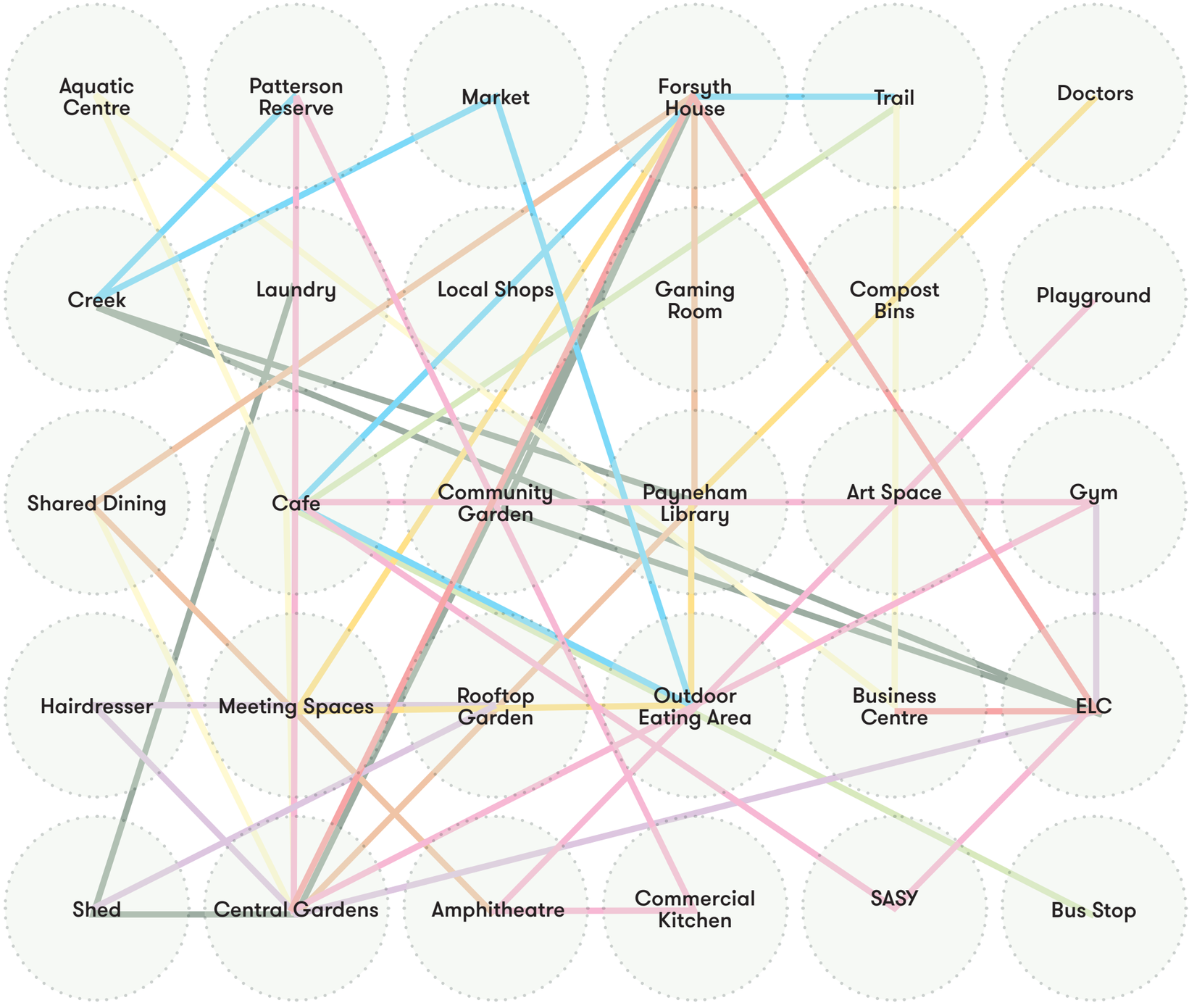

Sue/Michael


Frances


Amy


Jed


Vince



Masterplan Program

Ground Floor



Ground Floor		
Function	Units/ Beds/ Car-park	GBA (m^2)
Aged Care Foyer / Lounge		210
Dementia Care	10	900
Independent Living	3	560
Social Accommodation	5	500
Afford. Accommodation	10	800
Specialist Disability	6	550
Lobbies	6	320
SASY Education		320
ELC Montessori		450
Community + Commercial + Creative		300
Health		650
Chapel		136
Forsyth House / Creative		245
UC Administration		180
Back of House		475
Parking - Multi Deck + On-Grade	121	3,575
		Total GBA = 10,171m^2

Transfer of Aldersgate Drive Road Reserve to UC is pending application and negotiation with the City of Norwood Payneham & St Peters

Scale: 1:1000

0 10m 50m 100m

Masterplan Program

First Floor



First Floor		
Function	Units/ Beds/ Car-park	GBA (m^2)
Aged Care	22	1,770
Dementia Care	10	900
Supported Ind. Living.	3	560
Social Accommodation	5	500
Build to Rent	13	1,350
Lobbies	6	340
Community + Commercial (Back of House)		300
Health		750
Forsyth House / Creative		245
Back of House		75
Parking - Multi Deck	82	2,525
		Total GBA = 9,315m^2

Scale: 1:1000

0 10m 50m 100m

Masterplan Program

Second Floor



Second Floor		
Function	Units/ Beds/ Car-park	GBA (m^2)
Aged Care	22	1,770
Dementia Care	10	900
Retirement Living	6	590
Build to Rent	13	1,350
Lobbies	5	310
Terraced Garden	3	1,000
Parking - Multi Deck	60	2,110
		Total GBA = 8,030m^2

Scale: 1:1000

0 10m 50m 100m

Masterplan Program

Third Floor



Third Floor		
Function	Units/ Beds/ Car-park	GBA (m^2)
Aged Care	11	850
Retirement Living	16	1,665
Build to Rent	12	1,250
Lobbies	3	110
Terraced Garden	2	1,100
		Total GBA = 4,975m^2

Scale: 1:1000

0 10m 50m 100m

Masterplan Program

Fourth Floor



Fourth Floor		
Function	Units/ Beds/ Car-park	GBA (m^2)
Aged Care	11	850
Retirement Living	18	1,875
Build to Rent	13	1,250
Lobbies	5	110
Terraced Garden	1	380
		Total GBA = 4,465m^2

Scale: 1:1000

0 10m 50m 100m

Masterplan Program

Fifth Floor



Fifth Floor		
Function	Units/ Beds/ Car-park	GBA (m^2)
Retirement Living	25	2,600
Lobbies	2	75
Total GBA = 2,675m^2		

Scale: 1:1000

0 10m 50m 100m

Masterplan Study 2

Excluding Land Acquisition

Masterplan Study 2

Ground Floor



Ground Floor		
Function	Units/ Beds/ Car-park	GBA (m²)
Aged Care Foyer / Lounge		210
Dementia Care	10	900
Independent Living	3	560
Social Accommodation	5	500
Afford. Accommodation	10	800
Specialist Disability	6	550
Lobbies	6	320
SASY Education		320
ELC Montessori		450
Community + Commercial + Creative		300
Health		650
Chapel		136
Forsyth House		245
UC Administration		180
Back of House		475
Parking - Multi Deck + On-Grade	121	3,575
		Total GBA = 10,171m²

Scale: 1:1000

0 10m 50m 100m

Masterplan Study 2

First Floor



First Floor		
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Lobbies	6	340
Community + Commercial (Back of House)		300
Health		750
Forsyth House		245
Back of House		75
Parking - Multi Deck	82	2,525
		Total GBA = 9,315m^2

Scale: 1:1000

0 10m 50m 100m

Masterplan Study 2

Second Floor



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Lobbies	5	310
Terraced Garden	3	1,000
Parking - Multi Deck	60	2,110
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Masterplan Study 2

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Masterplan Study 2

Fifth Floor



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Total GBA = 2,675m^2		

Scale: 1:1000

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Uniting Communities 8th May 2025

Felixstow - Building 1A

Costing and Code Amendment Package

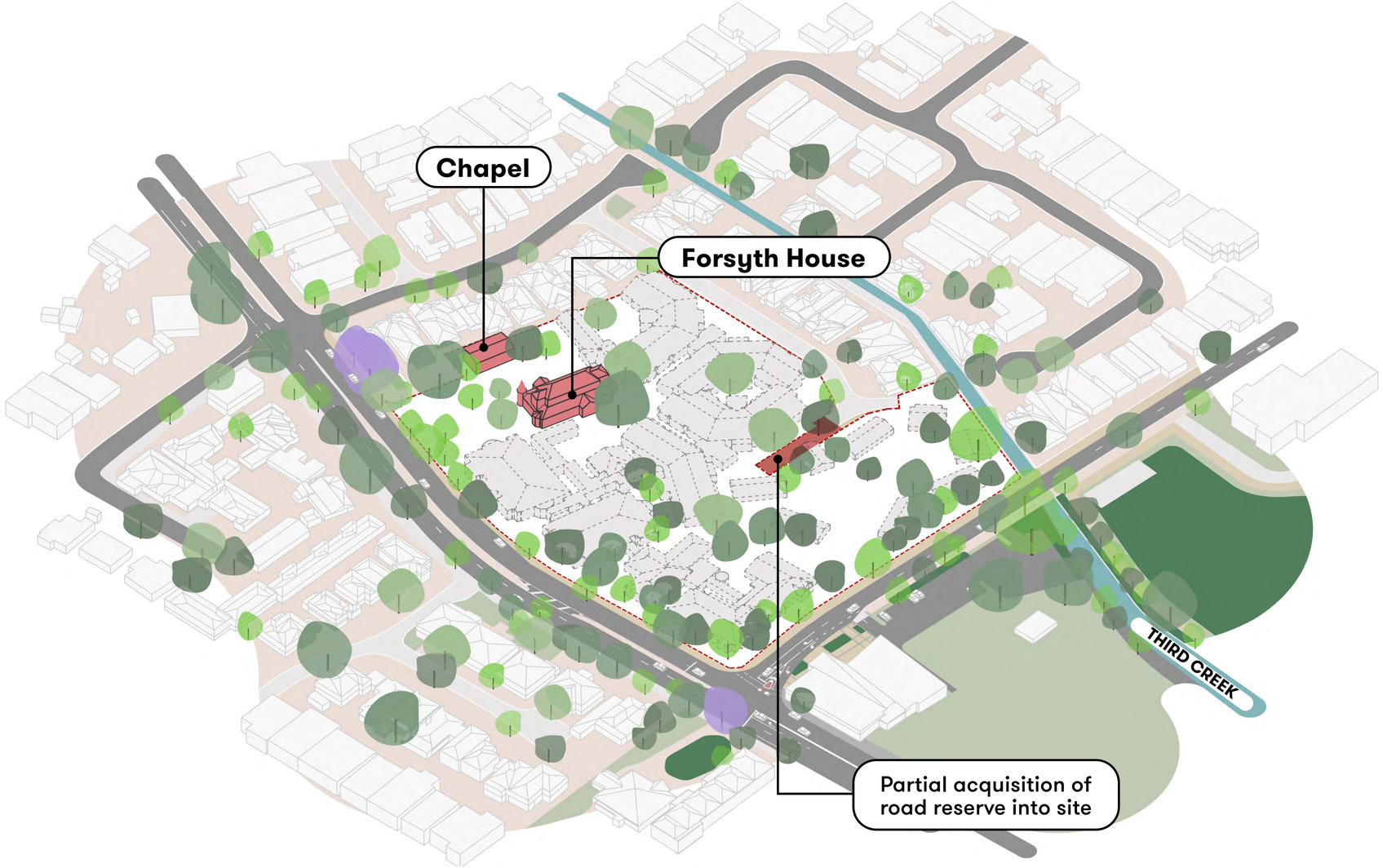
Site Location

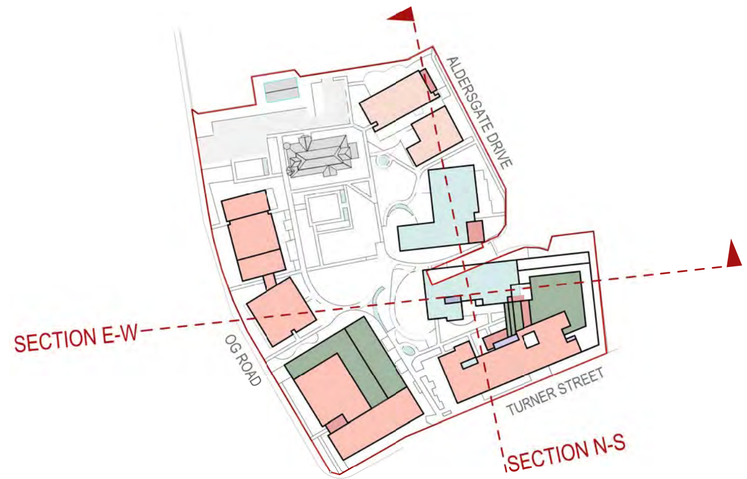


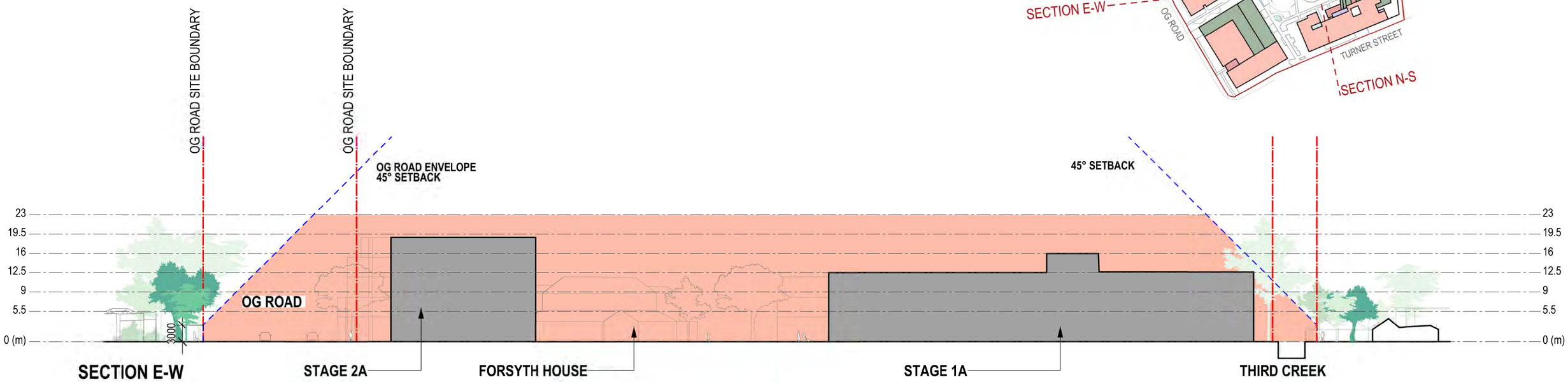
Existing Site Condition



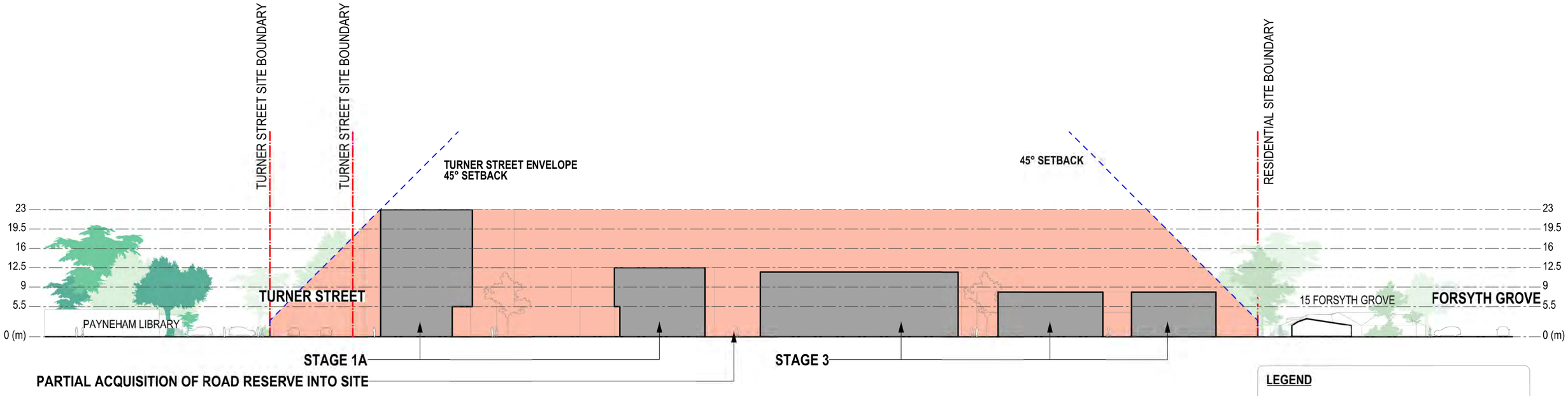
Retention and Demolition



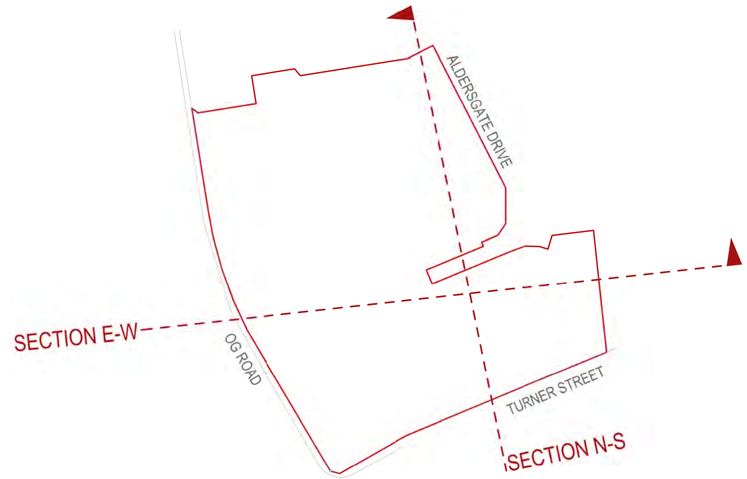


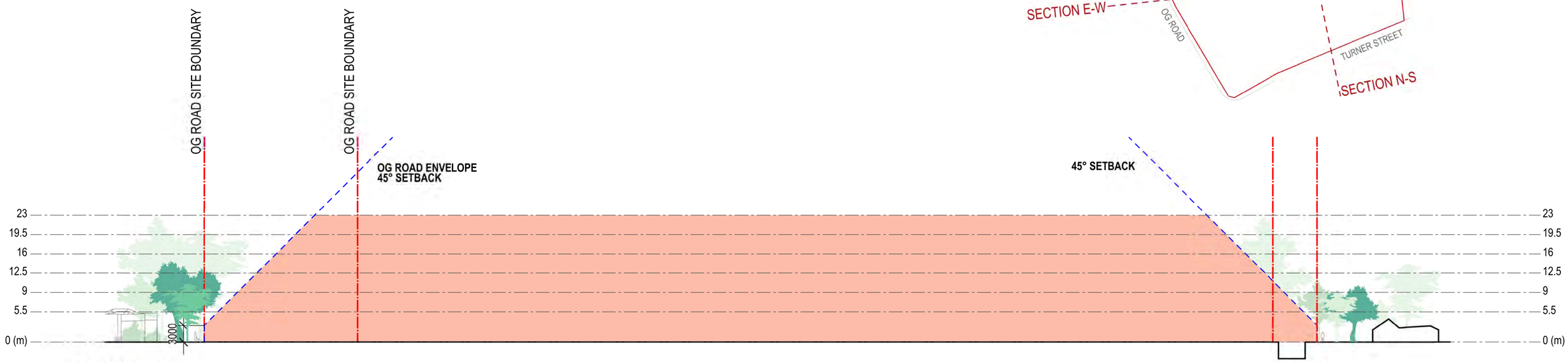


SECTION E-W
SCALE: 1:500

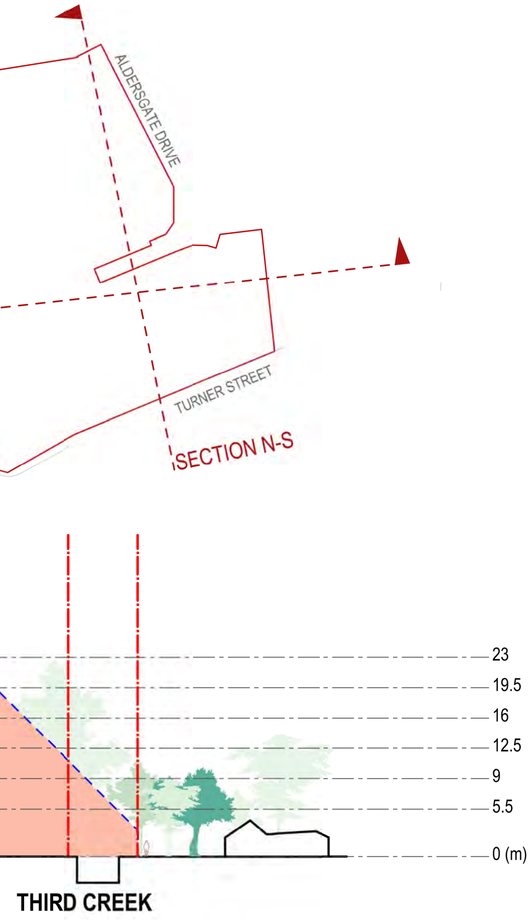


SECTION N-S
SCALE: 1:500





SECTION E-W
SCALE: 1:500



LEGEND
ENVELOPE EXTENT

SECTION N-S
SCALE: 1:500

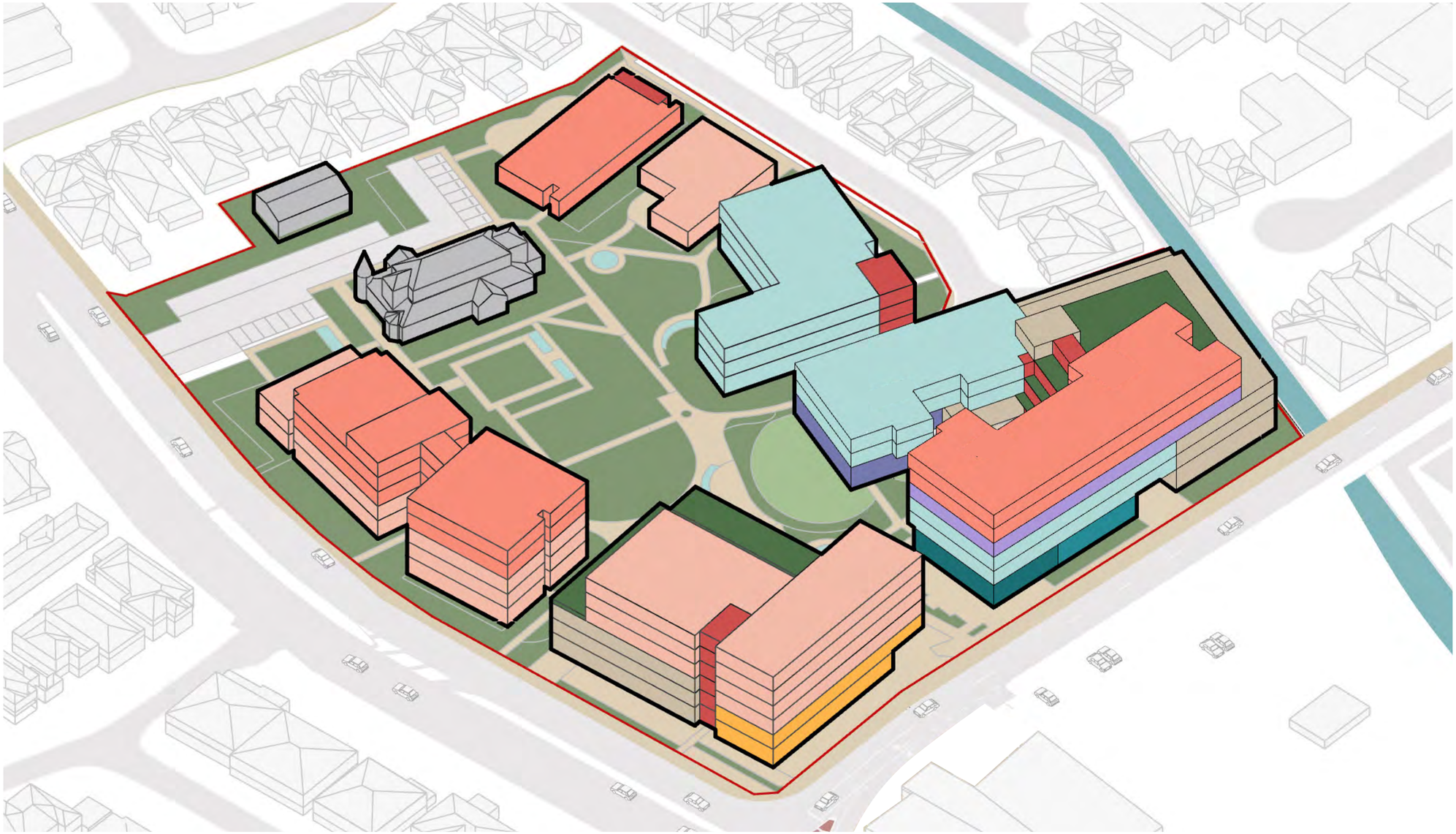
Masterplan Massing



Masterplan Buildings

- Building 1A
- Building 1B
- Building 1C
- Building 2
- Building 3 - OG Road
- Building 3 - Aldersgate Drive

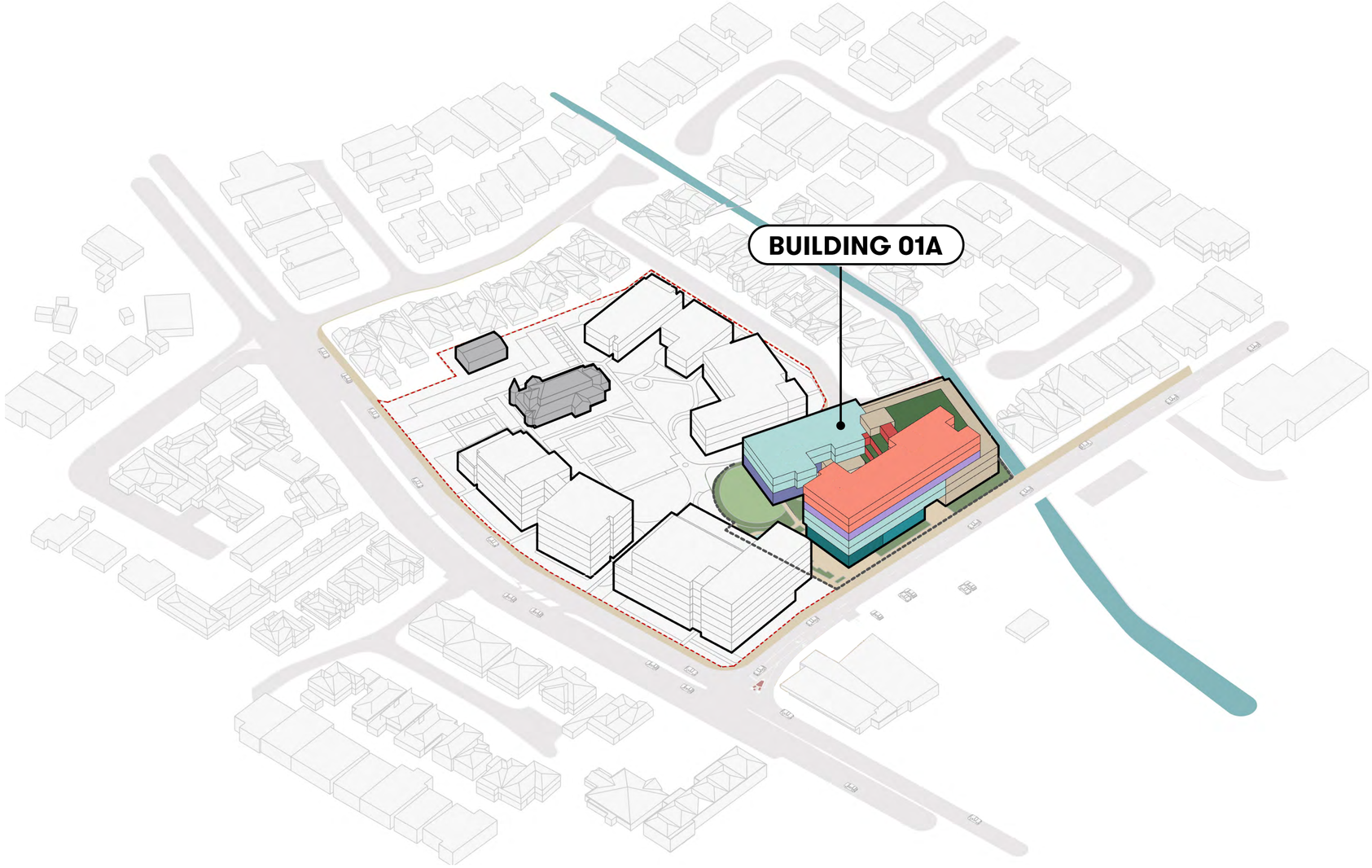
Evolved Masterplan Massing - Building 1A



Functional Space

- Independent Living
- Aged Care / Dementia Care
- Premium Aged Care
- ELC Montessori
- Social Accomodation / Afford. Accomodation / Specialist Disability/ Build to Rent
- UC Administration
- SASY Education
- Community Terrace
- Parking - Multi Deck & On-Grade / Services
- Health
- Lobbies
- Community, Commercial & Creative
- Retained - Chapel / Forsyth House / Creative

Building 01A - Designated Site Extents

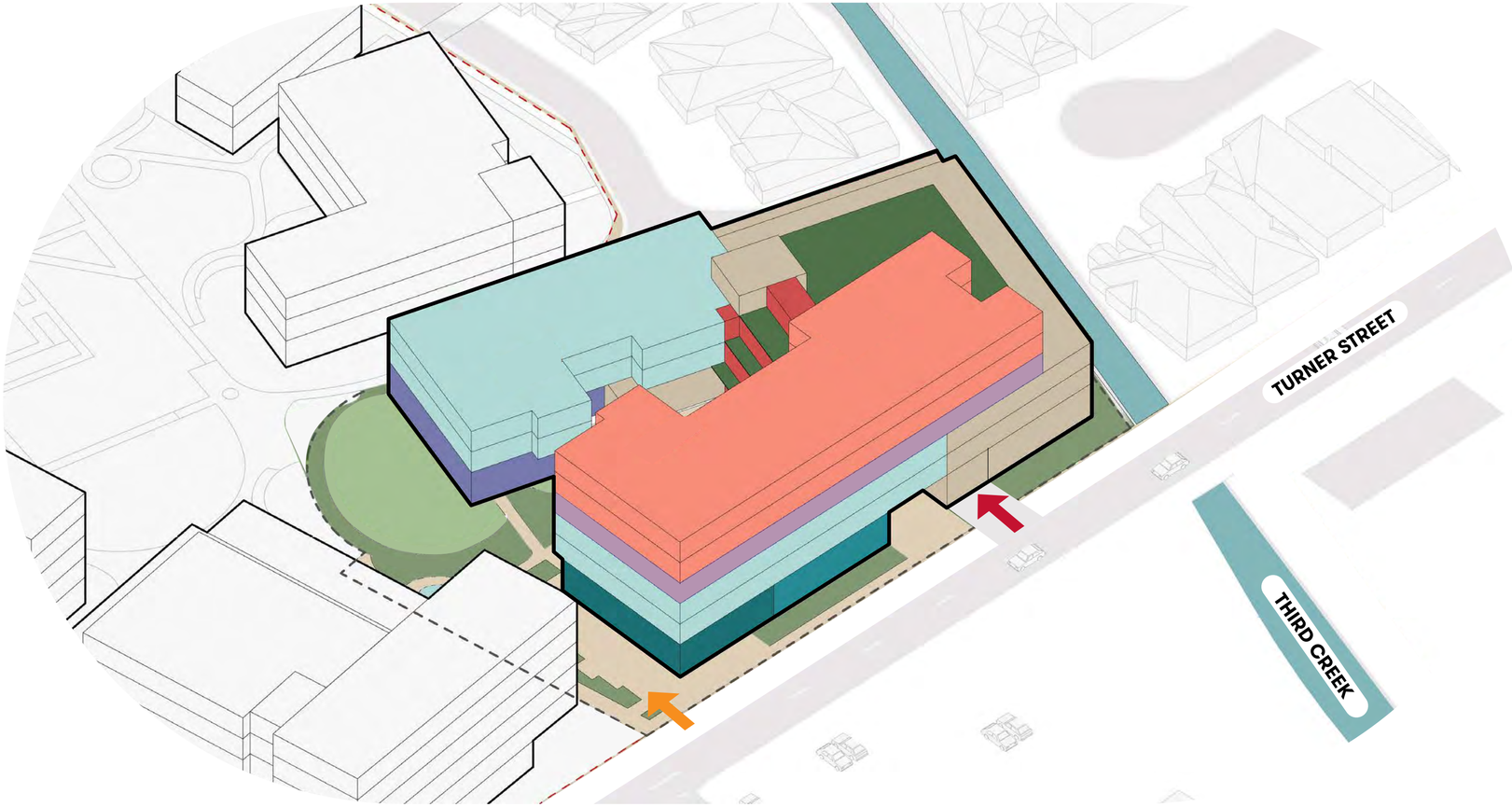


Functional Space

- Independent Living
- Aged Care / Multipurpose
- Premium Aged Care
- ELC Montessori
- UC Administration
- SASY Education
- Community Terrace
- Parking - Multi Deck & On-Grade / Services
- Lobbies
- Retained - Chapel / Forsyth House / Creative

Building 01A





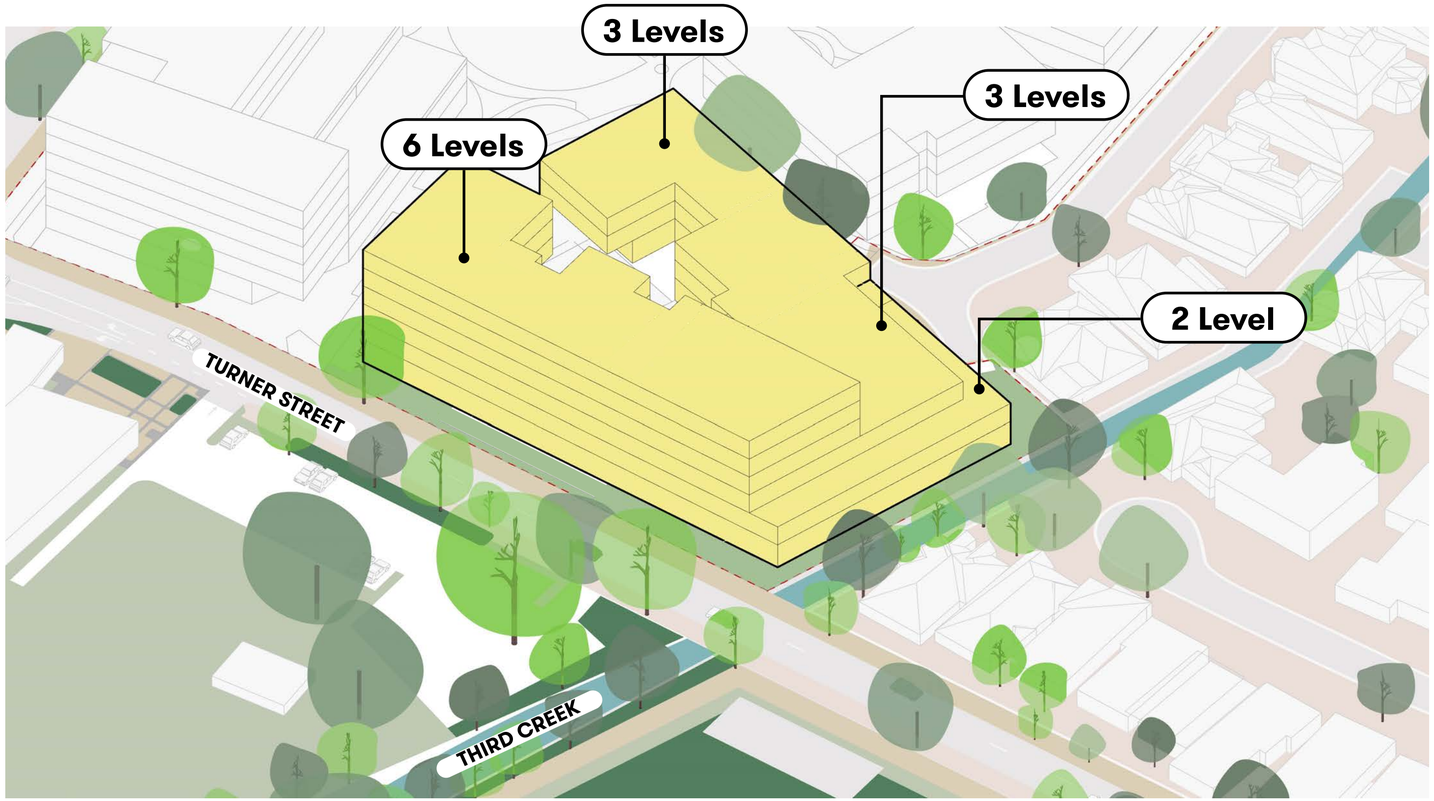
Functional Space

- Independent Living
- Aged Care / Multipurpose
- Premium Aged Care
- ELC Montessori
- UC Administration
- SASY Education
- Community Terrace
- Parking - Multi Deck & On-Grade / Services
- Lobbies
- Retained - Chapel / Forsyth House / Creative
- Carpark Entry
- Pedestrian Entry

Urban Interface

Building 1A Masterplan

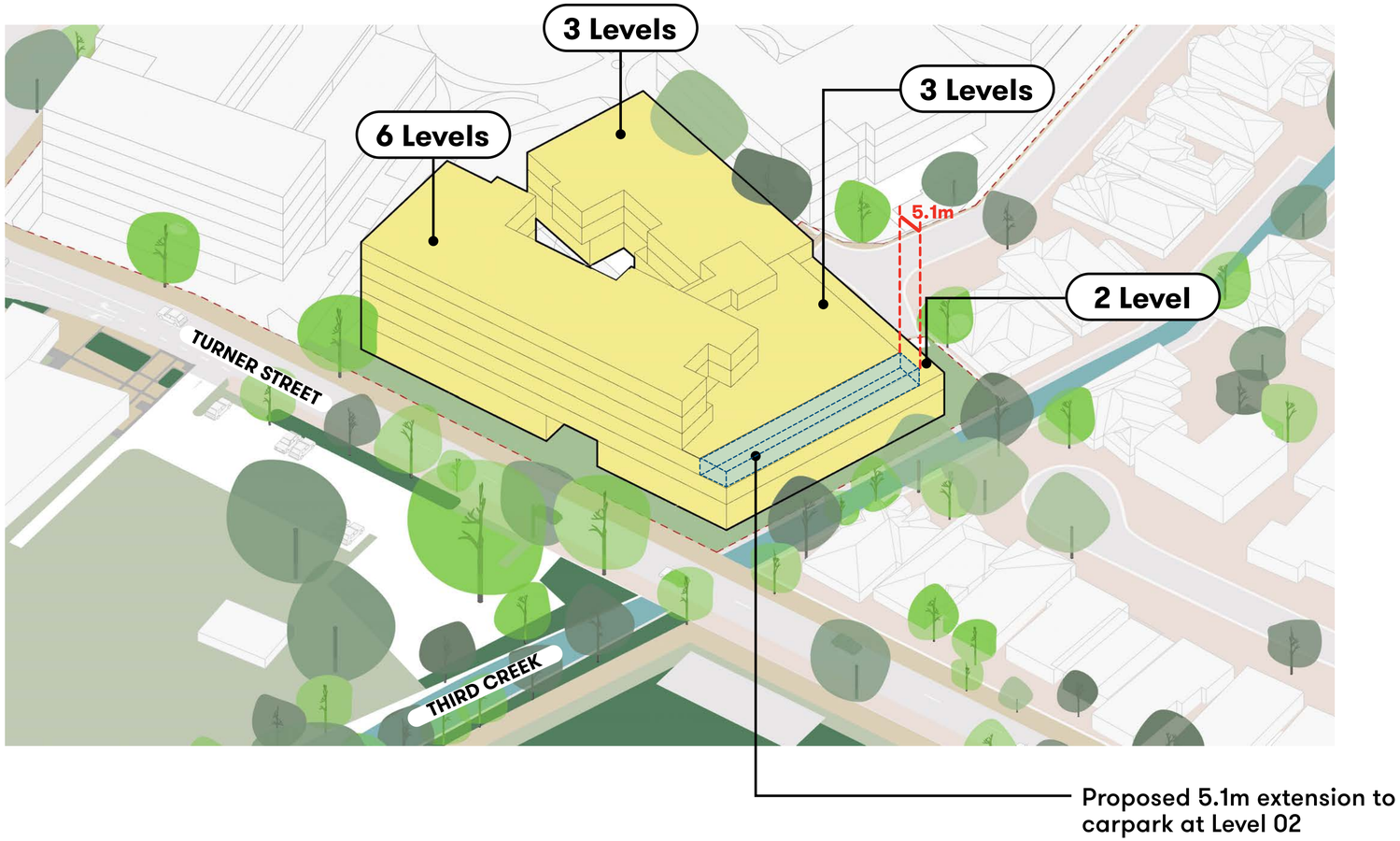




Urban Interface

Updated Building 1A Built Form

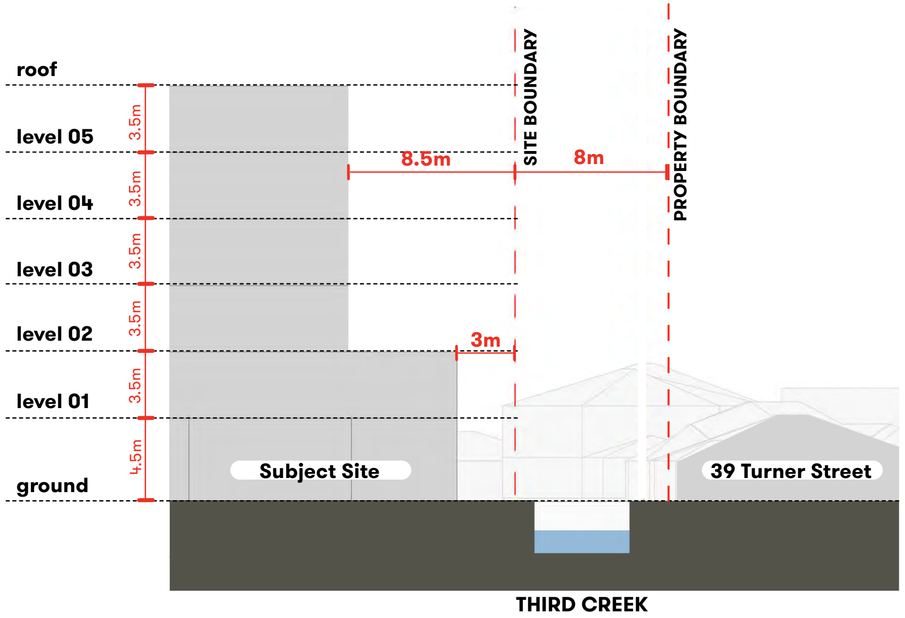




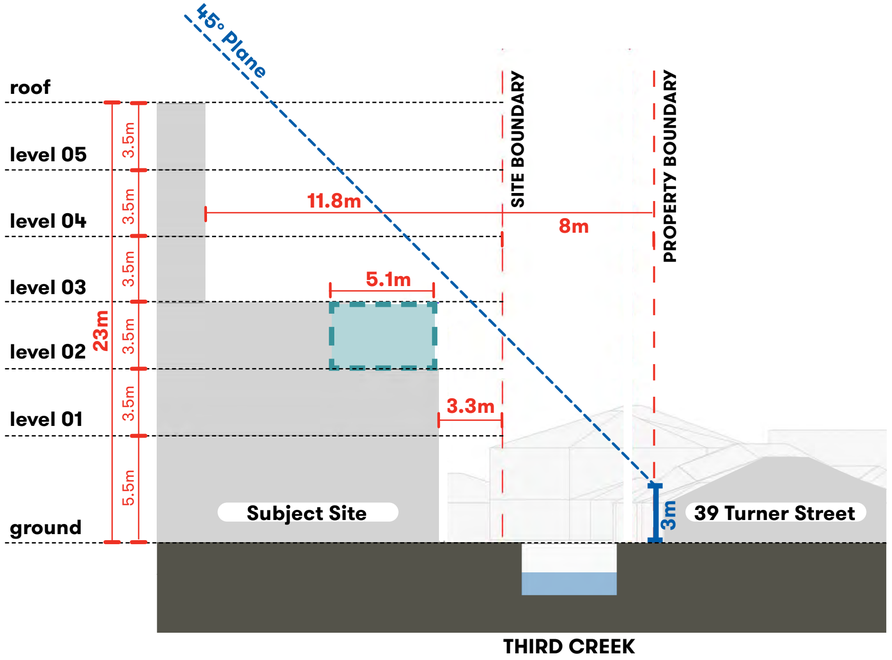
Urban Interface

Height Envelope and Setbacks - Eastern Boundary





MASTERPLAN ENVELOPE

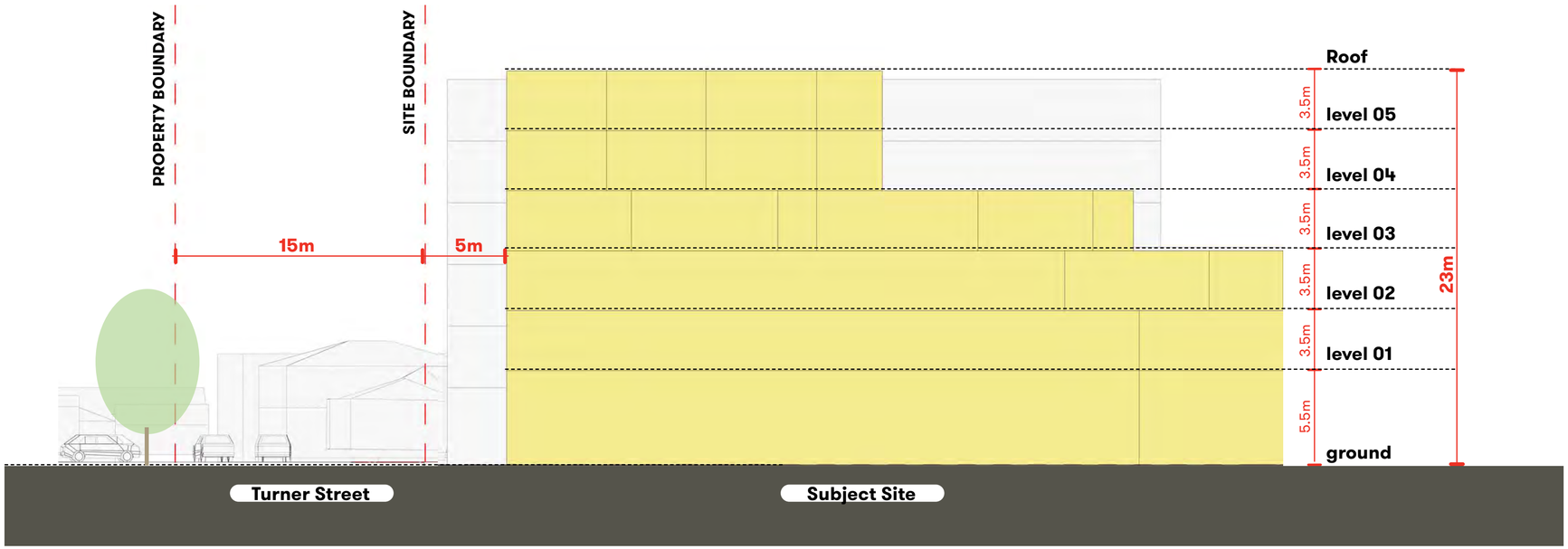


ENVELOPE

Urban Interface

Height Envelope and Setbacks - Southern Boundary





PROPOSED ENVELOPE

Urban Interface

Turner Street west view towards OG road (Masterplan Massing)





Urban Interface

Turner Street west view towards OG road (Proposed Massing)

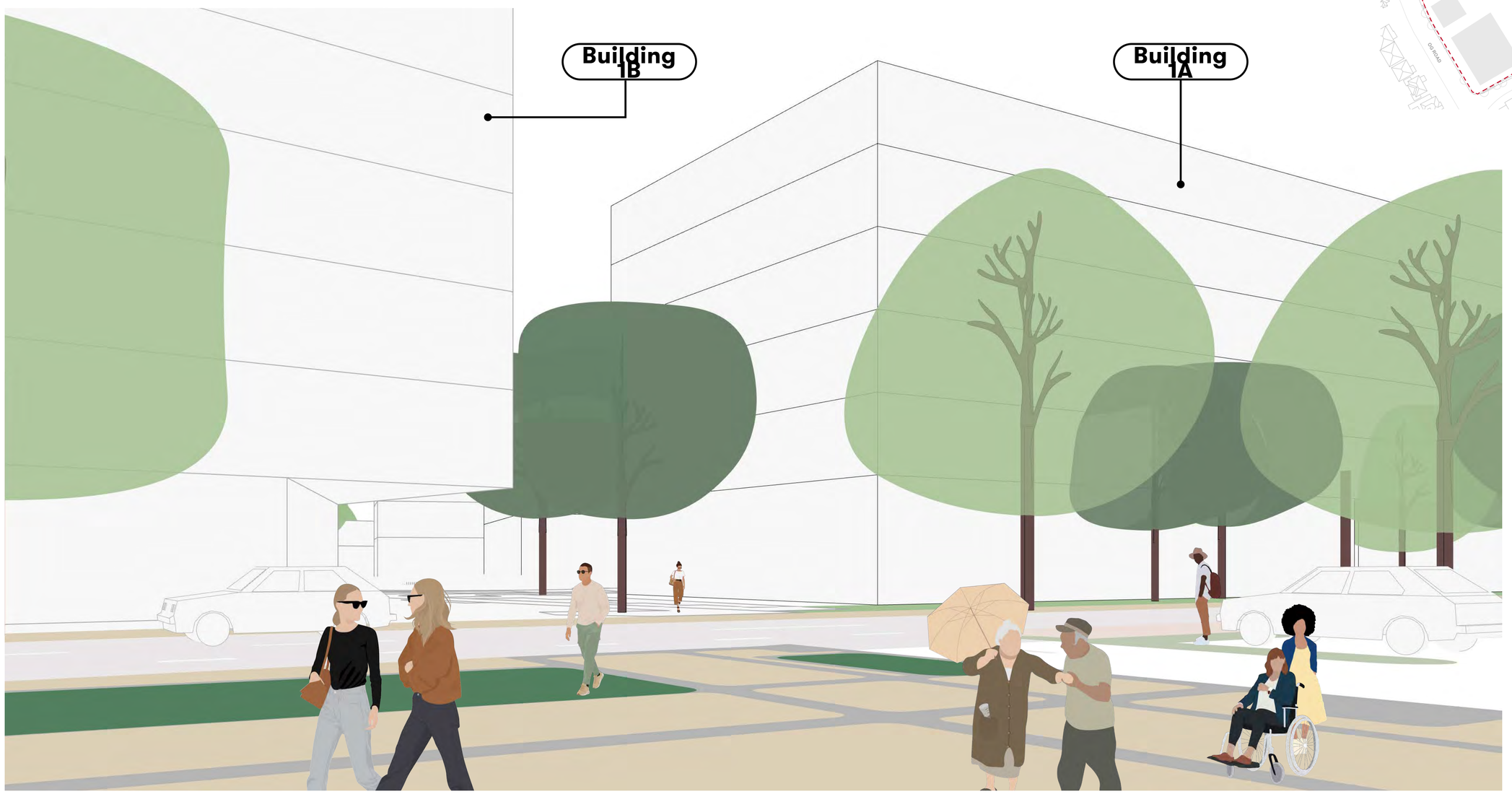




Urban Interface

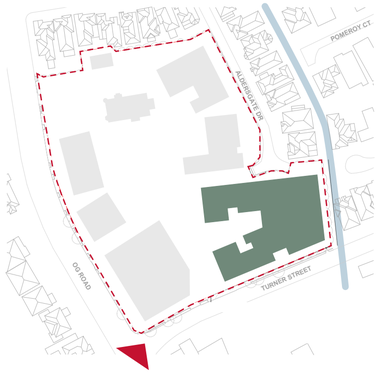
Turner Street View - Looking north to main pedestrian entry

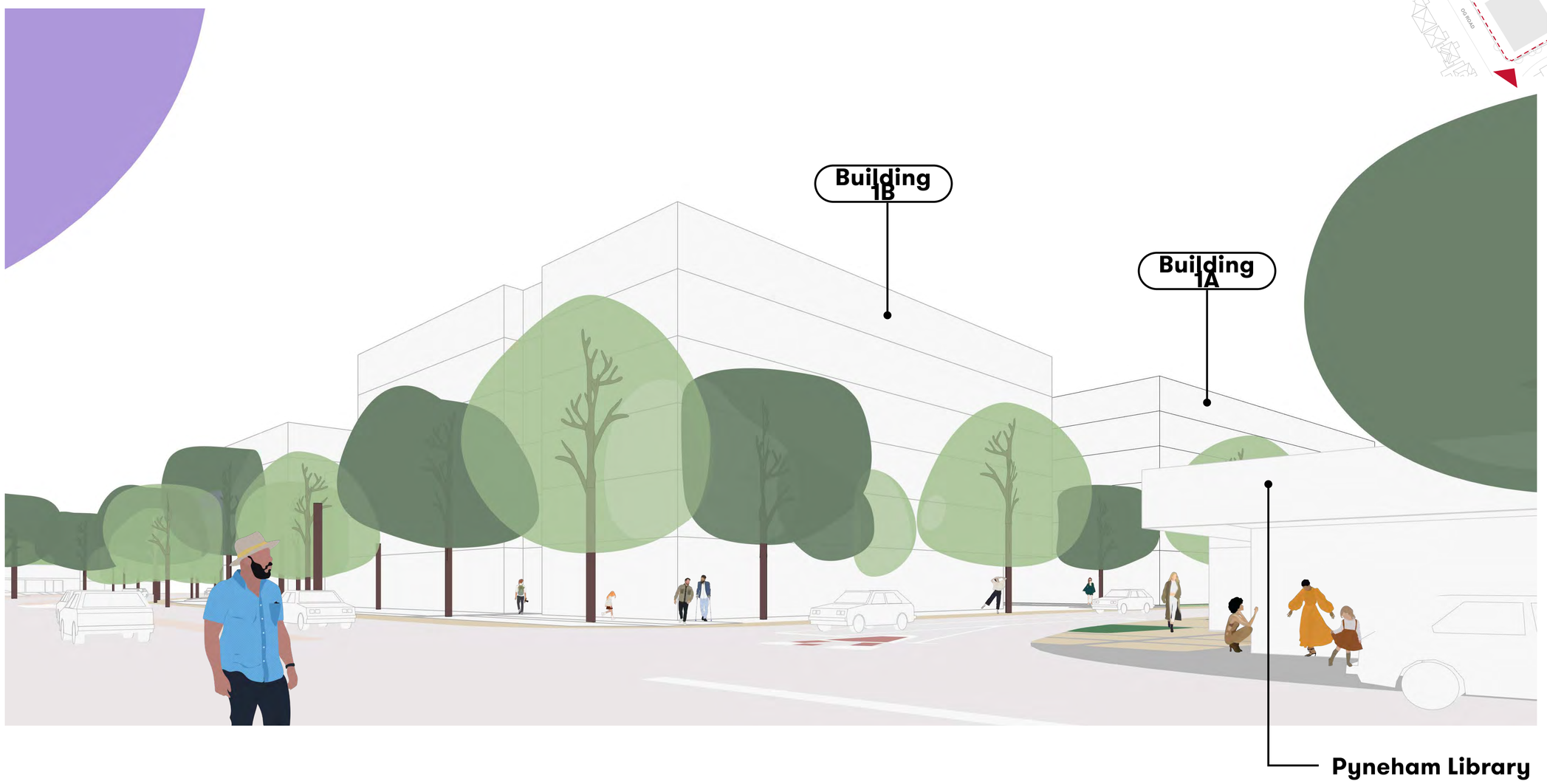


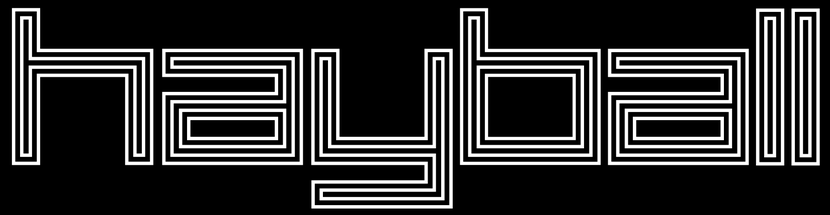


Urban Interface

View looking North East from the OG Road / Turner Street Intersection






hayball

APPENDIX E

Investigation -Services and Infrastructure

A219

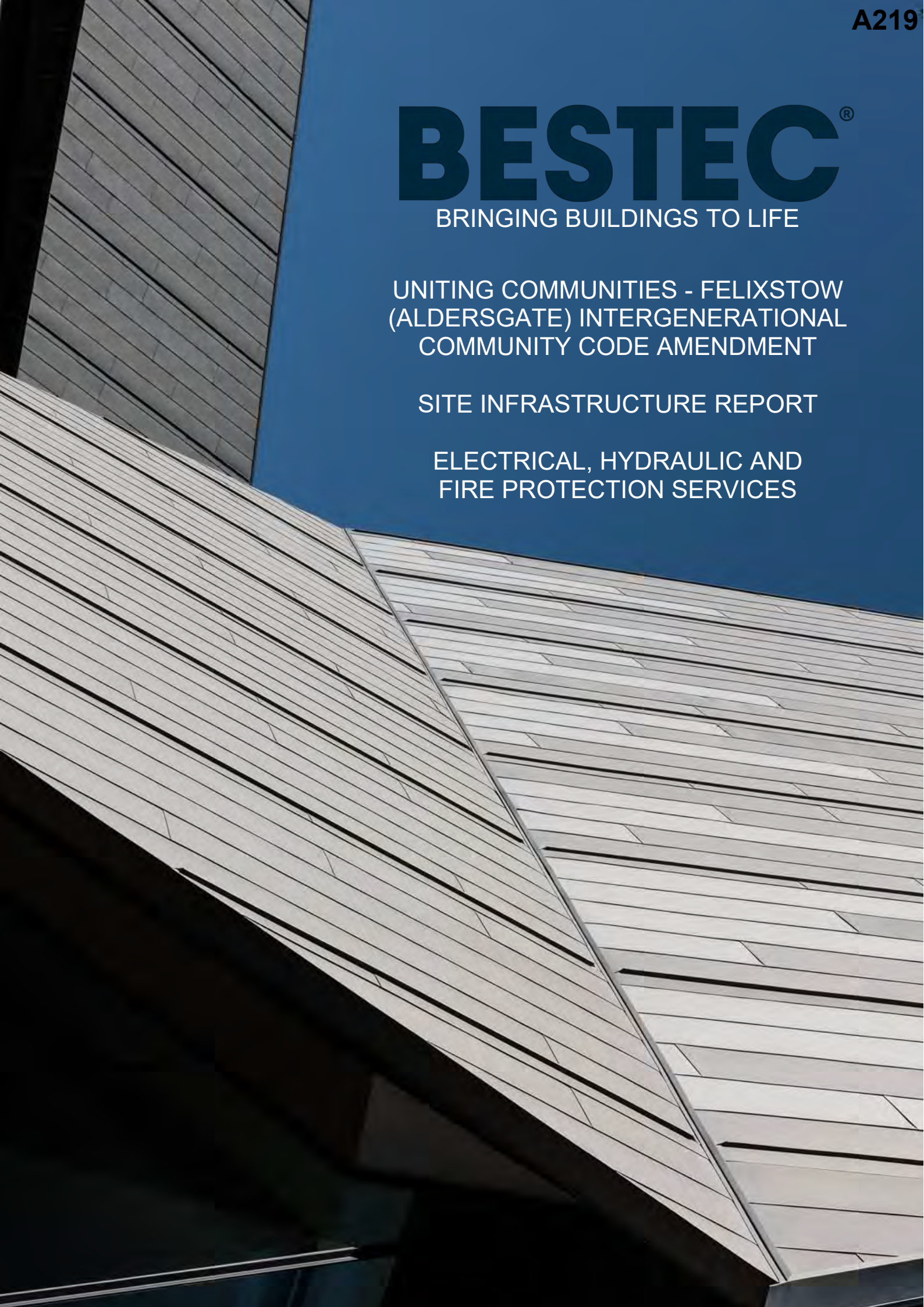
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BRINGING BUILDINGS TO LIFE

UNITING COMMUNITIES - FELIXSTOW (ALDERSGATE) INTERGENERATIONAL COMMUNITY CODE AMENDMENT

SITE INFRASTRUCTURE REPORT

ELECTRICAL, HYDRAULIC AND FIRE PROTECTION SERVICES



BESTEC®

REPORT ISSUE REGISTER

REVISION	DATE	REVISION DESCRIPTION
01	08.05.25	Draft Issue
02	16.05.25	Draft Issue

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Uniting Communities - Felixstow (Aldersgate) Intergenerational Community Code Amendment
Site Infrastructure Report
Electrical, Hydraulic and Fire Protection Services

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Introduction

The following report provides commentary on the location of the existing Electrical, Telecommunications, Sewer, Water and Gas infrastructure located in the vicinity of the Affected Area.

The Affected Area site is located at the corner of OG Road and Turner Street. The Affected Area is proposed to consist of:-

- Supported Accommodation -110 beds.
- Retirement Facility – 60 dwelling units.
- Dwellings (Mix of social housing, affordable housing, built to rent and speciality disability housing) – 80 dwelling units.
- Educational Facility (SASY Education) – 320m2 GLFA.
- Childcare facility – 450 m2 GLFA
- Consulting Room (allied health) – 1,400m2 GLFA
- Offices – 200m2 GLFA
- Community facilities - 1,700m2 GLFA



Affected Area

The report has been prepared on the basis of:

- Single Community title across all stages.
- Exclusive of Civil or stormwater disposal works.

Electrical Services

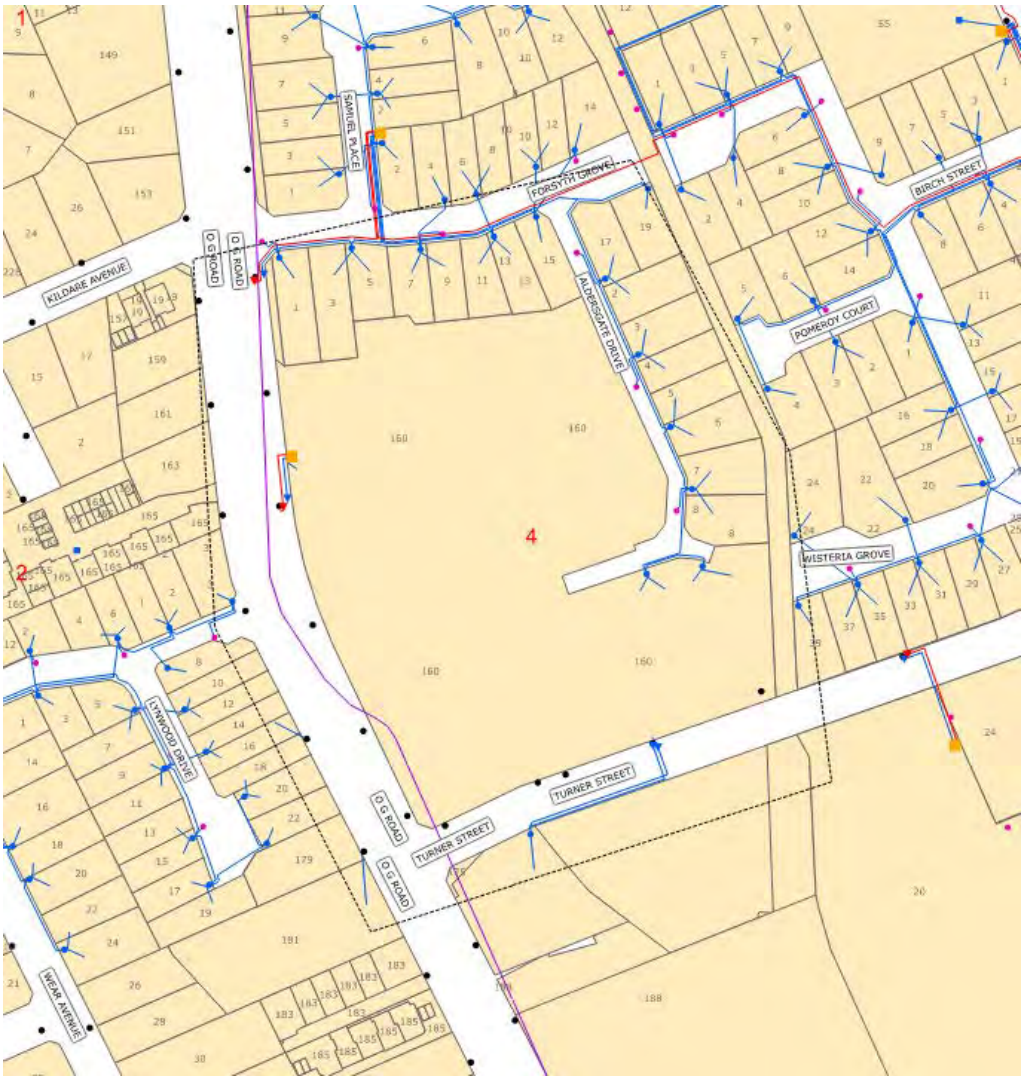
Existing Site Infrastructure

Electrical

The existing United Community Aldersgate Aged Care Residence is served by a SA Power Networks pad mounted transformer located along OG Road with an associated easement.

SA Power Networks infrastructure surrounding the development site consists of the following:-

- Existing overhead high and low voltage cabling via stobie poles along OG Road, with the cabling located along the western side of OG Road.
- Existing overhead high and low voltage cabling via stobie poles along Turner Street, with the cabling located along the northern side of Turner Street.
- Existing underground low voltage cabling serving residential properties and street lighting along Aldersgate Drive, with the cabling located along the northern side of Turner Street.
- Existing underground high and low voltage cabling from stobie pole on OG Road to the SA Power Networks pad mounted transformer serving the site.



SA Power Networks Dial Before You Dig Details

Telecommunications

The existing United Community Aldersgate Aged Care Residence served via NBN Co and dedicated fibre optic lead-in services, reticulated from OG Road.

Telstra lead-in service to the site reticulates from OG Road underground to the site. We advise that the existing service is to be disconnected and terminated at OG Road boundary.



NBN Co Dial Before You Dig Details

Proposed New Infrastructure

Electrical

It is proposed that the Affected Area is served by 2 electrical supplies which will consist of the following:-

- SA Power Networks 2000 kVA pad mounted transformer (TF.1) located adjacent Turner Street to serve the southern section of the site
- Existing SA Power Networks pad mounted transformer (TF.EX) located adjacent OG Road to serve the northern section of the site

Upgrade to the local High Voltage Network will be required to facilitate the anticipated load demand of the Affected Area however this is yet to be confirmed with SA Power Networks.

TF.1 will be positioned along the southern boundary and fed via underground high voltage cabling from an adjacent stobie pole located along Turner Street. TF.1 will service the southern section of the site and is sized based on the anticipated yield of Affected Area.

It is proposed that the existing SA Power Networks pad mounted transformer (TF.EX) is to be retained to serve existing facilities, and augmented as required to suit the demand of new developments within the Affected Area. The easement associated with the existing SA Power Networks transformer will remain.

An application for the new power supply has been made to SA Power Networks on 5 May 2025. We are currently awaiting a firm offer for SA Power Networks to undertake these works. The proposed pad mount transformer location is shown on the BESTEC services spatial drawings (refer to Appendix A).

Telecommunications

A new NBN Co fibre optic lead-in service is proposed to be reticulated from the Turner Street existing NBN Co Pit to a Site Main Communications Room within the Affected Area.

The Site Main Communications Room will be utilised for housing of NBN Co and Uniting Communities head end telecommunications infrastructure.

The proposed main communications room is shown on the BESTEC services spatial drawings (refer to Appendix A).

In order to facilitate the proposed connection, it is understood that no infrastructure upgrades are required.

Hydraulic Services

Existing Site Infrastructure

Sewer Drainage

South Australian Water Corporation sewer infrastructure is present surrounding the site as follows:-

- 150mm diameter, vitrified clay sewer main within OG Road.
- 225mm diameter, uPVC sewer main within OG Road.
- 150mm diameter, vitrified clay sewer main partway down the length of Turner Street.
- 150mm diameter, vitrified clay sewer main within Aldersgate Drive.

There appears to be no existing easements affecting the area.



Sewer infrastructure from SA Water Aquamap

Domestic Cold Water Supply

South Australian Water Corporation water infrastructure is present surrounding the site as follows:-

- 150mm CICL diameter water main within OG Road.
- 600mm diameter transmission water main within OG Road. Connection to transmission main for domestic purposes is not permissible.
- 100mm diameter water main within Turner Street.
- 100mm diameter water main within Aldersgate Drive.

There appears to be no existing easements affecting the area.



Water infrastructure from SA Water Aquamap

Reclaimed Water Supply

A reclaimed water network exists within Turner Street only. The network is managed by Eastern Regional Alliance (ERA) which is a joint venture between various surrounding councils.

The cost of the reclaimed water is 85% of the cost of potable water from the SA Water network.

Natural Gas Supply

Medium pressure natural gas is present in all streets surrounding the site.

Proposed New Infrastructure

Sewer Drainage

Fixture unit calculations utilising design charts within AS 3500 results in a predicted total sewer drainage outflow from the development of approximately 1,500 fixture units.

Discharge of 1,500 fixture units requires the installation requires at least 2x 150mm sewer connections or 1x 225mm sewer connection.

SA Water generally require a 150mm sewer connection to discharge into a 225mm sewer main or larger, however, often SA Water will grant dispensation to this if the infrastructure can handle the new demand and extension of 225mm sewer main is not practical or reasonable.

A 150mm sewer connection on Turner St and Aldersgate Drive has been proposed to SA Water to spread the discharge load across two separate sewer mains. We are currently awaiting SA Water's quotation for these works.

An application to SA Water for the above works has been issued to SA Water on 8 May 2025.

New connections to OG Road will need to be undertaken to service the latter parts of the masterplan development.

The proposed sewer drainage locations are shown on the BESTEC services spatial drawings (refer to Appendix A).

Domestic Cold Water Supply

SA Water infrastructure within Turner St is 100mm diameter but it is expected that an upgrade to 150mm will be required for the fire protection service. Either service is expected to have sufficient capacity to cater for the new development facilitated by the Code Amendment.

It is intended to provide several 50mm diameter water meters to the Affected Area rather than 1 large domestic water meter assembly. This approach will allow water meters to be placed nearer to the buildings they serve and allow the services to function independently from one another.

Natural Gas Supply

It is not proposed to provide natural gas to the site.

Energy sources such as heat pump technology for hot water generation and electric cooking will be investigated in future development applications following rezoning.

Fire Protection Services

Existing Site Infrastructure

There is currently no Fire Safety infrastructure on this site.

Proposed New Infrastructure

It is proposed to upgrade the SA Water main in Turner Street to 150mm and to provide a dedicated fire connection off this upgraded main. A fire connection will not be allowed to the 100mm main that is currently present. An application to SA Water will be made on receipt of network and flow tests.

A 40kL break tank and relay pump will be required to be utilised to fill a 350kL effective capacity fire water tank. 2 off diesel fire pumps will then circulate the water around a combined hydrant/sprinkler system servicing the buildings within the Affected Area.

A SAMFS combined hydrant/sprinkler booster incorporating a SA Water approved double check backflow prevention valve will be located adjacent the Turner Street frontage.

The proposed break tank, relay pump, fire water tank, and diesel fire pump locations are shown on the BESTEC services spatial drawings (refer to Appendix A).

Conclusion

To Service the anticipated future yield of the development that will be facilitated by the code amendment the following local infrastructure is required to be upgraded.

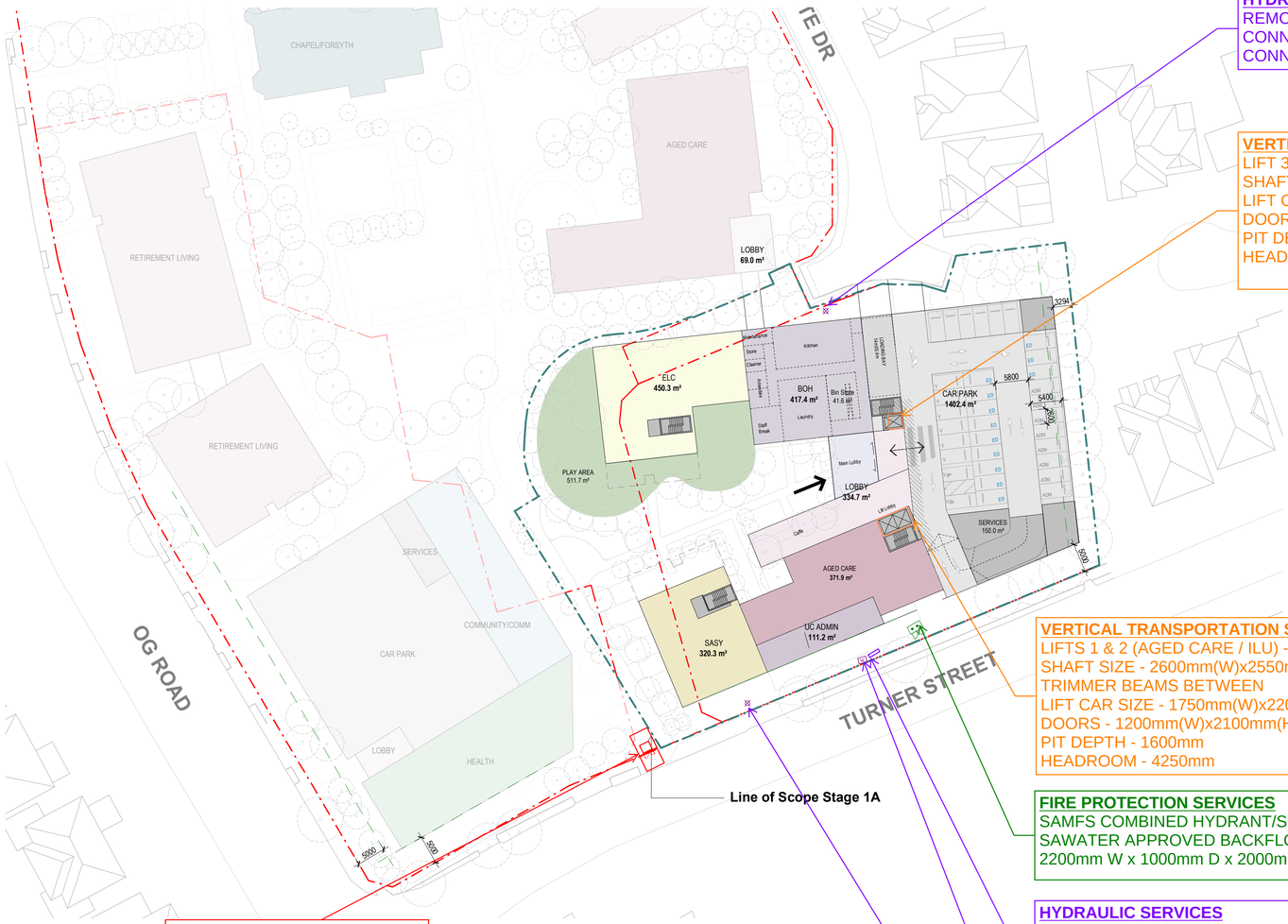
- Upgrade the existing 100mm SA Water main along Turner Street to 150mm and provide a dedicated fire connection.
- 2-off 150mm Sewer connection points to the SA Water sewer main along Turner Street and Aldersgate Drive.
- SA Power Networks High Voltage cable extension.

To Service the anticipated future yield of the development that will be facilitated by the code amendment the following site infrastructure is required to be upgraded or installed.

- SA Power Networks Pad-mounted transformers and augmentation.
- NBN lead in pit and pipe network.
- Several 50mm Diameter SA Water meters and connection points to the existing / upgraded SA Water main.
- Fire Protection Services 350kL fire water tanks, diesel pump systems and break tanks.

Appendix A – BESTEC services spatial drawings

LEGEND
MECHANICAL SERVICES = BLUE
ELECTRICAL SERVICES = RED
HYDRAULIC SERVICES = PURPLE
FIRE PROTECTION SERVICES = GREEN
VERTICAL TRANSPORTATION SERVICES = ORANGE



HYDRAULIC SERVICES
REMOVE EXISTING SA WATER DOMESTIC SEWER AND WATER CONNECTIONS. PURSUE FEASIBILITY OF NEW 150MM SEWER CONNECTION WITHOUT SA WATER SEWER MAIN EXTENSION.

VERTICAL TRANSPORTATION SERVICES
LIFT 3 (CARPARK) - 1850kg/24 PASSENGERS
SHAFT SIZE - 2600mm(W)x2550mm(D)
LIFT CAR SIZE - 1750mm(W)x2200mm(D)x2400mm(H)
DOORS - 1200mm(W)x2100mm(H)
PIT DEPTH - 1600mm
HEADROOM - 4250mm

VERTICAL TRANSPORTATION SERVICES
LIFTS 1 & 2 (AGED CARE / ILU) - 1850kg/24 PASSENGERS
SHAFT SIZE - 2600mm(W)x2550mm(D) PER LIFT WITH 100mm TRIMMER BEAMS BETWEEN
LIFT CAR SIZE - 1750mm(W)x2200mm(D)x2400mm(H)
DOORS - 1200mm(W)x2100mm(H)
PIT DEPTH - 1600mm
HEADROOM - 4250mm

FIRE PROTECTION SERVICES
SAMFS COMBINED HYDRANT/SPRINKLER BOOSET INCORPORATING SAWATER APPROVED BACKFLOW PREVENTION VALVE.
2200mm W x 1000mm D x 2000mm H

HYDRAULIC SERVICES
65MM RPZD BACKFLOW PREVENTION DEVICE IN ANTI-VANDAL CAGE.
600mm L x 300mm W x 500mm H

HYDRAULIC SERVICES
NEW 65MM SA WATER METER FROM TURNER STREET IN CAST IRON BOX.
600mm L x 300mm W x IN-GROUND

HYDRAULIC SERVICES
REUSE EXISTING 150mm SA WATER SEWER CONNECTION IN TURNER STREET

ELECTRICAL SERVICES
SA POWER NETWORKS EASEMENT
3500mm W x 4000mm D x 4000mm H

SA POWER NETWORKS OPERATING AREA
2500mm W x 3000mm D x 4000mm H

Issue	Amendments	Date	Init.
01	FOR INFORMATION	17.04.25	HSA

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Architect
hayball

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Project: FELIXSTOW MASTERPLAN REDEVELOPMENT	Drawn: HSA	Checked:	Date: APR 2025
Title: BUILDING SERVICES	Designed: HSA	Checked:	Scale: 1:500 @A1
SITE PLAN	Drawing Number: SP-01 57661A	Sheet Of:	Issue: 01

A235

LEGEND
MECHANICAL SERVICES = BLUE
ELECTRICAL SERVICES = RED
HYDRAULIC SERVICES = PURPLE
FIRE PROTECTION SERVICES = GREEN
VERTICAL TRANSPORTATION SERVICES = ORANGE

MECHANICAL SERVICES:
NOTE: ALL MECHANICAL RISERS ON GROUND FLOOR TO STOP WITHIN CEILING SPACE

MECHANICAL SERVICES:
2000mm X 400mm FIRE RATED REFRIGERATION RISER REQUIRED (TYPICAL)

ELC DISTRIBUTION BOARD. 800mm W x 300mm D x 2100mm H

ELC COMMUNICATIONS CABINET 600mm W x 600mm D x 1000mm H

MECHANICAL SERVICES:
MINIMUM 850mm CLEAR CEILING SPACE REQUIRED FOR AIR CONDITIONING AND VENTILATION SYSTEMS (TYPICAL)

HYDRAULIC SERVICES
CAFE SCOPE TO BE DETERMINED. MAY BE REQUIRED TO GO TO GREASE ARRESTOR.

FIRE PROTECTION SERVICES
INTERNAL HYRANT
NOTE: ENSURE THAT 1m EGRESS WIDHT IS MAINTAINED (TYPICAL)
600mm W x 300mm D x FULLHEIGHT

SASY COMMUNICATIONS CABINET 600mm W x 600mm D x 1000mm H

SASY DISTRIBUTION BOARD. 800mm W x 300mm D x 2100mm H

CLEAR ACCESS FROM HALLWAY TO STAIR PRESSURISATION RELIEF LOUVRE REQUIRED . (TYPICAL)

HYDRAULIC SERVICES
5000L GREASE ARRESTOR FOR KITCHEN GREASE WASTE. LOCATION DEPENDANT ON SEWER CONNECTIONN LOCATIONS. REMOTE PUMP OUT TO BE UTILISED IF CANNOT BE MADE ACCESSIBLE.

2500mm (L) X 1500mm (W) X IN-GROUND

MECHANICAL SERVICES:
OPENING REQUIRED IN FACADE FOR NATURAL VENTILATION OF CARPARK

500mm X 500mm FIRE RATED RISER TO ROOF REQUIRED FOR CAFE EXHAUST AND MAKE UP AIR.

AGED CARE DISTRIBUTION BOARD. 1400mm W x 350mm D x 2100mm H

800mm X 800mm FIRE RATED RISER TO ROOF REQUIRED FOR KITCHEN EXHAUST.

650mm X 650mm FIRE RATED RISER TO ROOF REQUIRED FOR WASTE ROOM EXHAUST.

500mm X 500mm FIRE RATED RISER TO ROOF REQUIRED FOR WASTE ROOM EXHAUST.

500mm X 500mm FIRE RATED RISER TO ROOF REQUIRED FOR CHEMICAL STORE EXHAUST.

450mm X 450mm FIRE RATED RISER TO ROOF REQUIRED FOR DISHWASHER EXHAUST.

MECHANICAL SERVICES:
AIR COOLED SPLIT TYPE AIR CONDITIONING UNIT TO SERVE COMMS ROOMS.

4-OFF UNIT DIMENSIONS:- 950mm W x 350mm D x 900mm H 40Kg

REQUIRES SAFE ACCESS

MECHANICAL SERVICES:
6000mm X 800mm FIRE RATED RISER REQUIRED FOR STAIR PRESSURISATION SYSTEM. (TYPICAL)

AGED CARE DISTRIBUTION BOARD. 1400mm W x 350mm D x 2100mm H

FIRE PROTECTION SERVICES
FIRE HOSE REEL (TYPICAL)
800mm W x 300mm D x 1700mm H

HYDRAULIC SERVICES
1000L COOLING CHANNEL TO LAUNDRY DISCHARGE. OPTION TO BE LOCATED EXTERNALLY.

2000mm (L) X 1200mm (W) X IN-GROUND

HYDRAULIC SERVICES
DOMESTIC BREAK TANKS WITH TOTAL STORAGE CAPCITY OF 10,000L AND BOOSTER PUMP SET

5000mm (L) X 5000mm (W) X 2400mm (H) INCLUDING CLEARANCES

FIRE PROTECTION SERVICES
RELAY PUMP TO TRANSFER WATER TO FIRE TANK ON ROOF AND FIRE WATER BREAK TANK EFFECTIVE CAPACITY 40kL
5000mm W x 8000mm D x 3000mm H

MAIN SWITCHBOARD ROOM 6000mm W x 4000mm D X FULL HEIGHT

MECHANICAL SERVICES:
AIR COOLED SPLIT TYPE AIR CONDITIONING UNIT TO SERVE COMMS ROOMS.

3-OFF UNIT DIMENSIONS:- 950mm W x 350mm D x 900mm H 40Kg

REQUIRES SAFE ACCESS

MECHANICAL SERVICES:
OPENING REQUIRED IN FACADE FOR NATURAL VENTILATION OF CARPARK

FIRE PROTECTION SERVICES
FIRE INDICATOR PANEL
800mm W x 300mm D x 1700mm H

COMMUNICATIONS ROOM 4000mm W x 3000mm D X FULL HEIGHT

FIRE PROTECTION SERVICES
INTERNAL HYRANT AND SPRINKLER CONTROL VALVE
NOTE: ENSURE THAT 1m EGRESS WIDHT IS MAINTAINED (TYPICAL)
900mm W x 300mm D x FULLHEIGHT

AGED CARE COMMUNICATIONS CABINET 600mm W x 600mm D x 2000mm H

FIRE PROTECTION SERVICES
SAMFS COMBINED HYDRANT/SPRINKLER BOOSET INCORPORATING SAWATER APPROVED BACKFLOW PREVENTION VALVE.
2200mm W x 1000mm D x 2000mm H

FIRE PROTECTION SERVICES
FIRE WATER CONNECTION
OPTION 1: UPGRADE TURNER STREET SAWATER MAIN TO 150mm BACK TO OG ROAD.
OPTION 2: SHARED TITLE WITH ADJACENT TITLE ALLOWING CONNECTION TO OG ROAD STEET MAIN THROUGHT NEIGHBOURING PROPERTY

LOBBY 69.0 m²
ELC 450.3 m²
PLAY AREA 511.7 m²
Maintenance
Store
Cleaner
Amenities
Staff Break
Kitchen
BOH 417.4 m²
Laundry
Bin Store 41.6 m²
LOADING BAY 14m X 5.4m
CAR PARK 1402.4 m²
3294
5800
5400
2600
5000
SERVICES 150.0 m²
Main Lobby
LOBBY 334.7 m²
Lift Lobby
Caffe
AGED CARE 371.9 m²
UC ADMIN 111.2 m²
SASY 320.3 m²
HEALTH
TURNER STREET

Issue	Amendments		
01	FOR INFORMATION	17.04.25	HSA
02	FOR INFORMATION	6.08.25	HSA

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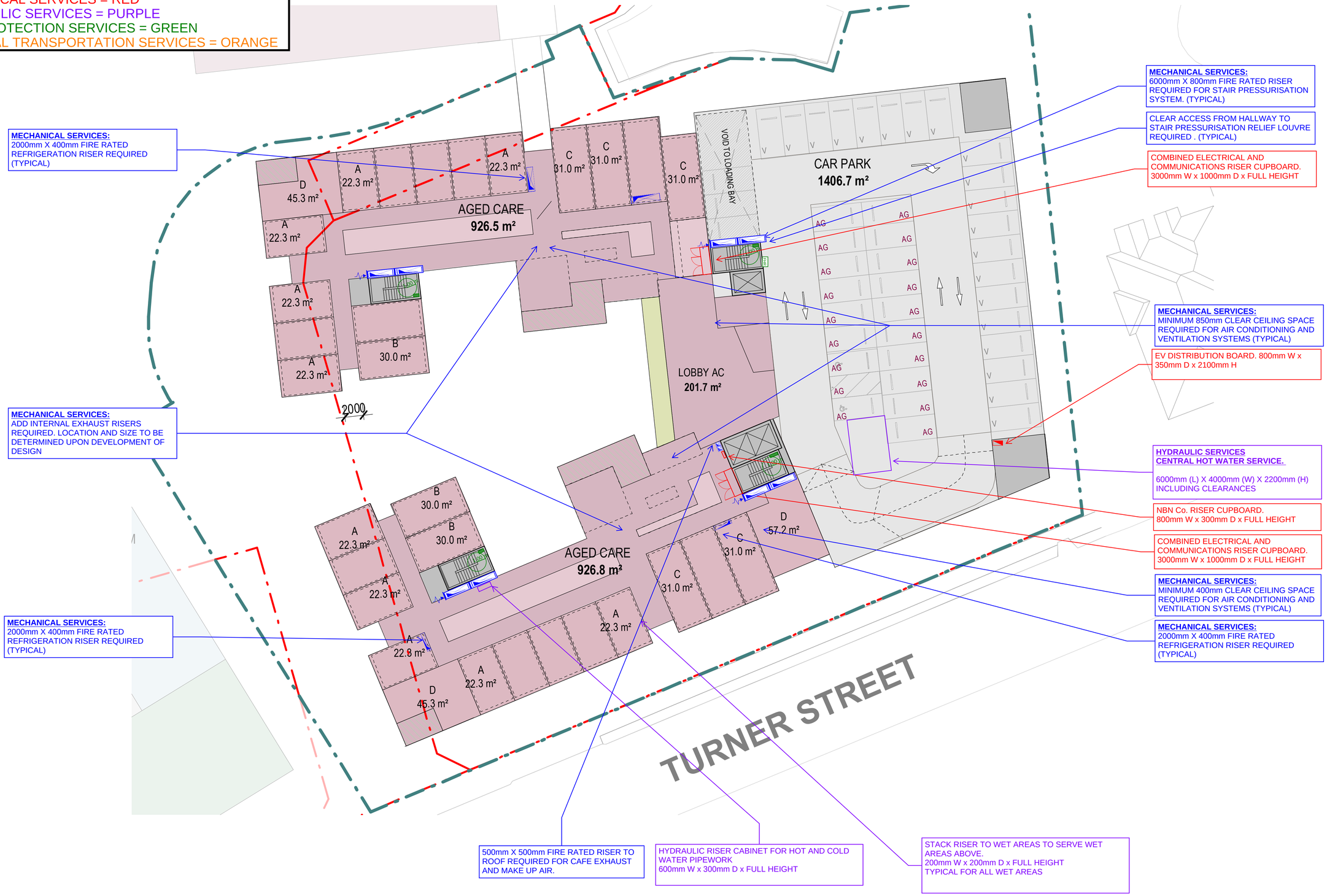
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Project	FELIXSTOW MASTERPLAN REDEVELOPMENT	Drawn / Checked	HSA / AUG 2025
Title	BUILDING SERVICES	Designed / Checked	HSA / 1:200 @A1
	GROUND FLOOR	Drawing Number / Sheet of / Issue	SP-02 57661A / 02

LEGEND
MECHANICAL SERVICES = BLUE
ELECTRICAL SERVICES = RED
HYDRAULIC SERVICES = PURPLE
FIRE PROTECTION SERVICES = GREEN
VERTICAL TRANSPORTATION SERVICES = ORANGE



Issue	Amendments	Date	Init.
01	FOR INFORMATION	17.04.25	HSA

North

Architect
hayball

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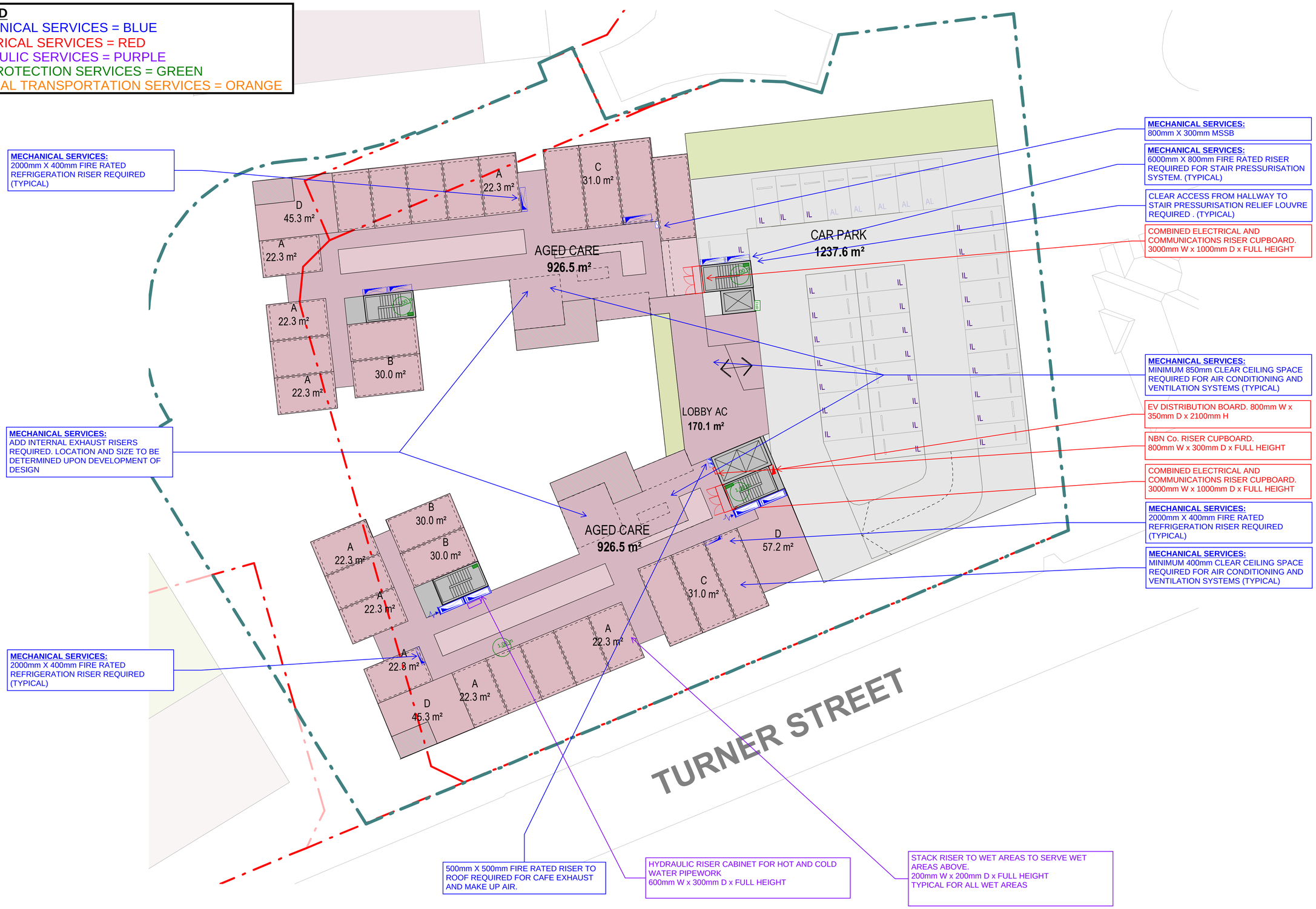
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Project: FELIXSTOW MASTERPLAN REDEVELOPMENT	Drawn: HSA	Checked:	Date: APR 2025
Title: BUILDING SERVICES	Designed: HSA	Checked:	Scale: 1:200 @A1
FIRST FLOOR	Drawing Number: SP-03 57661A	Sheet Of:	Issue: 01

LEGEND
MECHANICAL SERVICES = BLUE
ELECTRICAL SERVICES = RED
HYDRAULIC SERVICES = PURPLE
FIRE PROTECTION SERVICES = GREEN
VERTICAL TRANSPORTATION SERVICES = ORANGE



MECHANICAL SERVICES:
2000mm X 400mm FIRE RATED REFRIGERATION RISER REQUIRED (TYPICAL)

MECHANICAL SERVICES:
ADD INTERNAL EXHAUST RISERS REQUIRED. LOCATION AND SIZE TO BE DETERMINED UPON DEVELOPMENT OF DESIGN

MECHANICAL SERVICES:
2000mm X 400mm FIRE RATED REFRIGERATION RISER REQUIRED (TYPICAL)

500mm X 500mm FIRE RATED RISER TO ROOF REQUIRED FOR CAFE EXHAUST AND MAKE UP AIR.

HYDRAULIC RISER CABINET FOR HOT AND COLD WATER PIPEWORK
600mm W x 300mm D x FULL HEIGHT

STACK RISER TO WET AREAS TO SERVE WET AREAS ABOVE.
200mm W x 200mm D x FULL HEIGHT
TYPICAL FOR ALL WET AREAS

MECHANICAL SERVICES:
800mm X 300mm MSSB

MECHANICAL SERVICES:
6000mm X 800mm FIRE RATED RISER REQUIRED FOR STAIR PRESSURISATION SYSTEM. (TYPICAL)

CLEAR ACCESS FROM HALLWAY TO STAIR PRESSURISATION RELIEF LOUVRE REQUIRED . (TYPICAL)

COMBINED ELECTRICAL AND COMMUNICATIONS RISER CUPBOARD.
3000mm W x 1000mm D x FULL HEIGHT

MECHANICAL SERVICES:
MINIMUM 850mm CLEAR CEILING SPACE REQUIRED FOR AIR CONDITIONING AND VENTILATION SYSTEMS (TYPICAL)

EV DISTRIBUTION BOARD. 800mm W x 350mm D x 2100mm H

NBN Co. RISER CUPBOARD.
800mm W x 300mm D x FULL HEIGHT

COMBINED ELECTRICAL AND COMMUNICATIONS RISER CUPBOARD.
3000mm W x 1000mm D x FULL HEIGHT

MECHANICAL SERVICES:
2000mm X 400mm FIRE RATED REFRIGERATION RISER REQUIRED (TYPICAL)

MECHANICAL SERVICES:
MINIMUM 400mm CLEAR CEILING SPACE REQUIRED FOR AIR CONDITIONING AND VENTILATION SYSTEMS (TYPICAL)

Issue	Amendments	Date	Init.
01	FOR INFORMATION	17.04.25	HSA

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Project	FELIXSTOW MASTERPLAN REDEVELOPMENT	Drawn HSA / Checked	Date APR 2025
Title	BUILDING SERVICES	Designed HSA / Checked	Scale 1:200 @A1
	SECOND FLOOR	Drawing Number SP-04 57661A	Sheet Of / Issue 01

LEGEND
MECHANICAL SERVICES = BLUE
ELECTRICAL SERVICES = RED
HYDRAULIC SERVICES = PURPLE
FIRE PROTECTION SERVICES = GREEN
VERTICAL TRANSPORTATION SERVICES = ORANGE

MECHANICAL SERVICES:
AIR COOLED SPLIT TYPE AIR CONDITIONING UNIT

15-OFF UNIT DIMENSIONS:- 950mm W x 350mm D x 900mm H 40Kg

REQUIRES SAFE ACCESS AND 1000mm BEHIND AND INFRONT OF UNIT.

MECHANICAL SERVICES:
STAIR PRESSURISATION FANS (~1200diam) c/w INLET SOUND ATTENUATOR. FAN ASSEMBLIES AND DUCTWORK TO BE SUPPORTED FROM A FIRE RATED STRUCTURE. SAFE ACCESS REQUIRED.
(TYPICAL EACH STAIR)

MECHANICAL SERVICES:
STAIR PRESSURISATION RELIEF AIR (~1200diam) c/w OUTLET SOUND ATTENUATOR. FAN ASSEMBLIES AND DUCTWORK TO BE SUPPORTED FROM A FIRE RATED STRUCTURE. SAFE ACCESS REQUIRED.
(TYPICAL EACH STAIR)

MECHANICAL SERVICES:
MINIMUM 850mm CLEAR CEILING SPACE REQUIRED FOR AIR CONDITIONING AND VENTILATION SYSTEMS (TYPICAL)

MECHANICAL SERVICES:
2000mm X 400mm FIRE RATED REFRIGERATION RISER REQUIRED (TYPICAL)

MECHANICAL SERVICES:
ROOF MOUNTED EXHAUST FANS - REQUIRES SAFE AREAS LOCATED MINIMUM 3M FROM ROOF EASE

MECHANICAL SERVICES:
EVAPORATIVE COOLING UNIT FOR KITCHEN EXHAUST MAKEUP AIR.

UNIT DIMENSIONS:- 1200mm(L) x 1200mm(W) x 1200mm(H) 150Kg

REQUIRES SAFE ACCESS AND 1000mm CLEAR AROUND UNT.

MECHANICAL SERVICES:
15500mm(W) X 5000mm(L) PLANT PLANTROOM C/W MINIMUM 50% FREE AREA LOUVRED SCREEN REQUIRED. PLANT PLATFORM REQUIRED TO BE MINIMUM 300mm ABOVE ROOF SHEET.

MECHANICAL SERVICES:
AIR COOLED, VARIABLE REFRIGERANT FLOW (VRF) TYPE CONDENSING UNITS

10-OFF SINGLE FAN UNITS:- 1000mm W x 800mm D x 1750mm H 250Kg

5-OFF TWIN FAN UNITS:- 1750mm W x 800mm D x 1750mm H 420Kg

REQUIRES SAFE ACCESS AND 1000mm BEHIND AND INFRONT OF UNIT AND 150MM INBETWEEN.

CLEAR ACCESS FROM HALLWAY TO STAIR PRESSURISATION RELIEF LOUVRE REQUIRED . (TYPICAL)

MECHANICAL SERVICES:
6000mm X 800mm FIRE RATED RISER REQUIRED FOR STAIR PRESSURISATION SYSTEM. (TYPICAL)

MECHANICAL SERVICES:
MINIMUM 400mm CLEAR CEILING SPACE REQUIRED FOR AIR CONDITIONING AND VENTILATION SYSTEMS (TYPICAL)

MECHANICAL SERVICES:
2000mm X 400mm FIRE RATED REFRIGERATION RISER REQUIRED (TYPICAL)

NBN Co. RISER CUPBOARD.
800mm W x 300mm D x FULL HEIGHT

COMBINED ELECTRICAL AND COMMUNICATIONS RISER CUPBOARD.
3000mm W x 1000mm D x FULL HEIGHT

500mm X 500mm FIRE RATED RISER TO ROOF REQUIRED FOR CAFE EXHAUST AND MAKE UP AIR.

HYDRAULIC RISER CABINET FOR HOT AND COLD WATER PIPEWORK
600mm W x 300mm D x FULL HEIGHT

STACK RISER TO WET AREAS TO SERVE WET AREAS ABOVE.
200mm W x 200mm D x FULL HEIGHT
TYPICAL FOR ALL WET AREAS

COMMUNAL TERRACE
992.1 m²

LOBBY AL
122.5 m²

SUITE-A 45.6 m²
SUITE-A 45.6 m²
SUITE-A 43.8 m²
SUITE-A 45.6 m²
SUITE-A 45.6 m²
SUITE-B 45.6 m²
SUITE-B 45.6 m²
SUITE-B 45.6 m²
SUITE-B 40.6 m²
SUITE-B 48.7 m²
SUITE-B 45.6 m²
SUITE-B 45.6 m²
SUITE-B 45.6 m²
SUITE-C 35.2 m²
SUITE-C 35.2 m²
ASSISTED LIVING
1244.4 m²

TURNER STREET

Issue	Amendments	Date	Init.
01	FOR INFORMATION	17.04.25	HSA

North

Architect
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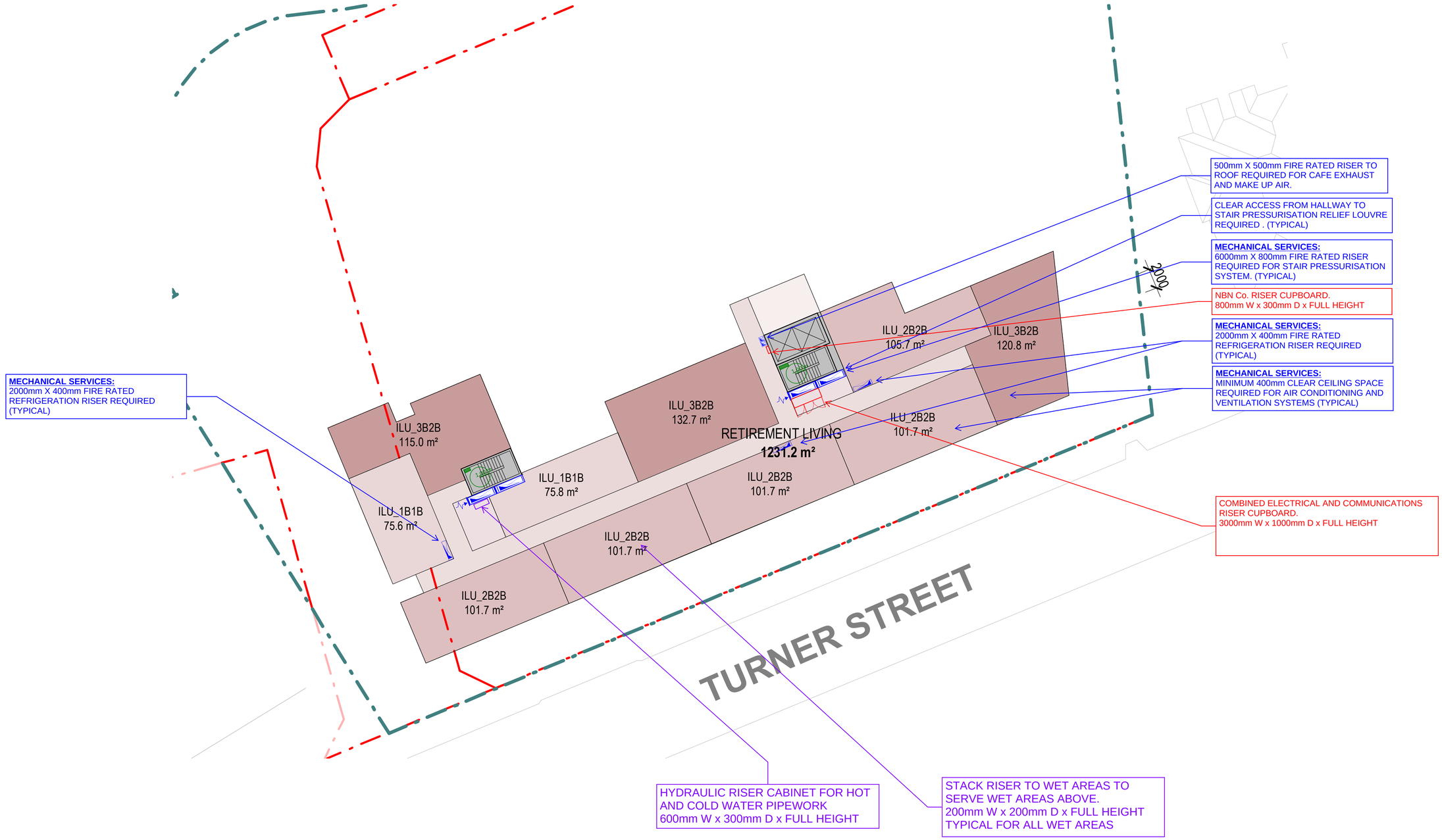
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Project	FELIXSTOW MASTERPLAN REDEVELOPMENT	Drawn HSA / Checked	Date APR 2025
Title	BUILDING SERVICES	Designed HSA / Checked	Scale 1:200 @A1
	THIRD FLOOR	Drawing Number SP-05 57661A	Sheet 0f / Issue 01

LEGEND
MECHANICAL SERVICES = BLUE
ELECTRICAL SERVICES = RED
HYDRAULIC SERVICES = PURPLE
FIRE PROTECTION SERVICES = GREEN
VERTICAL TRANSPORTATION SERVICES = ORANGE



MECHANICAL SERVICES:
2000mm X 400mm FIRE RATED REFRIGERATION RISER REQUIRED (TYPICAL)

500mm X 500mm FIRE RATED RISER TO ROOF REQUIRED FOR CAFE EXHAUST AND MAKE UP AIR.

CLEAR ACCESS FROM HALLWAY TO STAIR PRESSURISATION RELIEF LOUVRE REQUIRED . (TYPICAL)

MECHANICAL SERVICES:
6000mm X 800mm FIRE RATED RISER REQUIRED FOR STAIR PRESSURISATION SYSTEM. (TYPICAL)

NBN Co. RISER CUPBOARD.
800mm W x 300mm D x FULL HEIGHT

MECHANICAL SERVICES:
2000mm X 400mm FIRE RATED REFRIGERATION RISER REQUIRED (TYPICAL)

MECHANICAL SERVICES:
MINIMUM 400mm CLEAR CEILING SPACE REQUIRED FOR AIR CONDITIONING AND VENTILATION SYSTEMS (TYPICAL)

COMBINED ELECTRICAL AND COMMUNICATIONS RISER CUPBOARD.
3000mm W x 1000mm D x FULL HEIGHT

HYDRAULIC RISER CABINET FOR HOT AND COLD WATER PIPEWORK
600mm W x 300mm D x FULL HEIGHT

STACK RISER TO WET AREAS TO SERVE WET AREAS ABOVE.
200mm W x 200mm D x FULL HEIGHT
TYPICAL FOR ALL WET AREAS

Issue	Amendments	Date	Init.
01	FOR INFORMATION	17.04.25	HSA

North

Architect
hayball

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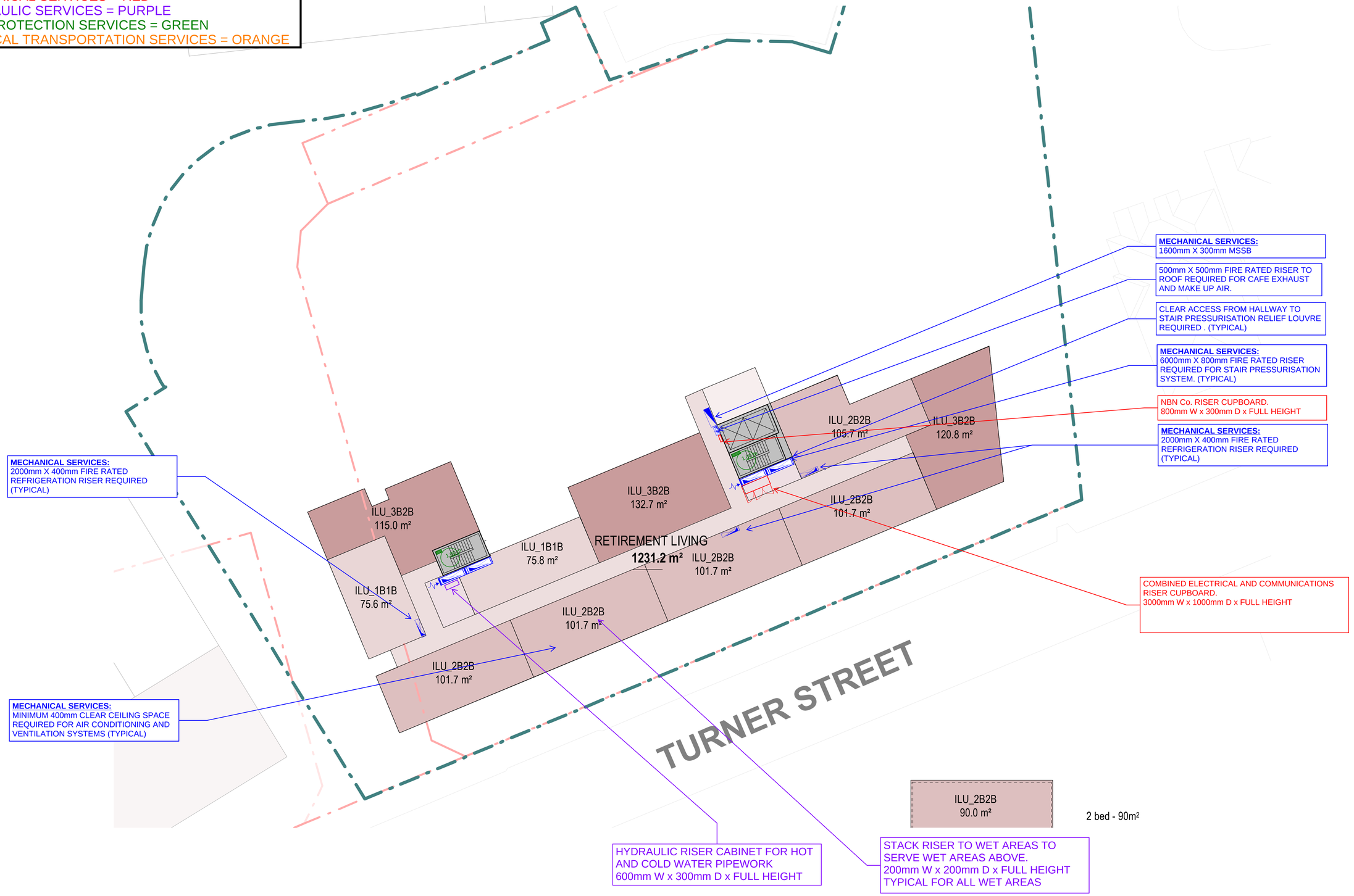
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Project: FELIXSTOW MASTERPLAN REDEVELOPMENT	Drawn: HSA	Checked:	Date: APR 2025
Title: BUILDING SERVICES	Designed: HSA	Checked:	Scale: 1:200 @A1
FOURTH FLOOR	Drawing Number: SP-06 57661A	Sheet Of:	Issue: 01

LEGEND
MECHANICAL SERVICES = BLUE
ELECTRICAL SERVICES = RED
HYDRAULIC SERVICES = PURPLE
FIRE PROTECTION SERVICES = GREEN
VERTICAL TRANSPORTATION SERVICES = ORANGE



MECHANICAL SERVICES:
1600mm X 300mm MSSB

500mm X 500mm FIRE RATED RISER TO ROOF REQUIRED FOR CAFE EXHAUST AND MAKE UP AIR.

CLEAR ACCESS FROM HALLWAY TO STAIR PRESSURISATION RELIEF LOUVRE REQUIRED . (TYPICAL)

MECHANICAL SERVICES:
6000mm X 800mm FIRE RATED RISER REQUIRED FOR STAIR PRESSURISATION SYSTEM. (TYPICAL)

NBN Co. RISER CUPBOARD.
800mm W x 300mm D x FULL HEIGHT

MECHANICAL SERVICES:
2000mm X 400mm FIRE RATED REFRIGERATION RISER REQUIRED (TYPICAL)

MECHANICAL SERVICES:
2000mm X 400mm FIRE RATED REFRIGERATION RISER REQUIRED (TYPICAL)

COMBINED ELECTRICAL AND COMMUNICATIONS RISER CUPBOARD.
3000mm W x 1000mm D x FULL HEIGHT

MECHANICAL SERVICES:
MINIMUM 400mm CLEAR CEILING SPACE REQUIRED FOR AIR CONDITIONING AND VENTILATION SYSTEMS (TYPICAL)

HYDRAULIC RISER CABINET FOR HOT AND COLD WATER PIPEWORK
600mm W x 300mm D x FULL HEIGHT

STACK RISER TO WET AREAS TO SERVE WET AREAS ABOVE.
200mm W x 200mm D x FULL HEIGHT
TYPICAL FOR ALL WET AREAS

Issue	Amendments	Date	Init.
01	FOR INFORMATION	17.04.25	HSA

North

Architect
hayball

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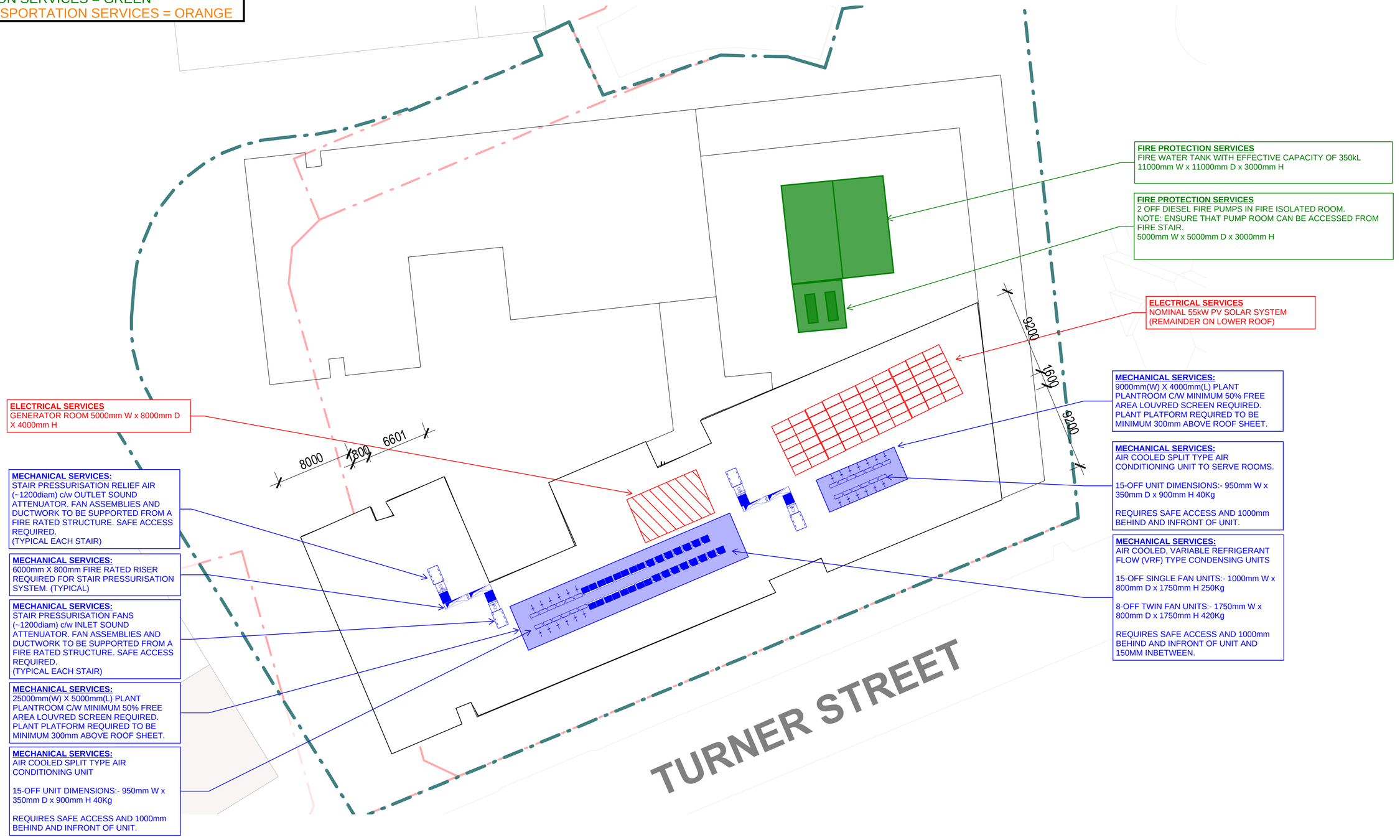
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Project: FELIXSTOW MASTERPLAN REDEVELOPMENT	Drawn: HSA	Checked:	Date: APR 2025
Title: BUILDING SERVICES	Designed: HSA	Checked:	Scale: 1:200 @A1
FIFTH FLOOR	Drawing Number: SP-07 57661A	Sheet 0f:	Issue: 01

LEGEND
MECHANICAL SERVICES = BLUE
ELECTRICAL SERVICES = RED
HYDRAULIC SERVICES = PURPLE
FIRE PROTECTION SERVICES = GREEN
VERTICAL TRANSPORTATION SERVICES = ORANGE



FIRE PROTECTION SERVICES
FIRE WATER TANK WITH EFFECTIVE CAPACITY OF 350kL
11000mm W x 11000mm D x 3000mm H

FIRE PROTECTION SERVICES
2 OFF DIESEL FIRE PUMPS IN FIRE ISOLATED ROOM.
NOTE: ENSURE THAT PUMP ROOM CAN BE ACCESSED FROM FIRE STAIR.
5000mm W x 5000mm D x 3000mm H

ELECTRICAL SERVICES
NOMINAL 55kW PV SOLAR SYSTEM
(REMAINDER ON LOWER ROOF)

MECHANICAL SERVICES:
9000mm(W) X 4000mm(L) PLANT PLANTROOM C/W MINIMUM 50% FREE AREA LOUVRED SCREEN REQUIRED. PLANT PLATFORM REQUIRED TO BE MINIMUM 300mm ABOVE ROOF SHEET.

MECHANICAL SERVICES:
AIR COOLED SPLIT TYPE AIR CONDITIONING UNIT TO SERVE ROOMS.

15-OFF UNIT DIMENSIONS:- 950mm W x 350mm D x 900mm H 40Kg

REQUIRES SAFE ACCESS AND 1000mm BEHIND AND INFRONT OF UNIT.

MECHANICAL SERVICES:
AIR COOLED, VARIABLE REFRIGERANT FLOW (VRF) TYPE CONDENSING UNITS

15-OFF SINGLE FAN UNITS:- 1000mm W x 800mm D x 1750mm H 250Kg

8-OFF TWIN FAN UNITS:- 1750mm W x 800mm D x 1750mm H 420Kg

REQUIRES SAFE ACCESS AND 1000mm BEHIND AND INFRONT OF UNIT AND 150MM INBETWEEN.

ELECTRICAL SERVICES
GENERATOR ROOM 5000mm W x 8000mm D X 4000mm H

MECHANICAL SERVICES:
STAIR PRESSURISATION RELIEF AIR (~1200diam) c/w OUTLET SOUND ATTENUATOR. FAN ASSEMBLIES AND DUCTWORK TO BE SUPPORTED FROM A FIRE RATED STRUCTURE. SAFE ACCESS REQUIRED.
(TYPICAL EACH STAIR)

MECHANICAL SERVICES:
6000mm X 800mm FIRE RATED RISER REQUIRED FOR STAIR PRESSURISATION SYSTEM. (TYPICAL)

MECHANICAL SERVICES:
STAIR PRESSURISATION FANS (~1200diam) c/w INLET SOUND ATTENUATOR. FAN ASSEMBLIES AND DUCTWORK TO BE SUPPORTED FROM A FIRE RATED STRUCTURE. SAFE ACCESS REQUIRED.
(TYPICAL EACH STAIR)

MECHANICAL SERVICES:
25000mm(W) X 5000mm(L) PLANT PLANTROOM C/W MINIMUM 50% FREE AREA LOUVRED SCREEN REQUIRED. PLANT PLATFORM REQUIRED TO BE MINIMUM 300mm ABOVE ROOF SHEET.

MECHANICAL SERVICES:
AIR COOLED SPLIT TYPE AIR CONDITIONING UNIT

15-OFF UNIT DIMENSIONS:- 950mm W x 350mm D x 900mm H 40Kg

REQUIRES SAFE ACCESS AND 1000mm BEHIND AND INFRONT OF UNIT.

Issue	Amendments	Date	Init.
01	FOR INFORMATION	17.04.25	HSA

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Project: FELIXSTOW MASTERPLAN REDEVELOPMENT	Drawn: HSA	Checked:	Date: APR 2025
Title: BUILDING SERVICES	Designed: HSA	Checked:	Scale: 1:200 @A1
ROOF PLAN	Drawing Number: SP-08 57661A	Sheet Of:	Issue: 01

APPENDIX F

Investigation - Transport and Access



CODE AMENDEMNT
160-168 OG ROAD, FELIXSTOW

PRELIMINARY TRANSPORT INVESTIGATIONS

CIRQA™

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DOCUMENT CONTROL

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Client contact:	Sonia Mercorella

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APPENDIX A: OG ROAD/TURNER STREET SIDRA

APPENDIX B: OG ROAD/FORSYTH GROVE/KILDARE AVENUE SIDRA

1. EXECUTIVE SUMMARY

CIRQA has been engaged to provide traffic impact investigations to inform the Code Amendment for the potential rezoning of land at Felixstow from 'General Neighbourhood Zone' to 'Urban Corridor (Boulevard) Zone' (or similar zoning).

This report summarises preliminary investigations undertaken in respect to the forecast traffic generation associated with the proposed rezoning and potential (subsequent) redevelopment of the Affected Area, the associated impact on the adjacent existing road network and consideration of potential infrastructure provisions and upgrades.

The preliminary analysis indicates that the additional volumes associated with the rezoning and anticipated subsequent development would be within the capacity of the surrounding road network. The additional volumes distributed to the adjacent roads would retain their respective road classifications (i.e. local road for Aldersgate Drive and Forsyth Grove, collector road for Turner Street and arterial road for OG Road). Specifically, the anticipated redevelopment of the Affected Area would not change the nature or function of the adjacent roads.

The primary impacts of the additional movements will be associated with the key intersections of OG Road/Turner Road and OG Road/Forsyth Grove/Kildare Avenue. SIDRA modelling software has been utilised to analyse existing and future traffic conditions at these intersections. The analysis undertaken indicates that both intersections would continue to operate with very similar conditions to the existing arrangements. The results of the analysis suggest that there are not specific upgrades warranted at the intersection to accommodate the rezoning and subsequent development. However, the analysis does indicate that retention of access via Turner Street is desirable to minimise distribution of impacts on conditions associated with movements out of Forsyth Grove to OG Road. Additionally, the analysis also suggests that there may be benefit to the accommodation of right-in movements from OG Road direct to either the existing OG Road access or the anticipated secondary access to further mitigate impacts (albeit, the proposal is not reliant on such as outcome).

Overall, the level of additional traffic generated by the anticipated development yields would be relatively low (in the order of 140 peak hour movements or less)]. These movements would be distributed via various access points minimising impacts in any one location.

2. BACKGROUND

2.1 AFFECTED AREA

The Affected Area comprises approximately 2.25 hectares of land located on the north-eastern corner of the intersection of OG Road and Turner Street. Specifically, the Affected Area comprises two allotments, namely:

- Certificate of Title Volume 5828 Folio 286 (Allotment 502 in Deposited Plan 51736); and
- Certificate of Title Volume 5644 Folio 479 (Pieces 1002 and 1003 in Deposited Plan 51824).

The Affected Area is bounded by OG Road to the west, established residential development to the north and east, and Turner Street to the south. Figure 1 illustrates the location and extent of the Affected Area with respect to the adjacent road network.



Figure 1 – Location and extent of the Affected Area (source: Ekistics, 2025)

The Planning and Design Code identifies that the Affected Area is currently located within a General Neighbourhood Zone, with the following Overlays applicable:

- Advertising Near Signalised Intersections Overlay;
- Affordable Housing Overlay;
- Airport Building Heights (Regulated) Overlay;

- Hazards (Flooding) Overlay;
- Hazards (Flooding – General) Overlay;
- Heritage Adjacency Overlay;
- Prescribed Wells Area Overlay;
- Regulated and Significant Tree Overlay;
- State Heritage Place Overlay;
- Stormwater Management Overlay;
- Traffic Generating Development Overlay;
- Urban Transport Routes Overlay;
- Urban Tree Canopy Overlay; and
- Water Resources Overlay.

The Affected Area is currently occupied by the Aldersgate Residential Aged Care Facility which includes the State Heritage listed 'Forsyth House,' a former residential house utilised as administration and training/meeting offices. It is understood that the existing aged care facilities include accommodation of 115-beds.

Vehicle access is provided via two access points on OG Road, at which turning movements are restricted to left-in/left-out, and three access points on Turner Street, at which all turning movements are permitted. An additional minor access point is provided on Aldersgate Drive.

2.2 ADJACENT ROAD NETWORK

OG Road is an arterial road under the care and control of the Department for Infrastructure and Transport (DIT). Adjacent the Affected Area, OG Road generally comprises two traffic lanes and a part-time bicycle lane in each direction of travel with a raised central median. The median accommodate right turn lanes at select intersections. Traffic data obtained from DIT indicates that this section of OG Road has an Annual Average Daily Traffic (AADT) volume in the order of 21,800 vehicles per day (vpd). Adjacent the Affected Area, a 60 km/h speed limit applies on OG Road.

Turner Street is a collector road under the care and control of the City of Norwood, Payneham and St Peters. Turner Street generally comprises an 8.0 m wide carriageway (approximate) with a single traffic lane in each direction. Traffic data recorded by DIT indicates that daily traffic volumes are in the order of 6,900 vpd. The default urban speed limit of 50 km/h applies on Turner Street (albeit Council has indicated the potential for a 40 km/h speed limit to apply in the future).

Aldersgate Drive is a local road under the care and control of the City of Norwood, Payneham and St Peters. Aldersgate Drive generally comprises a 6.5 m wide carriageway (approximate) with a single traffic lane in each direction. Traffic data recorded by Austraffic (on behalf of CIRQA) indicates that daily traffic volumes on Aldersgate Drive are very low (in the order of 75 vpd recorded at its northern end). The default urban speed limit of 50 km/h applies on Aldersgate Drive (albeit Council has indicated the potential for a 40 km/h speed limit to apply in the future).

Forsyth Grove is a local road under the care and control of the City of Norwood, Payneham and St Peters. Forsyth Grove generally comprises a 6.0 m wide carriageway (approximate) with a single traffic lane in each direction. Traffic data recorded by Austraffic (on behalf of CIRQA) indicates that daily traffic volumes on Forsyth Grove are low (in the order of 310 vpd recorded at its western end). The default urban speed limit of 50 km/h applies on Aldersgate Drive (albeit, as above, a 40 km/h speed limit may apply in the future).

2.3 WALKING AND CYCLING

Footpaths are generally provided on both sides of the roads adjacent to the Affected Area (with the exception of Aldersgate Drive which has no footpath on the eastern side and a footpath on the western side which stops short of Forsyth Grove).

The paths provide accessibility to/from the broader footpath network. This includes a footpath connection over Third Creek between the termination points of Forsyth Grove and Wisteria Grove. In addition, controlled pedestrian movements are accommodated at the signalised intersection of OG Road/Turner Street and a pedestrian refuge is also provided mid-block on OG Road (in front of the Affected Area and in the vicinity of existing bus stops).

Part-time bicycle lanes are provided on OG Road. Elsewhere cyclists are generally require to share the carriageways with vehicles or the footpaths with cyclists. Within the broader vicinity, the River Torrens Linear Trail (comprising major shared walking and cycling paths) is located approximately 250 m north of the Affected Area.

Of particular note, key community facilities (including the Payneham Library and Swimming Centre) are located in the immediate vicinity of the Affected Area (easily accessible by walking and cycling) and the Marden Shopping Centre is located less than a 10-minute walk from the Affected Area.

2.4 PUBLIC TRANSPORT

There are a variety of public transport services which operate in the vicinity of the Affected Area. These include the following key services:

- high frequency O'bahn bus services via the nearby Klemzig interchange located approximately 490 m north of the Affected Area (a 5 to 7 minute walk);
- high frequency bus services operating along Payneham Road located approximately 490 m north of the Affected Area (a 5 to 7 minute walk); and
- regular frequency services operating along OG Road adjacent to the Affected Area (with bus stops located immediately in front of the Affected Area).

The variety of services/routes available provide opportunities between the Affected Area to/from other origins and destinations.

3. POTENTIAL REZONING

3.1 LAND USE AND YIELD

The Affected Area is proposed to be rezoned to accommodate future mixed-use development, including medium-to-high density residential and commercial opportunities. Specifically, it is anticipated that the existing 'General Neighbourhood Zone' would be replaced with the 'Urban Corridor (Boulevard) Zone' or similar type of zone.

For the purposes of these investigations, the assessment has been based on the master planned yields for the Affected Area:

- residential aged care and specialist dementia care ward – 110 beds;
- independent retirement living units – 81 units;
- social and affordable housing – 20 dwellings;
- build-to rent apartments – 51 dwellings;
- specialist disability accommodation – 6 dwellings;
- office – 180 m2 gross leasable floor area;
- SASY secondary education facility – 15 FTE staff, with up to 100 enrolled students (with an assumed attendance rate of 70%);
- early learning centre – 55 registered spaces;
- community/commercial opportunities – 300 m2 gross leasable floor area;
- medical/allied health centre – 1,400 m2, containing 5 consulting rooms; and
- chapel – 136 m² gross leasable floor area.

It is anticipated that future development of the Affected Area will also include approximately 4,730 m^2 of ancillary areas, such as lobbies and back of house areas.

3.2 ACCESS AND ROAD INFRASTUCTURE

For the purposes of the following assessment, the following general access points have been assumed:

- a two-way access point on Turner Street (similar to existing arrangements, albeit potentially relocated);
- two left-in/left-out access points on OG Road (similar to existing arrangements, albeit potentially relocated). The location and design of the second access point would need to ensure sight distance provisions can be achieved given the curve in OG Road; and

- access point(s) on Aldersgate Drive.

It should be noted that alternative access arrangements may be considered as specific land use proposals are developed subject to appropriate design, analysis and relevant approvals.

Access points and internal parking areas will be designed and approved through future land use applications for the Affected Area. Access treatments will be designed to comply with the requirements of Australian/New Zealand Standard, *Parking Facilities Part 1: Off-street car parking* (AS/NZS 2890.1:2004) and Australian/New Zealand Standard, *Parking Facilities Part 6: Off-street parking for people with disabilities* (AS/NZS 2890.6:2022), in order to safely and efficiently accommodate light and heavy vehicles as well as ensure pedestrian and cyclist movements within the Affected Area can be safely accommodated.

4. POLICY FRAMEWORK

A review of the policy framework of the Planning and Design Code has been undertaken in respect to traffic and transport aspects which may affect future development within the Affected Area as a result of the proposed rezoning as detailed below.

4.1 GENERAL DEVELOPMENT POLICIES

The General Development Policies 'Transport, Access and Parking' are generally considered appropriate in relation to potential future development within the Affected Area.

In respect to the parking provision requirements identified in the General Development Policies 'Transport, Access and Parking', *Table 2 – Off-Street Car Parking Requirements in Designated Areas* of the Planning and Design Code would apply. Noting the variety of high frequency public transport (within 5 to 7 minutes walk both to the north and south of the site) and regular frequency public transport, adoption of these parking rates would be reasonable for development within the Affected Area.

In respect to bicycle parking, *Table 3 – Off-Street Bicycle Parking Requirements*' of the Planning and Design Code would apply. Such provisions are considered appropriate and desirable for development within the Affected Area (noting proximity to cycling facilities such as the River Torrens Linear Trail).

4.2 OVERLAYS

A number of Overlays related to traffic and transport considerations currently apply or could apply to the Affected Area. The following Overlays (relevant to traffic and access matters) are currently applicable to the Affected Area:

- Traffic Generating Development Overlay – this Overlay seeks to maintain Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users and provide safe and efficient access to and from urban transport routes and major urban transport routes. This Overlay (or similar) should continue to apply to the Affected Area as part of the Code Amendment; and
- Urban Transport Routes Overlay – this Overlay seeks to maintain safe and efficient operation of Urban Transport Routes for all road users as well as provide safe and efficient access to and from Urban Transport Routes. This Overlay (or similar) should continue to apply to the Affected Area as part of the Code Amendment.

5. TRAFFIC ASSESSMENT

5.1 TRAFFIC GENERATION

In order to determine the potential traffic impact of the proposed rezoning on the adjacent road network, traffic volumes associated with the potential future land uses have been forecast for the Affected Area, based on the yields specified above. The assessment has been based on the am and pm peak hour trip generation.

5.2 FORECAST MOVEMENTS

Future traffic volumes have typically been forecast using rates adopted from the RTA "*Guide to Traffic Generating Developments*" (the RTA Guide) and its subsequent updates. Where the RTA Guide does not specify rates for specific uses, other rates considered appropriate (based on available reference documents and CIRQA's experience) have been adopted. The rates relate to traffic generation during commuter peak periods.

The following traffic generation rates have been applied:

- housing for seniors – 0.17 pm peak hour trips per dwelling (adopted during both the am and pm peak hours);
- medium density residential dwellings – 0.39 trips am peak hour trips and 0.37 pm peak hour trips per dwelling;
- office/community uses – 1.69 am peak hour trips and 1.2 pm peak hour trips per 100 m^2 gross leasable floor area;
- early learning centre – where X_1 is the number of licensed places for children:
  - am peak hour trips – $0.0065\ X_1^2 - 0.0452\ X_1 + 16.943$; and
  - pm peak hour trips – $0.0015\ X_1^2 + 0.3227\ X_1 - 2.727$;
- secondary education – 0.4 am peak hour trips and 0.3 pm peak hour trips per student;
- medical centre – where R is the number of consulting rooms:
  - am peak hour trips – 0.0314 (R2) + 6.1122 (R) + 8.0607 * 0.557; and
  - pm peak hour trips – 0.1544 (R2) + 38.456 (R) + 8.6803 * 0.581.

Based on the above, it is forecast that future development of the Affected Area would generate in the order of 160 am peak hour trips and 134 pm peak hour trips. However, this does not take into account the existing traffic generation associated with the 115-bed aged care facility currently on-site. Therefore, allowing for the existing generation (based on the above rates), the realistic

number of additional movements associated with the redevelopment of the Affected Area would be 141 am and 115 pm peak hour movements.

It should be highlighted that the above traffic forecast is considered to be conservative in that the assessment assumes that the peak hour associated with each of the anticipated site uses will coincide simultaneously. In reality, this will not occur with traffic associated with specific site components occurring at different times. Notwithstanding, the above traffic forecasts provide a conservative assessment for the determination of potential future traffic volumes associated with a conservative development scenario which could be realised within the proposed zoning.

5.3 TRAFFIC DISTRIBUTION

The forecast future traffic volumes have been distributed to various intersections surrounding the Affected Area. The distribution of future trips associated with the Affected Area has been estimated taking into account the layout of broader road network, key origins/destinations as well as available demographic data from the ABS Census (such as the location of residents' places of work and residential origins of workers within the subject and surrounding area). The distribution has also taken into account the proposed access arrangements to the Affected Area. The following assumptions have been made in order to distribute the anticipated traffic generated by the future development:

- 40% of vehicles accessing/egressing the Affected Area will be travelling from/to the north;
- 10% of vehicles accessing/egressing the Affected Area will be travelling from/to the east; and
- 50% of vehicles accessing/egressing the Affected Area will be travelling from/to the south.

In addition to the above, the following assumptions have been made in respect to the in/out splits for each land use during the am and pm commuter peak hours:

- housing for seniors – 60% in/40% out in the am community peak hour and vice versa during the pm commuter peak hour;
- medium density residential dwellings – 20% in/80% out in the am community peak hour and vice versa during the pm commuter peak hour;
- office/community centre – 60% in/40% out in the am community peak hour and vice versa during the pm commuter peak hour;
- early learning centre – 60% in/40% out in the am community peak hour and vice versa during the pm commuter peak hour;

- secondary education – 60% in/40% out in the am community peak hour and vice versa during the pm commuter peak hour; and
- medical centre - 60% in/40% out in the am community peak hour and vice versa during the pm commuter peak hour.

5.4 TRAFFIC IMPACT

Based on the forecast additional movements generated by the assumed development scenario, there would be in the order of 20 to 40 peak hour movements at each of the assumed access points. Such volumes are would easily be within the capacities of the respective access points. There would be relatively low levels of queuing and delay at the access points and conditions would be well within acceptable limits for access points on both the arterial and local roads.

In respect to the additional daily movements distributed to the adjacent local roads, increases would generally be in the order of 200 additional daily movements or less on any one adjacent local road. Noting the existing volumes on the adjacent local roads (Aldersgate Drive and Forsyth Drive), the total daily traffic volumes would still be well within the typical limit associated with such roads (typically taken to be 1,500 vpd). Similarly, increases on Turner Drive and OG Road would still result in volumes aligned with their respective classifications (collector road and arterial road, respectively).

The key impacts of the potential redevelopment of the Affected Area will be associated with the intersections of OG Road/Turner Street and OG Road/Forsyth Grove/Kildare Avenue (where high traffic volumes and/or number of conflict points currently exist). Accordingly, SIDRA analysis has been prepared to assess conditions at the above intersections.

The SIDRA analysis has included assessment of 'base case' (existing) conditions as well as the impact of additional movements distributed to each location by the potential development (i.e. the 'future' scenario).

Further refinement of the SDIRA modelling will be undertaken as the Code Amendment investigations are finalised. However, the following outcomes are noted based on the initial modelling undertaken:

- OG Road/Turner Road intersection – the SIDRA analysis indicates that, for the 'base case' conditions, the intersection generally performs within acceptable levels with an overall Level of Service of 'C' in the am peak hour and 'B' in the pm peak (noting that 'A' is the best level achievable and 'F' is the worst). Most movements operate with low Degrees of Saturation and low levels of queuing and delay. However, the right-out movement from Turner

Street is currently operating close to or at capacity with a Levels of Service of 'F' and 'E' in the am and pm peak hours, respectively.

The modelling of the 'future' scenario indicates that the intersection will operate with very similar conditions. There is no change to the Levels of Service for any of the individual movements at the intersection, no change to the overall Degree of Saturation and negligible change to average delays. This modelling indicates that there would be little or no impact on operation of the intersection as a result of the rezoning and subsequent redevelopment of the Affected Area. No upgrades are therefore warranted at the intersection to support the rezoning. It is noted, however, that the modelling indicates that there is opportunity to improve phase timing for the right-out movement from Turner Street without significant impact on other movements.

- OG Road/Forsyth Grove/Kildare Avenue – the SIDRA analysis identifies that the four-way intersection currently operates below capacity with overall Degrees of Saturation of 0.557 or less. Through-bound and left turn movements on OG Road (the priority approaches) have Levels of Service of 'A', whereas the right turn into Forsyth Grove has a Level of Service of 'C' or better. Movements on the non-priority legs are associated with relatively typical conditions for such an intersection including Levels of Service of 'F' for right turns out of both Forsyth Grove and Kildare Avenue (albeit, importantly, the number of such movements is very low).

  The assessment of the 'future' scenario indicates that the intersection would perform with very similar conditions to that of the 'base case'. However, noting the right-out movements from Forsyth Grove and Kildare Avenue are already at a Level of Service of 'F', the additional volumes (while still relatively low) do increase delays for the right-out movements. As a result, this reduces the Level of Service (from 'D' to 'E') for the left-out from Forsyth Grove to OG Road. In reality, noting the delays for right-out movements, it is likely that a proportion of drivers would utilise alternative routes (i.e. turn left on to OG Road and head north via other roads/intersections) or alternative site access points. This would result in better conditions than suggested by the high level analysis.

In respect to mitigating the impacts at this intersection, there are limited options that could feasibly be implemented. DIT would be highly unlikely to accept signalisation of the intersection (given its proximity to the Turner Street signals as well as the limited catchment of the non-priority approaches). Consideration could be given to restriction of some of the non-priority turning movements (either full-time or part-time). However, this would reduce accessibility for surrounding residential properties which would likely be of concern to residents given the limited connectivity (particularly those accessed via Forsyth Grove and Aldersgate Drive which have no alternative access options). Nevertheless, it is

reiterated that the volumes associated with the non-priority movements are low and conditions are not unusual for side street intersections with arterial roads (particularly four-way intersections). The overall impacts are within acceptable levels and, generally, reflective of existing conditions.

The above analysis does, however, reinforce the need to optimise the distribution of traffic for the Affected Area through measures such as:

- ensuring that the future development of the Affected Area does not distribute an excessive level of traffic via Forsyth Grove (or Aldersgate Drive) and that other access options are available including the retention of access via Turner Street (given this provides a safer option for egress movements from the Affected Area to the north); and/or
- consideration of the accommodation of right-in movements at one of the OG Road access points – this would reduce the number of right turn and U-turn movements from OG Road (at its intersection with Forsyth Grove) increasing capacity for right-out movements from Forsyth Grove. Such a treatment would require formation of a new separated right turn lane and would require further analysis and design to confirm extent. Further negotiation with DIT would also be required to ensure such a treatment would be acceptable.

Based on the above, it is considered that vehicle movements generated by the rezoning and subsequent development would be within the capacity of the surrounding road network and can be accommodated with minimal impact.

APPENDIX A

PRELIMINARY SIDRA ANALYSIS

OG ROAD/TURNER STREET

MOVEMENT SUMMARY

Site: 101 [OG Road/Turner Street - Existing AM (Site Folder: OG Road - Turner Street)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 120 seconds (Site User-Given Phase Times)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: OG Road [S]															
2	T1	All MCs	747	2.3	747	2.3	0.251	5.2	LOS A	6.8	48.6	0.34	0.30	0.34	54.6
3	R2	All MCs	48	0.0	48	0.0	0.168	15.9	LOS B	1.2	8.5	0.44	0.68	0.44	39.1
Approach			796	2.1	796	2.1	0.251	5.8	LOS A	6.8	48.6	0.35	0.32	0.35	53.6
East: Turner Street [E]															
4	L2	All MCs	207	1.0	207	1.0	0.291	11.3	LOS B	2.9	20.3	0.31	0.61	0.31	45.0
6	R2	All MCs	268	2.0	268	2.0	* 1.106	179.9	LOS F	28.0	200.2	1.00	1.40	2.07	12.7
Approach			476	1.5	476	1.5	1.106	106.4	LOS F	28.0	200.2	0.70	1.06	1.31	17.2
North: OG Road [N]															
7	L2	All MCs	243	1.3	243	1.3	0.437	11.8	LOS B	11.7	84.4	0.41	0.53	0.41	46.4
8	T1	All MCs	823	4.6	823	4.6	* 0.437	6.3	LOS A	11.7	85.8	0.41	0.43	0.41	52.7
Approach			1066	3.8	1066	3.8	0.437	7.5	LOS A	11.7	85.8	0.41	0.45	0.41	51.2
All Vehicles			2338	2.8	2338	2.8	1.106	27.1	LOS C	28.0	200.2	0.45	0.53	0.57	37.9

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance

Mov ID	Crossing	Input Vol. ped/h	Dem. Flow ped/h	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Ped ped	Dist] m	Prop. Que	Eff. Stop Rate	Travel Time sec	Travel Dist. m	Aver. Speed m/sec
South: OG Road [S]												
P1	Full	50	53	54.3	LOS E	0.2	0.2	0.95	0.95	208.1	200.0	0.96
East: Turner Street [E]												
P2	Full	50	53	54.3	LOS E	0.2	0.2	0.95	0.95	208.1	200.0	0.96
All Pedestrians		100	105	54.3	LOS E	0.2	0.2	0.95	0.95	208.1	200.0	0.96

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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MOVEMENT SUMMARY

Site: 101 [OG Road/Turner Street - Existing PM (Site Folder: OG Road - Turner Street)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 120 seconds (Site User-Given Phase Times)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: OG Road [S]															
2	T1	All MCs	960	1.1	960	1.1	0.293	3.0	LOS A	6.9	48.8	0.27	0.24	0.27	56.7
3	R2	All MCs	194	0.0	194	0.0	* 0.599	16.5	LOS B	6.1	42.6	0.62	0.76	0.62	38.8
Approach			1154	0.9	1154	0.9	0.599	5.3	LOS A	6.9	48.8	0.33	0.33	0.33	53.4
East: Turner Street [E]															
4	L2	All MCs	152	0.0	152	0.0	0.189	6.5	LOS A	1.7	12.0	0.23	0.57	0.23	45.6
6	R2	All MCs	178	1.8	178	1.8	* 0.870	71.0	LOS E	11.8	83.7	1.00	1.00	1.31	23.2
Approach			329	1.0	329	1.0	0.870	41.3	LOS D	11.8	83.7	0.64	0.80	0.81	29.1
North: OG Road [N]															
7	L2	All MCs	267	1.2	267	1.2	0.423	11.7	LOS B	11.3	79.5	0.41	0.55	0.41	46.3
8	T1	All MCs	793	0.8	793	0.8	* 0.423	6.2	LOS A	11.6	80.5	0.41	0.43	0.41	52.8
Approach			1060	0.9	1060	0.9	0.423	7.6	LOS A	11.6	80.5	0.41	0.46	0.41	51.1
All Vehicles			2543	0.9	2543	0.9	0.870	10.9	LOS B	11.8	83.7	0.40	0.44	0.42	47.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance

Mov ID	Crossing	Input Vol. ped/h	Dem. Flow ped/h	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Ped ped	Dist] m	Prop. Que	Eff. Stop Rate	Travel Time sec	Travel Dist. m	Aver. Speed m/sec
South: OG Road [S]												
P1	Full	50	53	54.3	LOS E	0.2	0.2	0.95	0.95	208.1	200.0	0.96
East: Turner Street [E]												
P2	Full	50	53	54.3	LOS E	0.2	0.2	0.95	0.95	208.1	200.0	0.96
All Pedestrians		100	105	54.3	LOS E	0.2	0.2	0.95	0.95	208.1	200.0	0.96

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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MOVEMENT SUMMARY

Site: 101 [OG Road/Turner Street - Future AM (Site Folder: OG Road - Turner Street)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 120 seconds (Site User-Given Phase Times)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: OG Road [S]															
2	T1	All MCs	753	2.2	753	2.2	0.253	5.2	LOS A	6.9	49.0	0.34	0.30	0.34	54.6
3	R2	All MCs	48	0.0	48	0.0	0.174	16.5	LOS B	1.3	8.8	0.45	0.69	0.45	38.8
Approach			801	2.1	801	2.1	0.253	5.8	LOS A	6.9	49.0	0.35	0.32	0.35	53.5
East: Turner Street [E]															
4	L2	All MCs	219	1.0	219	1.0	0.312	11.6	LOS B	3.3	23.2	0.33	0.62	0.33	44.7
6	R2	All MCs	268	2.0	268	2.0	* 1.106	179.9	LOS F	28.0	200.2	1.00	1.40	2.07	12.7
Approach			487	1.5	487	1.5	1.106	104.3	LOS F	28.0	200.2	0.70	1.05	1.29	17.4
North: OG Road [N]															
7	L2	All MCs	251	1.3	251	1.3	0.448	11.9	LOS B	12.1	87.4	0.42	0.54	0.42	46.3
8	T1	All MCs	842	4.5	842	4.5	* 0.448	6.3	LOS A	12.1	88.8	0.42	0.43	0.42	52.6
Approach			1093	3.8	1093	3.8	0.448	7.6	LOS A	12.1	88.8	0.42	0.46	0.42	51.1
All Vehicles			2381	2.7	2381	2.7	1.106	26.8	LOS C	28.0	200.2	0.45	0.53	0.57	38.0

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance

Mov ID	Crossing	Input Vol. ped/h	Dem. Flow ped/h	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Ped ped	Dist] m	Prop. Que	Eff. Stop Rate	Travel Time sec	Travel Dist. m	Aver. Speed m/sec
South: OG Road [S]												
P1	Full	50	53	54.3	LOS E	0.2	0.2	0.95	0.95	208.1	200.0	0.96
East: Turner Street [E]												
P2	Full	50	53	54.3	LOS E	0.2	0.2	0.95	0.95	208.1	200.0	0.96
All Pedestrians		100	105	54.3	LOS E	0.2	0.2	0.95	0.95	208.1	200.0	0.96

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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MOVEMENT SUMMARY

Site: 101 [OG Road/Turner Street - Future PM (Site Folder: OG Road - Turner Street)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

New Site
Site Category: (None)
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 120 seconds (Site User-Given Phase Times)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: OG Road [S]															
2	T1	All MCs	960	1.1	960	1.1	0.293	3.0	LOS A	6.9	48.8	0.27	0.24	0.27	56.7
3	R2	All MCs	202	0.0	202	0.0	* 0.644	17.3	LOS B	6.8	47.3	0.65	0.78	0.65	38.3
Approach			1162	0.9	1162	0.9	0.644	5.5	LOS A	6.9	48.8	0.34	0.34	0.34	53.1
East: Turner Street [E]															
4	L2	All MCs	162	0.0	162	0.0	0.205	6.5	LOS A	1.9	13.1	0.23	0.58	0.23	45.6
6	R2	All MCs	178	1.8	178	1.8	* 0.870	71.0	LOS E	11.8	83.7	1.00	1.00	1.31	23.2
Approach			340	0.9	340	0.9	0.870	40.3	LOS D	11.8	83.7	0.63	0.80	0.79	29.4
North: OG Road [N]															
7	L2	All MCs	273	1.2	273	1.2	0.432	11.8	LOS B	11.7	81.9	0.41	0.55	0.41	46.3
8	T1	All MCs	809	0.8	809	0.8	* 0.432	6.2	LOS A	11.9	83.0	0.41	0.43	0.41	52.7
Approach			1082	0.9	1082	0.9	0.432	7.6	LOS A	11.9	83.0	0.41	0.46	0.41	51.0
All Vehicles			2584	0.9	2584	0.9	0.870	11.0	LOS B	11.9	83.7	0.41	0.45	0.43	47.7

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Intersection and Approach LOS values are based on average delay for all vehicle movements.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance

Mov ID	Crossing	Input Vol. ped/h	Dem. Flow ped/h	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [Ped ped	Dist] m	Prop. Que	Eff. Stop Rate	Travel Time sec	Travel Dist. m	Aver. Speed m/sec
South: OG Road [S]												
P1	Full	50	53	54.3	LOS E	0.2	0.2	0.95	0.95	208.1	200.0	0.96
East: Turner Street [E]												
P2	Full	50	53	54.3	LOS E	0.2	0.2	0.95	0.95	208.1	200.0	0.96
All Pedestrians		100	105	54.3	LOS E	0.2	0.2	0.95	0.95	208.1	200.0	0.96

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)
Pedestrian movement LOS values are based on average delay per pedestrian movement.
Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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APPENDIX B

PRELIMINARY SIDRA ANALYSIS
OG ROAD/FORSYTH GROVE/KILDARE AVENUE

MOVEMENT SUMMARY

Site: 101 [OG Road/Forsyth Grove - Existing AM (Site Folder: OG Road - Forsyth Grove)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

New Site
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: OG Road [S]															
1	L2	All MCs	6	0.0	6	0.0	0.251	5.6	LOS A	0.0	0.0	0.00	0.01	0.00	53.8
2	T1	All MCs	956	1.1	956	1.1	0.251	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.8
3	R2	All MCs	6	0.0	6	0.0	0.028	13.5	LOS B	0.1	0.6	0.77	0.90	0.77	30.8
3u	U	All MCs	2	0.0	2	0.0	0.028	25.1	LOS D	0.1	0.6	0.77	0.90	0.77	35.3
Approach			971	1.1	971	1.1	0.251	0.2	NA	0.1	0.6	0.01	0.01	0.01	59.6
East: Forysth Grove [E]															
4	L2	All MCs	14	0.0	14	0.0	0.482	30.5	LOS D	1.3	9.3	0.96	1.06	1.17	9.2
6	R2	All MCs	5	0.0	5	0.0	0.482	320.3	LOS F	1.3	9.3	0.96	1.06	1.17	14.7
Approach			19	0.0	19	0.0	0.482	111.0	LOS F	1.3	9.3	0.96	1.06	1.17	10.8
North: OG Road [N]															
7	L2	All MCs	3	0.0	3	0.0	0.281	5.6	LOS A	0.0	0.0	0.00	0.00	0.00	55.8
8	T1	All MCs	1058	2.4	1058	2.4	0.281	0.1	LOS A	0.0	0.0	0.00	0.00	0.00	59.8
Approach			1061	2.4	1061	2.4	0.281	0.1	NA	0.0	0.0	0.00	0.00	0.00	59.8
West: Kildare Avenue [W]															
10	L2	All MCs	9	0.0	9	0.0	0.106	6.9	LOS A	0.3	1.9	0.89	0.87	0.89	30.2
12	R2	All MCs	1	0.0	1	0.0	0.106	293.8	LOS F	0.3	1.9	0.89	0.87	0.89	22.6
Approach			11	0.0	11	0.0	0.106	35.6	LOS E	0.3	1.9	0.89	0.87	0.89	29.6
All Vehicles			2061	1.7	2061	1.7	0.482	1.4	NA	1.3	9.3	0.02	0.02	0.02	58.0

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
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Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [OG Road/Forsyth Grove - Existing PM (Site Folder: OG Road - Forsyth Grove)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

New Site
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: OG Road [S]															
1	L2	All MCs	5	0.0	5	0.0	0.305	5.6	LOS A	0.0	0.0	0.00	0.01	0.00	53.8
2	T1	All MCs	1175	0.3	1175	0.3	0.305	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.8
3	R2	All MCs	15	7.1	15	7.1	0.061	15.5	LOS C	0.2	1.4	0.77	0.91	0.77	29.9
3u	U	All MCs	3	0.0	3	0.0	0.061	24.8	LOS C	0.2	1.4	0.77	0.91	0.77	34.7
Approach			1198	0.4	1198	0.4	0.305	0.3	NA	0.2	1.4	0.01	0.02	0.01	59.4
East: Forysth Grove [E]															
4	L2	All MCs	7	0.0	7	0.0	0.557	33.0	LOS D	1.4	9.5	0.98	1.02	1.05	9.8
6	R2	All MCs	3	0.0	3	0.0	0.557	263.7	LOS F	1.4	9.5	0.98	1.02	1.05	15.6
Approach			11	0.0	11	0.0	0.557	102.2	LOS F	1.4	9.5	0.98	1.02	1.05	11.7
North: OG Road [N]															
7	L2	All MCs	14	7.7	14	7.7	0.277	5.7	LOS A	0.0	0.0	0.00	0.02	0.00	55.2
8	T1	All MCs	1056	0.1	1056	0.1	0.277	0.1	LOS A	0.0	0.0	0.00	0.01	0.00	59.8
Approach			1069	0.2	1069	0.2	0.277	0.2	NA	0.0	0.0	0.00	0.01	0.00	59.7
West: Kildare Avenue [W]															
10	L2	All MCs	14	0.0	14	0.0	0.200	8.7	LOS A	0.5	3.5	0.90	0.95	0.92	35.8
12	R2	All MCs	1	0.0	1	0.0	0.200	205.5	LOS F	0.5	3.5	0.90	0.95	0.92	28.1
Approach			15	0.0	15	0.0	0.200	22.8	LOS C	0.5	3.5	0.90	0.95	0.92	35.4
All Vehicles			2293	0.3	2293	0.3	0.557	0.9	NA	1.4	9.5	0.02	0.02	0.02	58.6

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
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Minor Road Approach LOS values are based on average delay for all vehicle movements.
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Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [OG Road/Forsyth Grove - Future AM (Site Folder: OG Road - Forsyth Grove)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

New Site
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: OG Road [S]															
1	L2	All MCs	6	0.0	6	0.0	0.258	5.6	LOS A	0.0	0.0	0.00	0.01	0.00	53.8
2	T1	All MCs	982	1.2	982	1.2	0.258	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.8
3	R2	All MCs	17	0.0	17	0.0	0.136	14.5	LOS B	0.4	3.1	0.82	0.93	0.82	27.8
3u	U	All MCs	16	0.0	16	0.0	0.136	27.3	LOS D	0.4	3.1	0.82	0.93	0.82	32.3
Approach			1021	1.1	1021	1.1	0.258	0.7	NA	0.4	3.1	0.03	0.03	0.03	58.8
East: Forysth Grove [E]															
4	L2	All MCs	14	0.0	14	0.0	0.588	43.3	LOS E	1.6	11.3	0.97	1.07	1.21	8.2
6	R2	All MCs	5	0.0	5	0.0	0.588	347.7	LOS F	1.6	11.3	0.97	1.07	1.21	13.2
Approach			19	0.0	19	0.0	0.588	127.8	LOS F	1.6	11.3	0.97	1.07	1.21	9.7
North: OG Road [N]															
7	L2	All MCs	14	0.0	14	0.0	0.290	5.6	LOS A	0.0	0.0	0.00	0.01	0.00	55.7
8	T1	All MCs	1083	2.4	1083	2.4	0.290	0.1	LOS A	0.0	0.0	0.00	0.01	0.00	59.7
Approach			1097	2.4	1097	2.4	0.290	0.2	NA	0.0	0.0	0.00	0.01	0.00	59.7
West: Kildare Avenue [W]															
10	L2	All MCs	9	0.0	9	0.0	0.131	7.0	LOS A	0.3	2.3	0.92	0.90	0.92	30.3
12	R2	All MCs	1	0.0	1	0.0	0.131	289.6	LOS F	0.3	2.3	0.92	0.90	0.92	22.7
Approach			11	0.0	11	0.0	0.131	35.2	LOS E	0.3	2.3	0.92	0.90	0.92	29.7
All Vehicles			2147	1.8	2147	1.8	0.588	1.7	NA	1.6	11.3	0.03	0.03	0.03	57.5

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
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Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [OG Road/Forsyth Grove - Future PM (Site Folder: OG Road - Forsyth Grove)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

New Site
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: OG Road [S]															
1	L2	All MCs	5	0.0	5	0.0	0.310	5.6	LOS A	0.0	0.0	0.00	0.01	0.00	53.8
2	T1	All MCs	1196	0.3	1196	0.3	0.310	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.8
3	R2	All MCs	18	5.9	18	5.9	0.136	16.1	LOS C	0.4	3.2	0.82	0.93	0.82	27.6
3u	U	All MCs	15	0.0	15	0.0	0.136	26.3	LOS D	0.4	3.2	0.82	0.93	0.82	32.3
Approach			1234	0.3	1234	0.3	0.310	0.6	NA	0.4	3.2	0.02	0.03	0.02	58.9
East: Forysth Grove [E]															
4	L2	All MCs	7	0.0	7	0.0	1.940	888.5	LOS F	8.1	56.4	1.00	1.45	2.55	1.2
6	R2	All MCs	12	0.0	12	0.0	1.940	1112.0	LOS F	8.1	56.4	1.00	1.45	2.55	2.1
Approach			19	0.0	19	0.0	1.940	1025.1	LOS F	8.1	56.4	1.00	1.45	2.55	1.7
North: OG Road [N]															
7	L2	All MCs	21	5.0	21	5.0	0.285	5.7	LOS A	0.0	0.0	0.00	0.02	0.00	55.3
8	T1	All MCs	1076	0.2	1076	0.2	0.285	0.1	LOS A	0.0	0.0	0.00	0.01	0.00	59.7
Approach			1097	0.3	1097	0.3	0.285	0.2	NA	0.0	0.0	0.00	0.01	0.00	59.6
West: Kildare Avenue [W]															
10	L2	All MCs	14	0.0	14	0.0	0.235	10.4	LOS B	0.6	4.0	0.91	0.96	0.94	34.1
12	R2	All MCs	1	0.0	1	0.0	0.235	232.8	LOS F	0.6	4.0	0.91	0.96	0.94	26.4
Approach			15	0.0	15	0.0	0.235	26.3	LOS D	0.6	4.0	0.91	0.96	0.94	33.6
All Vehicles			2364	0.3	2364	0.3	1.940	8.8	NA	8.1	56.4	0.02	0.04	0.04	49.7

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
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Minor Road Approach LOS values are based on average delay for all vehicle movements.
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Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
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APPENDIX G

Investigation - Stormwater

ENGINEERING FORWARD THINKING

ADELAIDE
MELBOURNE
SYDNEY
BRISBANE

Ref: 287237; 293958 / S65986

13/05/2025 - RevD

Re: Stormwater at Felixstow (Aldersgate) Community Redevelopment at Felixtow Masterplan, 160-168 OG Road, FELIXSTOW, SA 5070

FMG Engineering has been engaged to provide engineering advice to guide the Code Amendment and Stage 1 design for the Felixstow (Aldersgate) Intergenerational Community at 160-168 OG Road, Felixstow. This memo outlines the considerations towards the management of stormwater and flood waters on site in accordance with the principals of the South Australian Planning and Design Code.

The subject site is located within Norwood Payneham St Peter Council, with the site generally grading towards the north, matching the regional topography which falls towards the Torrens river, approximately 1km to the north. Existing underground stormwater infrastructure is observed in OG Road, Aldersgate Drive and Forsyth Court. Third Creek is present along the eastern boundary, in the form of an open concrete lined channel.

FMG has reviewed the Planning and Design code and attached relevant excerpts of performance outcomes as an appendix to this letter. The requirements can be summarised into the following key areas;

1) Peak stormwater flow generated from future development over the Affected Area facilitated by the Code Amendment will need to be equal to or less than the equivalent storm pre-development peak flow runoff (Stormwater, PO 1.1);

The existing site features an impervious : pervious ratio of 80:20, whereas future development over the Affected Area facilitated by the Code Amendment is likely to feature a significant extent of landscaping and pervious areas, summing to a 75:25 impervious : pervious area ratio. As the impervious area is likely to be reduced by future development over the Affected Area, peak stormwater runoff will accordingly be reduced and it is not anticipated that further detention storage will be required on site.

It is noted that there is no underground stormwater infrastructure present in Aldersgate Drive, and that flood mapping provided by Council suggests both Third Creek, and sheet flows in Aldersgate Drive currently exceed the capacity of the current network. It is beyond the scope of this Code Amendment to solve regional scale flooding issues associated with upwelling in Third Creek, however through formalisiation of flood waters through the Affected Area, directly into Aldersgate Drive, we anticipate that flood hazard will be reduced for the surrounding houses (particularly 11-15 Forsyth Grove, which are currently inundated by the informalised sheet flow which travels through the Affected Area).



Figure 1 - Plan View

2) Water quality must be managed

Future developments over the Affected Area facilitated by this Code Amendment are likely to be required to treat and manage stormwater before discharging into Councils stormwater network. Future development over the Affected Area should cater for water sensitive urban design (WSUD) outcomes throughout the landscaped areas. Future development over the Affected Area should ensure that the SA EPA water quality improvement figures (reduce Total suspended solids by 80%, Total phosphorus by 60%, Total nitrogen by 45%, Litter/gross pollutants by 90%), with proprietary Gross Pollutant Traps or other treatment devices available to achieve shortfalls as required.

All the stormwater runoff generated by rooves in future development over the Affected area will be considered as clean water for re-use/irrigation purposes, or discharged directly into Council's receiving stormwater network without treatment. It is anticipated that Council will accept Stormwater discharging directly into third Creek, given the lack of stormwater network present in Aldersgate drive. Generated runoff from any future carparking areas can be managed using appropriate oil separators or similar treatment devices. There is strong desire to harvest future roofwater and supply for irrigation or toilet flushing within the Affected Area.

3) Future development shall be sited, and designed to mitigate impacts on adjoining properties due to diversion of flood waters and provide freeboard to 1% AEP flood levels

FMG contacted Council who provided an excerpt of Council's flood mapping data for the area (Figure 2) showing flooding in the order of 100-300mm across the southeastern corner of the Affected Area. Flows are understood to break out from the adjacent Third Creek channel at Turner Street, and covey in a northern direction through the lower eastern half of the site, ultimately discharging into Aldersgate drive and continuing north. Council provided further clarification on this matter, that stormwater does not enter the Affected Area during storms up to and including the 5% AEP storm event, and the peak flow estimated to travel through the site during 1% AEP is 1.5m^3/s.

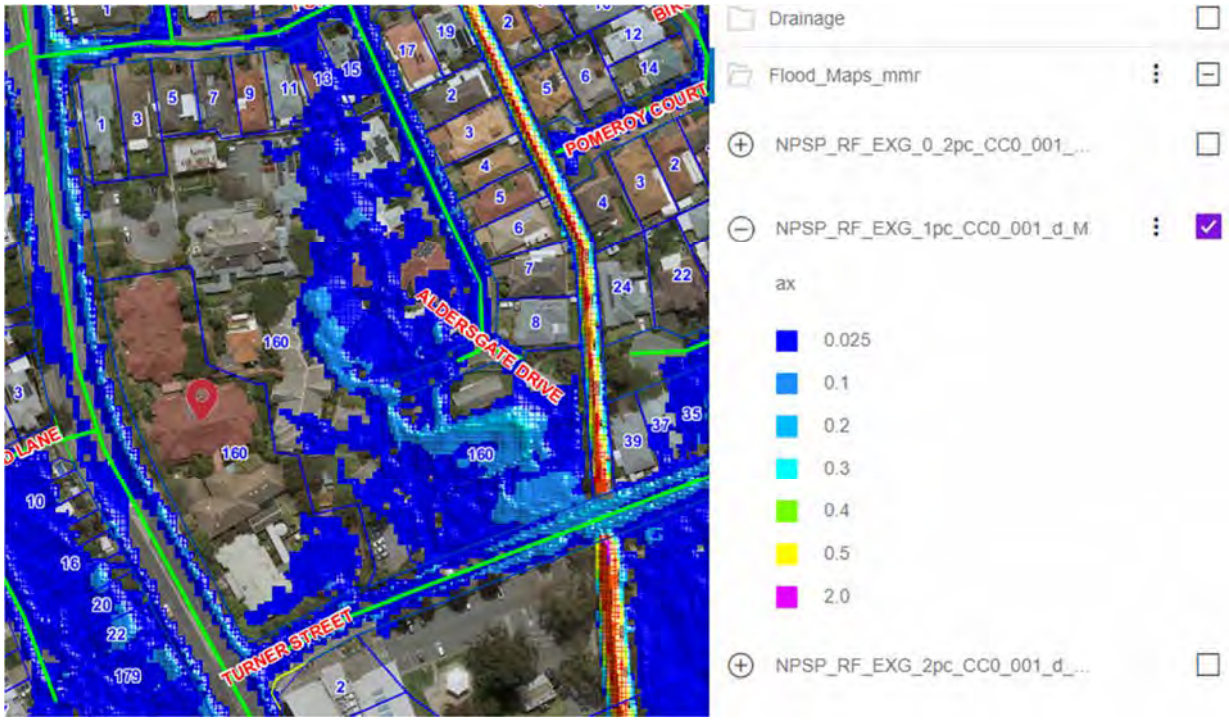


Figure 2 - Council supplied flood mapping

As a result of these existing conditions, and the performance outcomes requirements of the Planning and Design code, a safe flow route will need to be accommodated through the Affected Area under post-development conditions. Options to maintain safe conveyance of flood waters through the eastern side of the site, between the Turner Street and Aldersgate Drive has been identified as the most feasible solution. Final solutions to manage through the Affected Area will need to be confirmed during detailed design of future development applications (following rezoning).

- Finished floor levels of future development over the Affected Area will either be nominated with 300mm of freeboard above the proposed flood level (i.e. 46.95mAHD), or alternatively or a levee / constant RL wall (also at ~46.95mAHD) will be constructed to provide freeboard to anticipated flood levels, with future FFL grading back down to a lower level. This approach will be confirmed during detailed design based on accessibility, Bulk Earthworks requirements, and detailed liaison with Council as part of future development applications following rezoning.

Conclusion

The proposed Code Amendment provides the opportunity for future development to provide the best practices in urban development of brown field sites, through reduction of impervious area and intention to reduce stormwater impact using WSUD techniques through extensive landscaping. It is unlikely that future development over the Affected Area facilitated by the Code Amendment will require on site detention storage tanks when assessed against the planning and design code. Site stormwater from roof and ground plans through pits and pipes and likely connected into existing stormwater infrastructure in OG Road and Aldersgate Drive.

Flood mapping of the area suggests 1% AEP flood waters are currently conveyed via sheet flow through the Affected Area, from Turner Drive to Aldersgate drive, it is expected that this flood path will need to be mimicked in future development over the Affected Area following rezoning.

Yours sincerely,

Jordan Colbert

National Civil Manager
FMG Engineering

Attached;

Table 1; Excerpts from the Planning and Design Code

Survey

Table 1 – Relevant Excerpts of the planning and Design Code

Reference	Performance Outcome
Hazard (Flooding Overlay)	
PO 2.1	Development sited and designed to minimise exposure of people and property to unacceptable flood risk.
PO 3.1	Development avoids the need for flood protection works.
PO 3.2	Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.
PO 3.3	Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.
PO 3.4	Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce flood impact.
PO 3.5	Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings.
PO 5.1	The depth and extent of filling required to raise the finished floor level of a building does not cause unacceptable impact on any adjoining property by diversion of flood waters, an increase in flood velocity or flood level, or an unacceptable loss of flood storage.
Hazards (Flooding General) Overlay Provisions	
PO 1.1	Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment.
PO 2.1	Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.
PO 3.1	Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.
General Development; Design in Urban Areas; **All Development, Group Dwellings, Residential Flat Buildings and Battle axe Development**	
PO5.1	Development is sited and designed to maintain natural hydrological systems without negatively impacting: 1. the quantity and quality of surface water and groundwater 2. the depth and directional flow of surface water and groundwater 3. the quality and function of natural springs.
PO 36.1	Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.

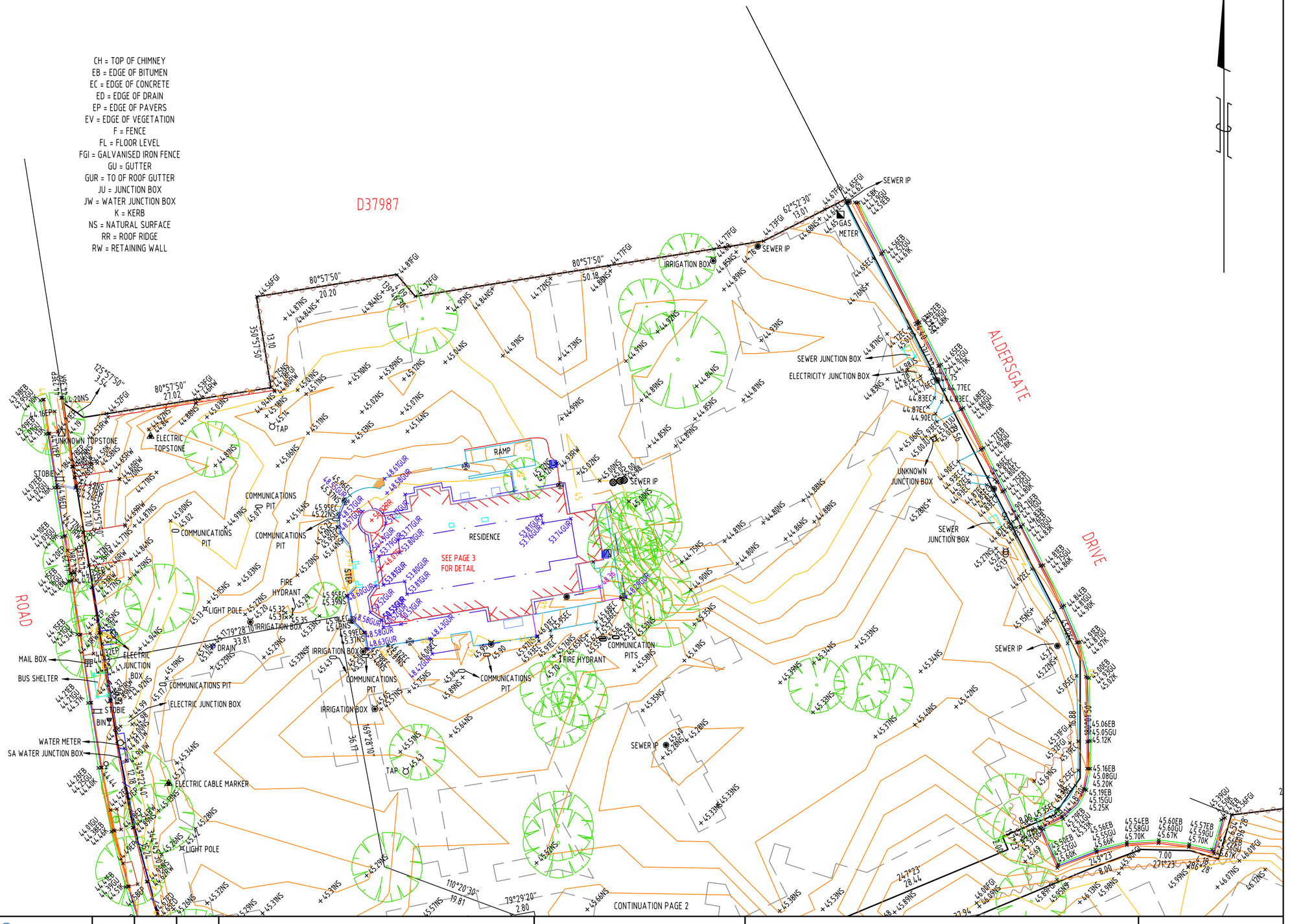
PO 36.2	Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.
PO 42.1	Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.
PO 42.2	Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.
PO 42.3	Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.

LEGEND

- MAIL BOX
- LITTER BIN
- WATER METER
- SIGN ONE SIDED
- UNKNOWN SERVICE
- IRRIGATION CONTROL BOX
- LIGHT POLE
- HYDRANT
- COMMS PIT
- GAS SERVICE
- SURVEY MARK
- SEWER I.P
- FIRE PLUG
- TAP
- ETSA CABLE MARKER
- STOBIE
- GRATING
- SEWER PIT
- DOWNPIPE

- EDGE OF BITUMEN
- GUTTER
- TOP OF KERB
- EDGE OF BRICK PAVERS
- RETAINING WALL
- EDGE OF DRAIN
- SUMP
- FENCE
- GALVANISED IRON FENCE
- EDGE OF VEGETATION
- EDGE OF CONCRETE
- BUILDING
- CONCRETE BORDER
- ROOF GUTTER (TOP)
- WALL
- VERANDAH
- BUILDING TO BE DEMOLISHED
- BOUNDARIES

CH = TOP OF CHIMNEY
EB = EDGE OF BITUMEN
EC = EDGE OF CONCRETE
ED = EDGE OF DRAIN
EP = EDGE OF PAVERS
EV = EDGE OF VEGETATION
F = FENCE
FL = FLOOR LEVEL
FGI = GALVANISED IRON FENCE
GU = GUTTER
GUR = TO OF ROOF GUTTER
JU = JUNCTION BOX
JW = WATER JUNCTION BOX
K = KERB
NS = NATURAL SURFACE
RR = ROOF RIDGE
RW = RETAINING WALL



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Telephone (08) 8323 8991
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www.wfasurvey.com.au
ACN 624 277 158

REV	DATE	APP

NOTES

CONTOUR INTERVALS = 0.100m
HEIGHT DATUM IS AUSTRALIAN HEIGHT DATUM (AHD)

MAP GRID OF AUSTRALIA (MGA 2020) COORDINATES, ZONE 54
SCALE FACTOR 1.000166

UNDERGROUND SERVICES NOT LOCATED

BOUNDARIES ARE PLOTTED TO SURVEY ACCURACY AND ARE CERTIFIED CORRECT BY DAVID WESTON LICENSED SURVEYOR THE BOUNDARIES HAVE NOT BEEN PEGGED

SURVEY	AM	DATE 13/09/2023
APPROVED	DW	DATE 19/09/2023

IDENTIFICATION AND DETAIL SURVEY

A 502 IN D51736 & Q 1002 & Q 1003 IN D51824
160 - 168 O G ROAD
FELIXTOW

0 10 20 30 40
SCALE METRES

JOB NO.	9252
CAD REF.	9252 dtl
SHEET	1
REV	A

CONTINUATION PAGE 1

D51824

D42573

O G ROAD

TURNER STREET

PSM 6628/56238 RL = 45.890m

1 FIRE HYDRANT

ELECTRIC JUNCTION BOX

WATER METER

SA WATER JUNCTION BOX

ELECTRIC CABLE MARKER

LIGHT POLE

STOBIE

BIN

IRRIGATION BOX

TAP

SEWER IP

UNKNOWN TOPSTONE

UNKNOWN JUNCTION BOX

COMMUNICATIONS PIT

GAS METER

GAS TOPSTONE

SIGN

JUNCTION BOX

LIGHT POLE COMMUNICATIONS PIT

110°20'30" 19.81

79°29'20" 2.80

70°29'20" 52.73

96°00'30" 8.36

185°40'20" 3.85

224°43'10" 4.08

247°23' 28.44

37.94

263°06'20" 19.12

113°56'10" 87.68

24.49

7.00

8.00

274°23'

266°28'

74°09' 17.00

164°09' 28.01

75°56' 18.58

284°48'20" 4.34

WEBER FRANKIW SURVEYORS
Licensed and Engineering Surveyors
Land Division Consultants

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www.wfasurvey.com.au
ACN 624 277 158

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0 10 20 30 40
SCALE METRES

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SHEET	REV
1	A

APPENDIX H

Investigation - Heritage

Felixstow (Aldersgate) Intergenerational Community Code Amendment

Heritage Impact Report

DA234529

Issue A

14.05.24

dasharchitects

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1.0 Introduction

Based on discussions and a detailed briefing provided by Ekistics, we understand that the Erwin Vogt Foundation (the Foundation or the Designated Entity), is pursuing a Proponent Initiated Code Amendment. This initiative aims to facilitate the future development of an Intergenerational Community at 160–168 O.G. Road, Felixstow, known as the Affected Area.

A Master Plan for the Affected Area, titled the Uniting Communities Felixstow (Aldersgate) Intergenerational Community Master Plan, was formally endorsed in February 2024. This plan provides the strategic vision and planning framework that underpins the proposed rezoning. A Code Amendment Initiation Document was prepared by Ekistics, signed in March 2024, and subsequently submitted to the Minister for Planning. This amendment was formally initiated in February 2025, subject to several conditions.

The Designated Entity is now in the process of preparing the draft Code Amendment. This process involves conducting all necessary investigations and engagement activities in alignment with the required Code Amendment Process. This includes commissioning the required technical investigations, preparing the draft Code Amendment, and delivering the community engagement and consultation activities.



Image 1: Historical Image of Forsyth House, taken from the SA Heritage Places Database.

In Mid 2025, DASH Architects was engaged to assist the Foundation by providing general professional heritage advice and then this Heritage Impact Report (HIR) in relation to the Code Amendment. The Foundation has also engaged a broader consulting team including Trice (Project Managers), Hayball (Design Architects), Ekistics (Planners), and other specialist consultants.

The Affected Area is currently used as the Aldersgate Residential Aged Care Facility. It contains the State Heritage listed Forsyth House (Image 1), a former

residential house utilised as administration and training/ meeting offices by the facility.

This HIR has primarily considered the potential impacts to the State Heritage Place (Forsyth House) arising from the proposed Code Amendment. It has then further provided commentary on the appropriateness of the retention of the 'State Heritage Place Overlay' and the 'Heritage Adjacency Overlay.'

In providing our advice and preparing this HIR we have undertaken the following tasks:

- Inspection of the Site.
- A desktop review of information held by Heritage South Australia (Heritage SA) within the Department of Environment and Water (DEW) in relation to the Place (Heritage SA Research Packet).
- Met with Michael Queale, Senior Conservation Architect at Heritage South Australia (in 2023 as part of the Master Planning process in 2023).
- Reviewed the Planning and Design Code, with particular reference to the State Heritage Place Overlay (SHPO) and the Heritage Adjacency Overlay (HAO).
- Reviewed various iterations of the proposed Concept Plan that will form part of the Code Amendment, including Option X (Image 2).

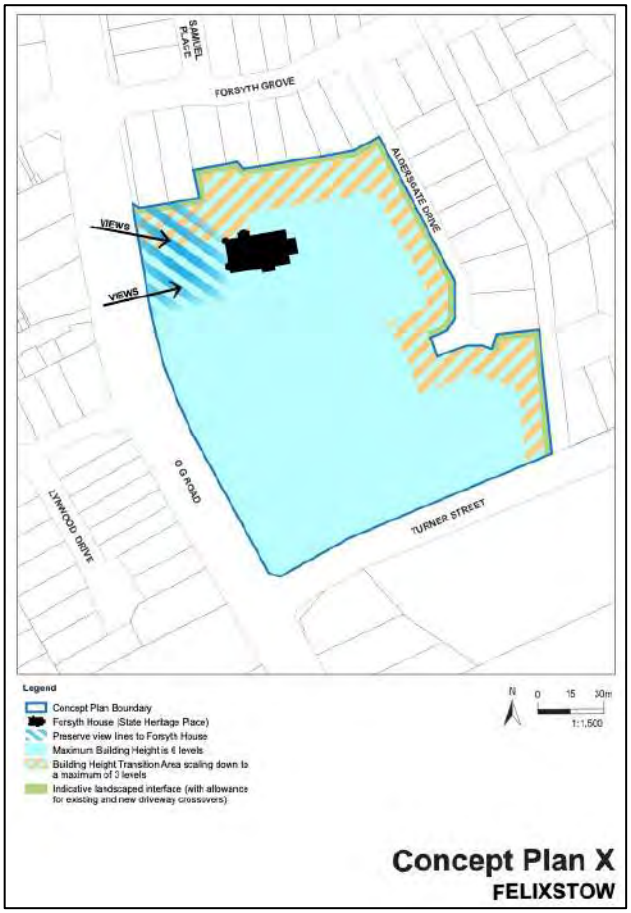


Image 2: Proposed Concept Plan for the Code Amendment Option X

2.0 About Us

DASH Architects was founded in 1964 and has established itself as one of South Australia's leading practices specialising in the provision of heritage architectural services. Over the past 50 years DASH Architects has established a reputation as one of the State's leading architectural practices in the following specialist heritage fields:

- Heritage Conservation.
- Heritage Assessments.
- Heritage Impact Assessment.
- Heritage Advisory Services.
- Heritage Policy Development.
- Condition and Compliance Audits.
- Adaptive Reuse.
- Conservation Management Plans.
- Expert Witnessing.
- Professional Desktop Historical Archaeological Services.

Our expertise extends across the full range of historic character and heritage listings to include:

- Historic Character.
- Local Heritage Places.
- State Heritage Places.
- State Heritage Areas.
- Commonwealth Heritage Places (including Defence).
- National Heritage Places.

DASH Architects is a member of the National Defence Infrastructure Panel - Environment, Heritage, and Estate Engineering Services. Under this Panel, we are prequalified to undertake a range of Historic Heritage Services, such as heritage impact assessment, conservation and technical advice, condition assessment, archival recording, and heritage assessment. We currently have engagement in most states and territories across Australia.

Further details regarding DASH Architects can be provided on request or found at www.dasharchitects.com.au.

3.0 The Site

The Affected Area is about seven kilometres north-east of Adelaide's city centre, in the suburb of Felixstow. It sits on the eastern side of O.G Road, about 500 metres north of Payneham Road. The total area is around 23,000 square metres and includes the Aldersgate Residential Aged Care Facility. The main entrance faces O.G Road, with other street frontages on Turner Street and Aldersgate Drive.

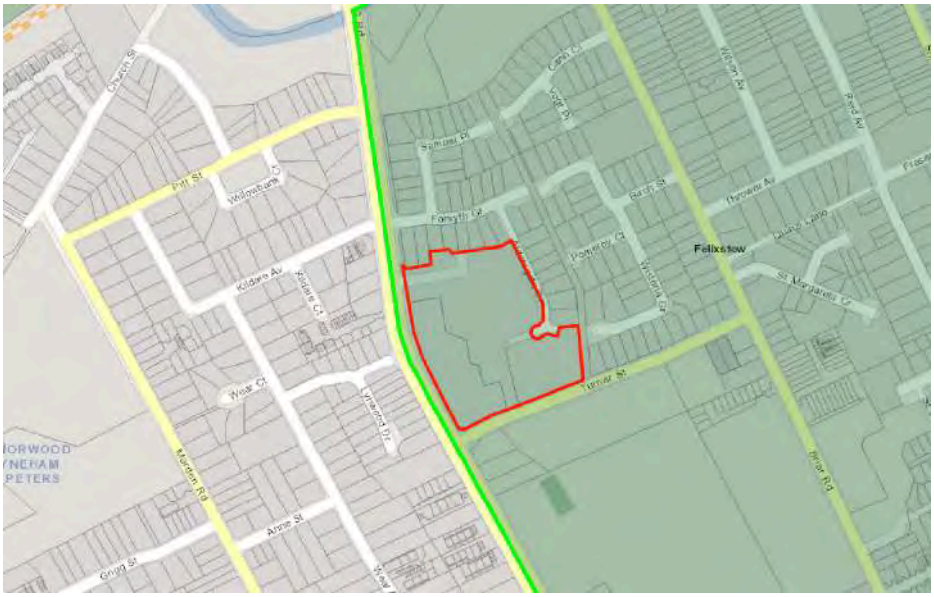


Image 3: Affected Area. Extract from SAPPA (https://sappa.plan.sa.gov.au) – additional red outline by Author.

O.G Road is a busy dual-lane road with bike lanes and footpaths on both sides. Turner Street is a quieter, single-lane road with footpaths on both sides. Aldersgate Drive is a short, dead-end street with one footpath and light local traffic, mostly from visitors and nearby homes.

The eastern edge of the site is bound by Third Creek, a concrete-lined drain that runs from the hills to the River Torrens. The land gently rises from Turner Street to the northern edge and slopes slightly from west to east.

Cars can enter the site from O.G Road, Turner Street, and Aldersgate Drive using wide driveways. Staff can walk into the aged care facility through locked gates and doors.

The Affected Area contains Forsyth House, a State Heritage Place (listed in November 1986, ID 12684), that was constructed as a house and is now used for offices and meeting rooms. The extracts below (Images 04, 05, and 06) outline its significance and the date of entry into the State Heritage Register.

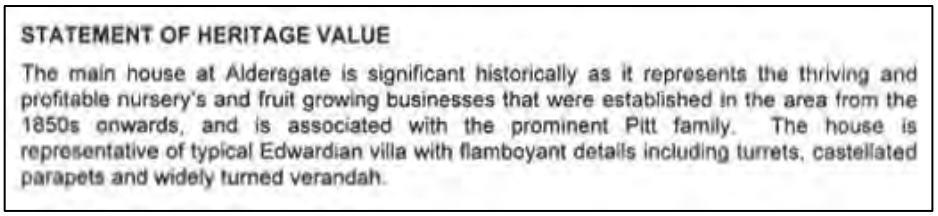
Corporation of the City of Payneham **Dwelling—'Forsythe House'**	160 O.G. Road, Felixtow 5070. CT. volume 4097, folio 687. Portion of section 306. Hundred of Adelaide.

Image 4: Extract for Forsyth House, As Gazetted (sourced from Heritage SA Research Packet).

The initial State Heritage Listing, as recorded in the South Australian Gazette (Image 04) did not provide detail regarding either the extent or nature of the Listing. There also doesn't appear to be a formal Statement of Significance recorded on the SA Heritage Places Database. Nor are we aware of any Conservation Management Plans, or similar, for the Place.

The original nomination for listing (attached in the appendices), dates from 1985 and was subject to different criteria and a different process to that used for 'modern' listings.

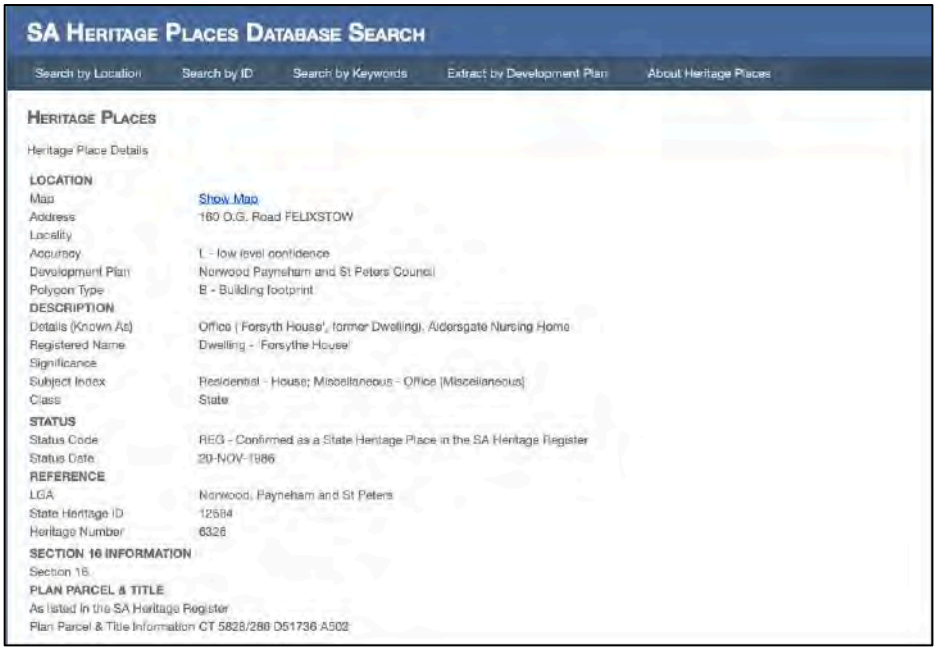
A further Data Sheet prepared by MacDougall, and Vines in 1998 (attached in the appendices) as part of the Payneham Heritage Study, notes the Statement of Heritage Value (often called Statement of Significance) as follows (Image 05).



STATEMENT OF HERITAGE VALUE

The main house at Aldersgate is significant historically as it represents the thriving and profitable nursery's and fruit growing businesses that were established in the area from the 1850s onwards, and is associated with the prominent Pitt family. The house is representative of typical Edwardian villa with flamboyant details including turrets, castellated parapets and widely turned verandah.

Image 5: Extract for Forsyth House, taken form McDougall and Vines Data Sheet (sourced from Heritage SA Research Packet and attached as an appendix).



SA HERITAGE PLACES DATABASE SEARCH

Search by Location | Search by ID | Search by Keywords | Extract by Development Plan | About Heritage Places

HERITAGE PLACES

Heritage Place Details

LOCATION	
Map	Show Map
Address	160 O.G. Road FELIXSTOW
Locality	
Accuracy	L - low level confidence
Development Plan	Norwood Payneham and St Peters Council
Polygon Type	B - Building footprint
DESCRIPTION	
Details (Known As)	Office (Forsyth House', former Dwelling), Aldersgate Nursing Home
Registered Name	Dwelling - Forsythe House
Significance	
Subject Index	Residential - House; Miscellaneous - Office (Miscellaneous)
Class	State
STATUS	
Status Code	REG - Confirmed as a State Heritage Place in the SA Heritage Register
Status Date	20-NOV-1986
REFERENCE	
LGA	Norwood, Payneham and St Peters
State Heritage ID	12584
Heritage Number	6326
SECTION 16 INFORMATION	
Section 16	
PLAN PARCEL & TITLE	
As listed in the SA Heritage Register	
Plan Parcel & Title Information	CT 5828/286 D51736 A502

Image 6: Extract for Forsyth House, taken from the SA Heritage Places Database.

The datasheet prepared by McDougall and Vines as part of the 1998 Payneham Heritage Survey provides the following History and Description:

> *"'Aldersgate' or Forsyth House is a stone and brick mansion constructed with lace sandstone arid brick quoining and incorporating elaborate encircling verandahs highlighted by a conical tower on the south-west corner of the house. The entrance of the house is marked by a crenelated porch and the building retains a large degree of original cast iron around the verandah trim and finials which have been replaced on the roof after re-roofing in asbestos tiles. A second story has been inserted in the roof, and this projects out above the porch.*
>
> *This house was originally known as 'Kahurangi' and was constructed for Arthur Ebenezer Pitt, who was the son of Ebenezer Pitt, an early settler in the Payneham area. A E Pitt consolidated its holdings into one estate by 1913 and constructed the house around that lime. The building remained within the family until 1943 when the entire property*

was bought by the Central Mission Old Folks Home Incorporated, instigated by the Reverend Samuel Forsyth, hence the change in name of the property from 'Kahurangi' to Forsyth House,

The house is now part of Aldersgate Aged Community Centre … The grounds of The Community Centre retain a large number of exotic and botanic plantings undertaken by A.E.Pift, although no evidence of the early orangery remains."

The following photographs of Forsyth House were taken by the Author in the process of reviewing the proposed site Master Plan in October 2023.



Image 7: Photograph taken from western entrance carpark.



Image 8: Photograph of northern facade.



Image 9: Photograph of south-eastern corner.



Image 10: Photograph of front steps.



Image 11: Photograph of southern verandah.



Image 12: Photograph of front verandah.



Image 13: Photograph of southern façade.



Image 14: Photograph of southern faced with later verandah link in foreground.

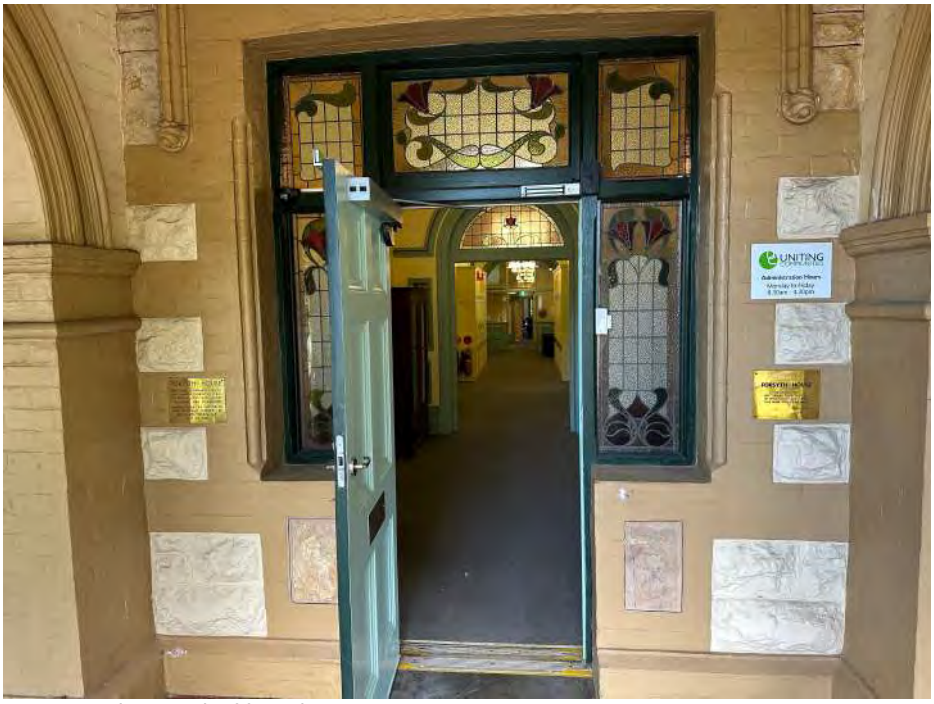


Image 15: Photograph of front door.



Image 16: Photograph of internal corridor.



Image 17: Photograph of typical internal room.



Image 18: Photograph of basement lobby.



Image 19: Photograph of basement room, including window.



Image 20: Photograph of first floor (within roof space).



Image 21: Photograph of roof and castellations over main entrance.

4.0 Heritage Considerations

As noted previously, this Heritage Impact Report (HIR) is to:

- Consider potential impacts to the State Heritage Place, Forsyth House, arising from the proposed Code Amendment; and
- Provide commentary on the appropriateness of the retention of the 'State Heritage Place Overlay' and the 'Heritage Adjacency Overlay.'

Notwithstanding it is a notable building, there are no heritage or character listings associated with the Chapel on the Site. There are no other heritage places associated with the Affected Area itself. As such we have only considered Forsyth House itself in this assessment.

Although the former Payneham Primary School (Local Heritage Place) is nearby, it is sufficiently distant from the site such that the work proposed on the Site will not have an adverse impact on either its physical fabric or its settings. There are no other State and Local Heritage Places in the Locality of the site (Image 22). As such we have not considered heritage places outside the Affected Area in this assessment.

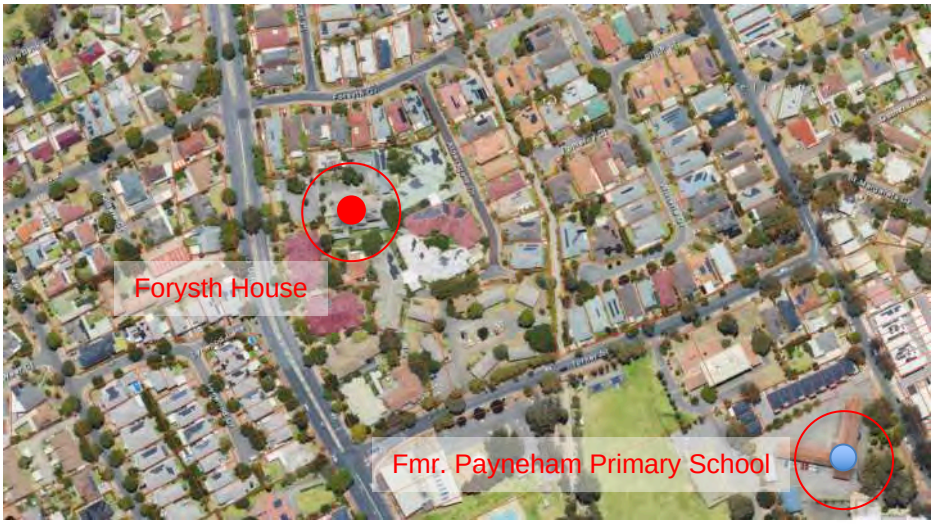


Image 22: Image showing Forsyth House (State Heritage Place, shown with a red dot) and nearby Local Heritage Place (shown with a blue dot) (taken for www.location.sa.gov.au/viewer with annotations by Author).

4.1 Potential Impacts Arising from the Code Amendment

The Affected Area comprises three Titles and is currently within a General Neighbourhood Zone under the Planning and Design Code (P&DC). The Title that contains the State Heritage Place is subject to the State Heritage Place Overlay (SHPO), while the remaining two Titles are subject to Heritage Adjacency Overlay (HAO), due to their proximity to the State Heritage Place.



Image 23: Image shows the Affected Area (outlined in green by author). The title that contains the SHP is in red and is subject to the SHPO. The other two sites are in yellow and are subject to the HAO. (Taken from SAPPA).

Under these Overlays, most development on the Affected Area, regardless of which site it is on will be referred to Minister responsible for the administration of the *Heritage Places Act 1993 (*currently through the Heritage South Australia (Heritage SA), within the Department for Environment and Water (DEW)). The Minister has power of direction under such referrals. That is, without their support, an application cannot be approved.

The proposed Code Amendment seeks to replace the existing zoning with the Urban Corridor (Boulevard) Zone. It further seeks to provide a Concept Plan that would manage greater height generally across the site (up to 6 storeys), with a transition zone (where the height of development is to be transitioned down to 3 storeys), and a landscaped interface has been proposed between the overall site and the residential land to the north and east. A further views curtilage is proposed between the State Heritage Place and O.G. Road. This views curtilage is aimed at maintaining views to the SHP form the public realm.

The above changes, if adopted, would not likely alter the application of the SHPO as it related to Development on the site within the Affected Area that contains the State Heritage Place (or the application of the HAO for the remaining 2 sites). Nor would it likely alter referrals to the Minister through Heritage SA for such work. While it is very likely that the SHPO provisions, in and of themselves, would likely require a curtilage between the SHP and O.G. Rd, that it is explicitly noted on the Concept Plan will none the less reinforce its importance and avoid confusion.

4.2 State Heritage Place Overlay.

Both currently and under the proposed Code Amendment, development in and around the State Heritage Place would need to consider a range of issues raised by the Planning and Design Code generally, and the SHPO specifically. The provisions within the SHPO would in our view adequately manage the potential heritage impacts on the State Heritage Place arising from the Code Amendment and specifically any uplift in height.

The SHPO provides direction and controls around a number of factors affecting development on the site. These include:

- Demolition.
- Location of new built form.
- Form, massing, and scale of new built form.
- Materials and colours of new built form.
- Ancillary Development.
- Conservation Works.
- Subdivisions.

In addition to this, Heritage SA is not bound to limit its referral advice to matters arsing form the Performance Outcomes under the Overlay and are at liberty to consider wider matters that may be relevant to managing potential heritage impacts to the significance of the SHP.

These controls would remain applicable under the proposed Code Amendment.

4.3 Heritage Adjacency Overlay

The Heritage Adjacency Overlay (HAO) requires *"Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places."* It further seeks to ensure that it *"does not dominate, encroach on or unduly impact on the setting of the Place."*

In addition to this, Heritage SA are again not bound to limiting its advice to the Overlay provisions and can comment on other matters that may impact on the setting of context of the SHP.

These provisions within the HAO would also, in our view, adequately address the issues associated with the proposed Code Amendment and specifically the additional height of development envisaged across the Affected Area generally.

5.0 Other considerations

In addition to the matters raised above we suggest consideration be given to the following additional matters

5.1 Confirmation of Heritage Value

As noted previously, there is no endorsed Statement of Significance for Forsyth House, nor is there a Conservation Management Plan. Such information would assist in understanding the heritage significance of the place. This is not unusual for older listings that predate current legislation. This lack of detail on the heritage values of the place, however, can create additional uncertainty in developing proposals for the site.

Additional research into the heritage significance of Forsyth House would assist both the design team, and heritage authority, in understanding and managing any potential impacts. This could potentially be achieved through DEW's Better Heritage Information programme. We understand that this programme is oversubscribed at the moment. As such, a better option may be the preparation of a Conservation Management Plan for the site by the Foundation. This could then be reviewed and potentially endorsed by Heritage SA. There may be funding available for his through Heritage SA's Heritage Conservation Grants program.

Regardless, early engagement with the Planning Authority, and Heritage SA, is recommended when developing proposals for the site.

5.2 Potential Adjustment of Boundaries within the Affected Area

Adjusting the title boundaries within the Affected Area could be a worthwhile consideration, as it may lead to a reduction in the overall size of the title associated with the State Heritage Place. This in turn may lessen the administrative burden associated with heritage referrals to Heritage SA. This approach could streamline processes, improve efficiency, and potentially provide greater flexibility for future land use or development within the remaining area. Careful evaluation of legal, historical, and planning implications would be essential to ensure that any adjustments align with heritage protection requirements while achieving the intended outcomes. Further consultation with relevant authorities and stakeholders may be necessary to assess feasibility and optimise the benefits of such modifications.

6.0 Conclusion

The provisions of the State Heritage Places Overlay (SHPO) would remain in place under the proposed Code Amendment for development on the site within the Affected Area that contains the SHP. These provisions consider the form, massing, scale, materials, colours, ancillary development, conservation works, and subdivisions for development in and around a State Heritage Place.

Additionally, the Heritage Adjacency Overlay (HAO) plays a critical role in protecting heritage values. Its provisions further ensure that development on the other sites within the Affected Area, that are adjacent to the State Heritage Places will not dominate, encroach upon, or excessively impact its settings.

These two overlays provide an adequate framework to address any potential concerns associated with the proposed Code Amendment, particularly regarding additional building height envisioned for the Affected Area.

Combined with referrals to the Heritage South Australia, for the Minister, required under the Planning and Design Code, they will ensure that any new development in the Affected Area will preserve the heritage value of the SHP.

Appendices

6.1 Register Nomination Report, State Conservation Branch (now Heritage SA, DEW)

REGISTER NOMINATION REPORT Date: 8.3.85 Item Reference: 6628-12684

"FORSYTH HOUSE"
Aldersgate Village
16[illegible] O.G. Road
FELIXSTOW

HERITAGE SIGINIFICANCE

Historically, the house is significant for two reasons. It represents the thriving and profitable nurseries and fruit growing businesses that were established in the area from the 1850's onwards. More specifically, it is associated with a prolific and prominent fruit growing family, the Pitt family.

Architecturally, this large house is representative of a common architectural style, at its most florid. Turrets, castellated parapets to the entrance porch and a wide, return verandah reflect this. The elements are combined in an unusual way with interesting features - including fruit drying room in the ceiling space and a basement with light wells.

Environmentally, "Forsyth House" is prominent from O.G. Road and an important aspect of the streetscape of this major thoroughfare. It is now integrated with more recent development.

The integrity of the building is good. Although significant alterations have occurred within the building, a balance between its present function and its past has been achieved. Externally, the house remains in similar condition to the original.

NOMINATION SOURCE/THREAT/OWNER

This report has been prepared following private nomination and referral to the Department by Professor Saunders. It is now owned by Central Mission Homes for the Aged Incorporated and used as a Day Care and Recreation Centre as part of Aldersgate Village. Its function, is eventually to become office space for the Nursing Home. It is under no known threat.

STATE CONSERVATION BRANCH RECOMMENDATION: .....
Manager

It is recommended that this item be included on the Register of State Heritage Items, and that it be categorized A3, P3.

SOUTH AUSTRALIAN HERITAGE COMMITTEE RECOMMENDATION: .....
Chairman

South Australian Heri[illegible]ge Act 1978-82	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures	Ref. No. 6028-12684
	Item Aldersgate Day Care Centre - Former Residence. 160 O.G. Road, Felixstow.	Status -
Age C. 1910	Subject Original and Present Value: 0302 - Single Dwelling	Style Edwardian

		E	VG	AG	FP	NA
History	**Context** Associated with and representative of market gardening within the area, in particular with the Pitt family. The house also provides evidence of the success of this industry in Felixstow. Its later adaption, as a Nursing Home, represents another common usuage of large houses of this period.		X			
	Person/Group Constructed by Arthur Ebenezer Pitt and family; fruit growers and merchants.		X			
	Event No known event.					X
	Architect/Builder Surrounding development, Gordon Brown, architect.			X		
Architecture	**Design** Three-storeyed, large, single fronted house with castellated parapet to porch, two hexagonal projecting bays at either end of facade, one metal clad tower. Bullnosed, return verandah corresponding to bays with decorative lacework to verandah.		X			
	Construction Rusticated stone walls and painted red brick quoins and surrounds, corrugated galvanised iron and asbestos shingle cladding to hipped and gabled roof.			X		
	Interior Significant alterations to the interior to accommodate the present function, including removal of walls, widening of doorways and lowering of ceilings.			X		
	Representation Scarce and flamboyant example of Edwardian villa, and the last remaining evidence of the Pitt family.		X			
Environment	**Continuity** Surrounded by cottages and offices to north through to southwest. Eastern view, from O.G. Road unobstructed.					
	Local Character Now scarce within the area. Contributes to local character both historically and architecturally.					X
	Landmark Visible and prominent from O.G. Road.			X		
Integrity	**Alterations** Internal - walls removed, doorways widened, main staircase removed and lowered ceilings. External - integrity and condition good.			X		
	Condition Well mainhained with little alteration to exterior.			X		
	Compatibility Provides a focus for surrounding development by its incompatibility with the same.					X

South Australian Heritage Act 1978-82	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures	Ref. No. 6628-12684
	Item "Forsyth House" 160 O.G. Road FELIXSTOW	Prepared By: Robyn Taylor Iris Twanicki

History and Sources

complexes planned within the site to accommodate 200 people. An Architect, Mr. Gordon Brown, was involved and several wings constructed. However, during the initial period patients were accommodated within the house.

The house has been radically altered since 1943, with most changes occurring recently and all done to accommodate its present function as a Day Care and Recreation Centre. Alterations dating from an earlier time include the widening of doorways to accommodate hospital beds, the removal of walls and the major staircase at the entrance of the house, replacing it with floor to ceiling cupboards. Presently the house is surrounded by cottage development to the north and an office extension to the southwest with a new building currently being constructed.

The house itself is constructed from red brick, with rusticated stone to the facade and brick quoins and surrounds. Corrugated galvanised iron and asbestos shingles clad the hipped and gabled roof. The house is single fronted with a castellated parapet to a porch at the main entrance; two hexagonal projecting bays at either end of the facades, one with a metal clad tower, the other with a smaller projecting roof. The convex, return verandah surrounds the bays and displays cast iron lace to the fascia with birds featuring in a circular motif appearing at key junctions and metal, stylised classical columns.

The house features a narrow, but long room in the roof space, originally reputedly used as a fruit drying area and more recently as a men's hostel. A basement level exists, used as a billards room during the original owners residence, then as a store and paymaster's room for the nursing home. A very interesting feature of this series of rooms is a light well within the verandah, providing natural light to these underground rooms. Internally, although greatly altered, the house retains several notable features. Extensive and very well maintained leadlighting appears in the side and fanlights of the main entrance and in windows situated in the bays. Within the wide hallway there are two archways with elaborate plaster mouldings. In the basement pressed metal ceilings are evident. Although covered by a suspended ceiling, the ground floor level apparently has elaborate plaster ceilings still intact.

The significance of the house within the area is twofold. It represents the second stage of residential development in the area and is the last remaining evidence of the Pitt family; once prominent and prolific. The house also represents the development that occurred during the period that Felixstow's main industry was fruit growing and nurseries, well before suburban development.

Architecturally, the house is an unusual and flamboyant example of a reasonably common Adelaide architectural style; the Edwardian villa.

BIBLIOGRAPHY AND SOURCES

1. Forsyth, Ida We Came From Ireland. The Life Story of Samuel Forsyth, Adelaide Central Mission Press, 1952.

contd.

South Australian Heritage Act 1978-82	Register of State Heritage Items ITEM EVALUATION SHEET Historic Site	Ref. No. 6628-12684
	Item "Forsyth House" 160 O.G. Road FELIXSTOW	Prepared By: Robyn Taylor Iris Iwanicki

Supplementary Information

Adaptation: Now used as a Day Care and Recreation Centre for Aldersgate Nursing Home involving major changes in room functions. Eventually to become office space, an obviously appropriate use for the house at this stage.

Interpretation: At present, the house plays a passive role in representing its previous function as the residence associated with market gardens.

History and Sources

"Forsyth House" is situated on Section 306, on what was once Allotment 7, now 160 O.G. Road, Felixstow. It was the original home of Arthur Ebenezer Pitt and family. A.E. Pitt's grandfather, Charles, arrived in Adelaide in 1847, buying land from the Stow family and settling in the Felixstow area in 1854. A.E. Pitt was born in 1859 at the family home, "Willowbank". Charles Pitt and sons settled extensively in the immediate area and continued to operate orchards developed by W.G. Stow, eventually buying further allotments and establishing a thriving nursery.

Arthur Ebenezer Pitt, the son of Ebenezer, managed his Uncle Charles' fruit business in King William Street and rented some of his father's property in Felixstow for several years. Eventually, Pitt began buying Allotments 6 to 10 in the same area in 1903, eventually consolidating them into one estate by 1913. The business continued to thrive and expand and it was during this period (1903-1913) that "Kahurangi", (a Maori word, meaning "happy resting place") was constructed, sited within an orangery.

Contained on the property was an extensive orchard and in conjunction with "Alice Vale", a Tea Tree Gully property, Pitt operated a thriving fruit import and export trade based at the East End Market but with branches in Broken Hill, Sydney, Perth and Melbourne. Fruit was exported to London, Europe and Asia. "Bully" Pitt, as he was known, appears to have been quite a character, prominent in fruit growing industry circles and one of the first people to drive within Adelaide, albeit somewhat badly.

The three-storeyed large house was built to accommodate Pitt's five children and remained within the family until 1943. The Depression seriously affected the business and in an attempt to survive Pitt subdivided his five allotments (15 acres) into 120 allotments, retaining 2 acres surrounding the house. However, only eight allotments were sold during the thirties. The entire property was eventually bought in 1943 by the Central Mission Old Folks Home Inc., instigated by Reverend Samuel Forsyth; hence the change in name of the property from "Kahurangi" to "Forsyth House".

The house had been uninhabited for several years and the garden very overgrown. Forsyth's plan had been to use the house as an administrative block with other

contd.

South Australian Heritage Act 1978-82	Register of State Heritage Items ITEM EVALUATION SHEET Buildings and Structures	Ref. No. 6628-12684
	Item "Forsyth House" 160 O.G. Road FELIXSTOW	Prepared By: Robyn Taylor Iris Iwanicki

History and Sources

2. Loyau George Notable South Australians Adelaide, Carey, Page and Co. 1885.

3. Pitt, Barbara The Pitt Family of Paynesham Adelaide, The Central Times 1977.

4. Warburton, James W., Paynesham Garden Village to City Adelaide, Corporation of the City of Paynesham, 1983.

5. LTO and GRO Searches.

6. Interview with Mrs. McDonald and Mrs. Schulz.

6.2 Data Sheet for Forsyth House, Payneham Heritage Study (1998), McDougall and Vines

'Aldersgate' (Forsythe House) **Place no.: 12684**

LOCATION

Address	160 OG Road, Felixstow
Land Description	Lot 202, Section 306, Hundred of Adelaide
Certificate of Title	CT 5150/299
OWNER	Adelaide Central Mission Homes for the Aged Incorporated 43 Franklin Street Adelaide SA 5000
State Heritage Status	Registered. 20 November 1986 (HSA File No. 12684)
Other Assessments	Nil

Film No 1



View of house from OG Road looking North

'Aldersgate' (Forsythe House) Place no.: 12684

HISTORY AND DESCRIPTION

'Aldersgate' or Forsythe House is a stone and brick mansion constructed with face sandstone and brick quoining, and incorporating elaborate encircling verandahs highlighted by a conical tower on the south-west corner of the house. The entrance of the house is marked by a crenellated porch and the building retains a large degree of original cast iron around the verandah trim and finials which have been replaced on the roof after re-roofing in asbestos tiles. A second story has been inserted in the roof, and this projects out above the porch.

This house was originally known as 'Kahurangi' and was constructed for Arthur Ebenezer Pitt, who was the son of Ebenezer Pitt, an early settler in the Payneham area. A.E.Pitt consolidated its holdings into one estate by 1913 and constructed the house around that time. The building remained within the family until 1943 when the entire property was bought by the Central Mission Old Folks Home Incorporated, instigated by the Reverend Samuel Forsythe, hence the change in name of the property from 'Kahurangi' to Forsythe House.

The house is now part of Aldersgate Aged Community Centre and is currently undergoing some renovations. The grounds of the Community Centre retain a large number of exotic and botanic plantings undertaken by A.E.Pitt, although no evidence of the early orangery remains.

STATEMENT OF HERITAGE VALUE

The main house at Aldersgate is significant historically as it represents the thriving and profitable nursery's and fruit growing businesses that were established in the area from the 1850s onwards, and is associated with the prominent Pitt family. The house is representative of typical Edwardian villa with flamboyant details including turrets, castellated parapets and widely turned verandah.

REFERENCES

- Heritage South Australia File No: 12684
- Sumerling, Patricia, *Aldersgate a History, 1943-1992*
- Warburton, James W, *Payneham: Garden Village to City*, Corporation of the City of Payneham 1983, page 61-2.

APPENDIX I

Investigation - Retail and Land Use Supply and Demand

deep end services

Felixstow (Aldersgate) Intergenerational Community Code Amendment

Retail & Commercial Land Use investigations

Prepared for Uniting Communities
15 May 2025



Deep End Services
Deep End Services is an economic research and property consulting firm based in Melbourne. It provides a range of services to local and international retailers, property owners and developers including due diligence and market scoping studies, store benchmarking and network planning, site analysis and sales forecasting, market assessments for a variety of land uses, and highest and best use studies.

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Document Name
Felixstow (Aldersgate) Code Amendment land use investigations - 15 May 2025.docx
15.05.25

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This report should be read in its entirety, as reference to part only may be misleading.

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1

Introduction

A Code Amendment Process has been initiated for approximately 2.3 hectares of land at 60-68 O G Road, Felixstow (the Affected Area) currently home to Uniting Communities' 'Aldersgate Residential Aged Care Facility'.

The Code Amendment seeks to rezone the Affected Area from the General Residential zone to 'Urban Corridor (Boulevard) Zone' or similar type of zone to facilitate a combination of low and medium rise (3-6 storey) built form, high density housing and supportive retail and commercial land uses.

This report provides an assessment of the supportable commercial land uses envisaged under the zone including retail, medical and allied health, child care and commercial offices.

2

Code Amendment

2.1 Affected Area

The Affected Area (site) is located at Felixstow, 6.5 km by road north-east of central Adelaide (refer Figure 1).

The Affected Area is currently home to the Uniting Communities (the Controlling Entity of the Erwin Vogt Foundation Inc.) owned and operated 'Aldersgate Residential Aged Care Facility'.

Aldersgate operates as a series of connected single level grouped housing developments including accommodation units and care for people with severe dementia. The site contains the State Heritage listed 'Forsyth House' used for administration and staff training. A group of independent living units off Turner Street have been vacated due to their age and condition.

The Affected Area lies within the 'General Neighbourhood Zone' (Planning and Design Code). It comprises all of 60-68 O G Road, Felixstow and is within the following Certificates of Titles:

- Certificate of Title Volume 5828 Folio 286 (Allotment 502 in Deposited Plan 51736); and
- Certificate of Title Volume 5644 Folio 479 (Pieces 1002 and 1003 in Deposited Plan 51824).

The Affected Area has a primary frontage to O G Road of 176m, a secondary street frontage to Turner Street (136m) and a frontage to Aldersgate Drive (133m). The Third Creek culvert abuts the site in the south-east corner.

Figure 1— Regional location

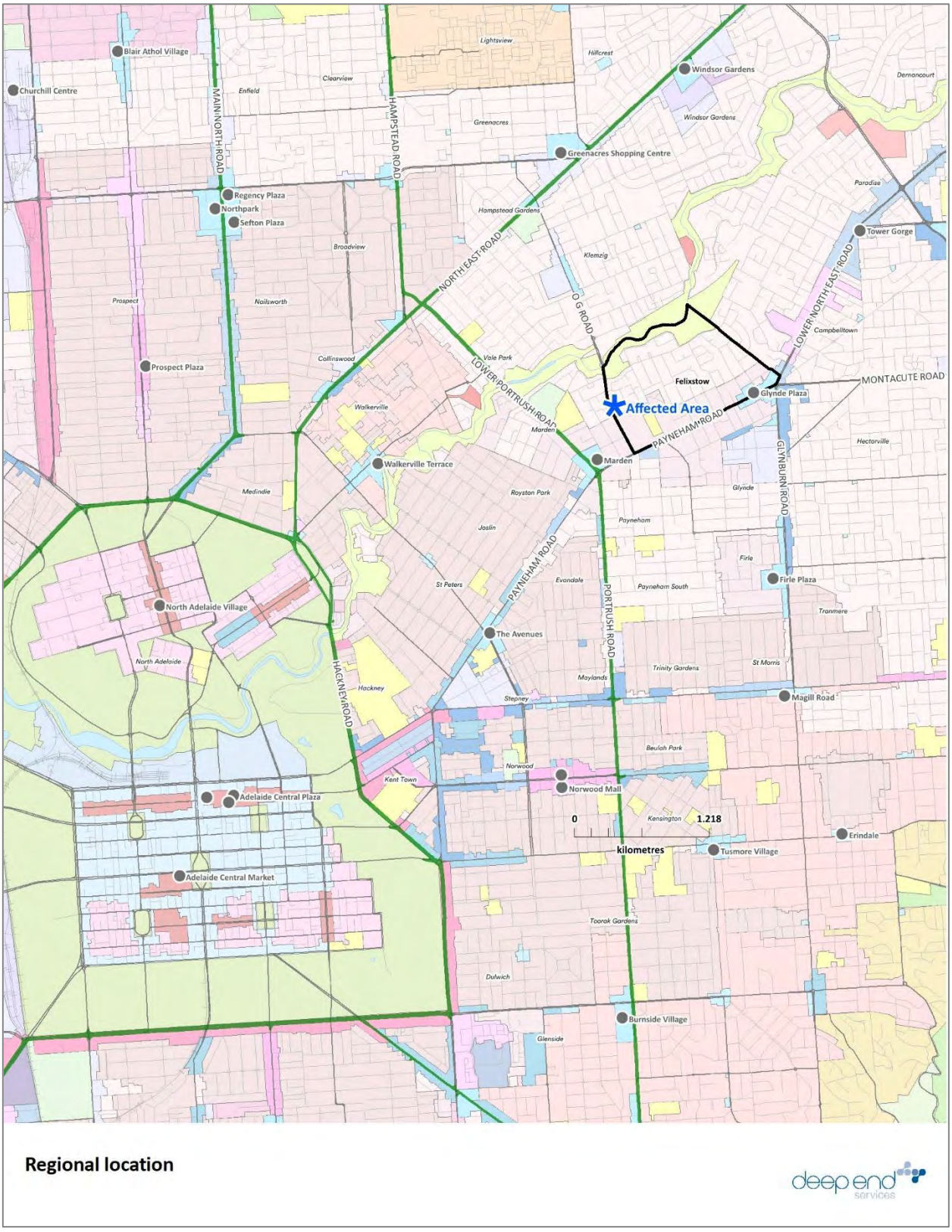


Figure 2— Affected Area



Affected Area

The Affected Area contains a portion of the Aldersgate Drive Road Reserve which is in the process of formal road closure with the City Norwood, Payneham and St. Peters (City of NPSP).

O G Road is a State Maintained Road under the care and control of the Commissioner of Highways via the Department for Infrastructure and Transport (DIT). Turner Street and Aldersgate Drive are both local roads controlled by the City of NPSP. The intersection of O G Road and Turner Street is signalised.

The site is located opposite the Council owned Payneham Library and Community Centre and the Payneham Memorial Swimming Centre on the southern side of Turner Street, currently undergoing a major redevelopment. To the south-east of the site is Patterson Reserve and Recreation Precinct, also owned by the City of NPSP.

The River Torrens/Karrawirra Parri Linear Park Trail located 200 metres north of the site encompasses Payneham Lions Pioneer Park, the Riverside Playground, Drage Reserve and the Klemzig O-Bahn interchange.

To the south- east of the site, located off Briar Road, is the Felixstow Primary School, Good Start Early Learning Centre and the Briar's Special Early Learning Centre along with the Department for Education-Child Development Regional Office, all of which are located within the 'Communities Facilities Zone'.

2.2 Code Amendment outcome

The existing 'General Neighbourhood Zone' envisages complementary non-residential land uses which support an active, convenient walkable neighbourhood such as a community facility, child care facility, consulting room and small scale shop. It envisages a low-rise (1-2 level) built form.

As a large, amalgamated land holding, adjacent to significant community facilities, there is an opportunity to rezone the Affected Area to facilitate higher density built form to maximise use of the significant regional level facilities and create an active and vibrant community focused mixed use precinct within a landscaped setting.

The Code Amendment seeks to replace the existing 'General Neighbourhood Zone' with the 'Urban Corridor (Boulevard) Zone' or similar type of zone. The final proposed zone(s), overlays and local variation (TNV) will be identified following consideration of the Code Amendment investigations.

Consistent with the Master Plan, the rezoning will seek to accommodate a combination of low rise (1-2 storeys) and medium rise (3-6 storey) built form with predominately medium to high density housing along with supportive retail and commercial land uses.

The following land uses are envisaged within the Urban Corridor (Boulevard) Zone:

- Advertisement
- Consulting Room (up to 2,000m2 GLFA in a single building)
- Dwelling

- Educational establishment
- Hotel
- Licensed Premises
- Office (up to 2,000m2 GLFA in a single building)
- Pre-school
- Residential Flat Building
- Retirement Facility
- Shop (up to 2,000m2 GLFA in a single building)
- Supported Accommodation
- Student Accommodation
- Tourist Accommodation

2.3 Land use assumptions

Initial land use and massing diagrams for the Affected Area prepared within the permitted built form controls of the 'Urban Corridor (Boulevard) Zone' yield the land use and gross building areas shown in Table 1. The main elements are:

- The retention of Forsyth House and replacement of the existing aged care facility with a new complex of 110 beds.
- A range of living options including retirement units, social housing, build-to-rent apartments, independent living units and specialist disability accommodation – in total up to 200 units.
- Specialised Assistance School for Youth.
- Early Learning Centre.
- Medical centre and allied health professions.

Table 1—Land use assumptions

Function	Number	GBA (m²)
Residential Aged Care & Specialist Dementia Care	110	9,180
Retirement Living	52-60	6,700
Social & Affordable Accommodation	20	1,870
Build To Rent	40-50	5,055
Independent Living	5-6	1,070
Specialist Disability Accommodation	4-6	560
SASY Education		320
ELC Montessori		450
Pro-Health		900
Allied Health		500
Community / Commercial / Creative (Includes Chapel and Forsyth House)		1,715
UC Administration		180
1A Back of House (Aged Care)		400
Parking	232	7,040
On Grade Parking	38	1,020
Total GBA (Approx)		36,960

The land use elements assessed in this report are:

- Retailing.
- Medical centre and allied health.
- Child care centre.
- Commercial offices.

3

Local area characteristics

3.1 Area review

For population and dwelling profile purposes, two areas around the Affected Area are adopted – the suburb of Felixstow and separately the combined suburbs of Klemzig, Marden, Payneham and Glynde (refer Figure 3).

Figure 3— Local area



The suburb of Felixstow is mainly residential in character but extends to the Felixstow / Glynde centre to the east where retail and commercial uses are situated on the north side of Payneham Road.

Felixstow is becoming a popular location for home buyers located just beyond the more expensive inner city areas. The median house price in the 12 months to April 2025 was $1,141,111 (up 15%) or 14% above the Adelaide median.

It has a wide range of education, sporting and community uses in and around the Patterson Reserve and Recreation Precinct including:

- Payneham Memorial Gardens
- Goodstart Early Learning Centre
- The Briars Special Early Learning Centre
- Felixstow Primary School
- Patterson Sports Ground including Payneham Youth Centre and East Torrens Baseball Club
- Payneham Library
- Payneham Memorial Swimming Pool.

The Payneham Memorial Swimming Pool is undergoing a $60 million redevelopment to a modern indoor and outdoor aquatic centre. The new amenities scheduled for completion in 2026 include:

- 10 lane, 50 metre outdoor pool
- 8 lane, 25 metre indoor pool
- 11 x 20-metre indoor learner's pool
- 14 metre tall tower with two waterslides
- zero-depth waterplay area
- multiple all-access changerooms
- multipurpose meeting rooms
- shade shelters, picnic seating, and barbeques

The new facility will be a significant asset drawing more visitors to the area. It will operate all year and will extend the range of activities for a wider group of users.

The Affected Area has an opportunity to leverage the benefits of the aquatic centre with complimentary uses and services.

O G Road through Felixstow carries an estimated 21,800 vehicles per day. This is less than the high volumes on the outer arterials of Lower Portrush Road (34,500 vpd) and Payneham Road through the Marden Centre (50,900 vpd) and east of the centre (45,900).

The O G Road volumes are nonetheless important for exposure to potential commercial uses and to generate passing trade.

3.1.1 Population growth

In June 2024, the suburb of Felixstow had an ABS-estimated population of **2,740**. Small population gains were recorded in the last four years however for most of the last 15 years it has been relatively stable (refer Figure 4). New dwelling approvals in

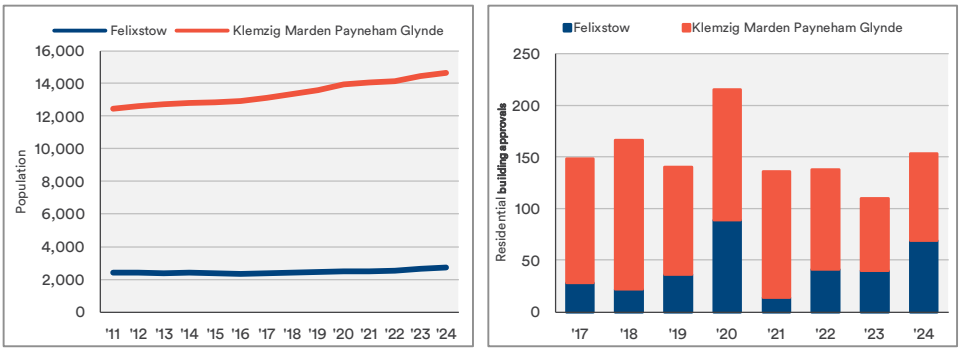
Felixstow averaging 40 per annum in the last 8 years appear to be replacing existing dwellings with potentially a small positive effect in recent years.

An area of north-east Felixstow where SA Housing Trust homes were cleared from about 2016 is being redeveloped with 134 new homes including 32 social housing outcomes. This area should be complete within the next 12 months potentially increasing local population levels.

The surrounding four suburbs have had steady growth in the last 10 years adding almost 2,000 people for a total of **14,640** in 2024. New dwelling approvals in these areas averaging 110 per annum are resulting in slow but steady population gains.

Figure 4— Population trends & dwelling approvals

Source: ABS



The Code Amendment will facilitate the replacement of the existing 115-bed aged care facility with a new 110 bed complex plus a range of retirement living, social housing, build-to-rent, independent living and specialist disability accommodation units. These other housing forms could provide **120-140** units or an additional **200** people living on site. This would increase Felixstowe's current population by about 7%.

3.1.2 Demographic and housing profile

The demographic and housing characteristics of Felixstow and the four surrounding suburbs at the 2021 Census is presented in Table 2. The average of the five suburbs is indexed to Greater Adelaide.

The area is characterised by:

- An older population in Felixstow where 27% are aged over 65 years compared to 20% in the surrounding suburbs and 19% in Adelaide. The Felixstow age data would be influenced by the 115 units on the site.
- Felixstow and the surrounding areas both have a higher proportion of 'couples no children' and 'single person' households.
- Townhouses as a % of all dwellings is similar to the Adelaide average however both areas are distinguished by the high proportion of apartments comprising 17% of dwellings in Felixstow and 24% in the adjoining suburbs – compared to just 7% in Adelaide.

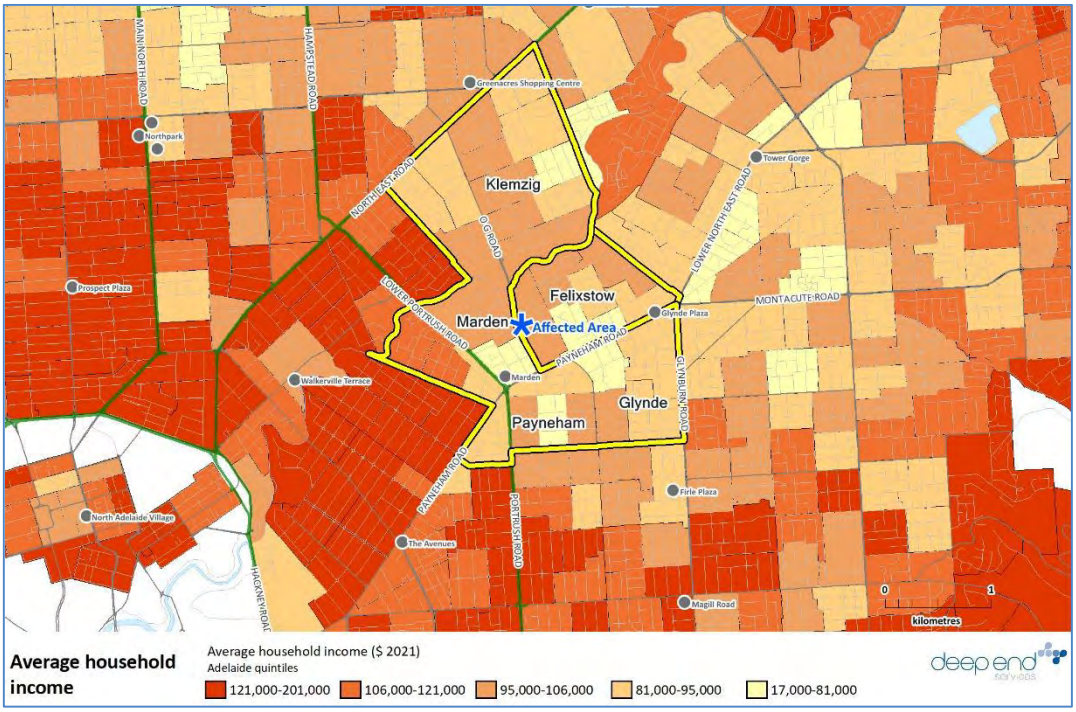
- Compared to Adelaide higher proportions in both areas born in India, China and Italy – the latter being older post-war migrants compared to more recent arrivals from Asian countries.
- Individual and household income levels slightly below the Adelaide average. Again, this data will be skewed by the older non-working population while working families have higher than average incomes.
- The higher average incomes for working people is supported by the higher proportions in Felixstow and surrounding suburbs in white collar occupations and with tertiary education qualifications.

Average household income levels at small statistical (SA1) area across the region are mapped in Figure 5. The income ranges adopt the quintiles for Greater Adelaide. The pattern reveals some low income areas in Felixstow, Payneham and Glynde where, on closer review, there are clusters of older style units (with small households and likely low average incomes) and retirement villages with residents on lower aged incomes. Elsewhere, average incomes are within the middle bands.

The region is close to some of Adelaide's highest income areas being the inner and eastern suburbs.

Figure 5— Average household income (2021)

Source: ABS



The demographic profile suggests high demands from an older population base on aged living and health care services. The area already has a high proportion of townhouses and apartments so that higher density living options in a master planned setting with good community and leisure services should be well received.

The buyer market for higher density living would extend throughout the eastern suburbs including the higher income inner areas.

Table 2— Population and housing characteristics

Source: ABS

Demographic characteristic (2021 Census)	Felixstow	Klemzig Marden Payneham Glynde	Total 5 suburbs	Adelaide	Index to Adelaide average	
Persons and dwellings						
Usual resident population	2,478	13,870	16,348	1,387,290	-	-
Total private dwellings	1,107	6,562	7,669	592,437		
- % unoccupied	9%	7%	7%	7%	104	-
Average household size	2.33	2.19	2.21	2.44	91	-
At same address:						
- 1 year ago	82%	83%	83%	87%	95	-
- 5 years ago	55%	51%	51%	61%	85	-
Economic indicators						
Participation rate	56%	63%	62%	62%	100	-
Unemployment rate	5.5%	5.0%	5.1%	5.5%	93	-
White collar workers	58%	54%	54%	50%	109	-
Bachelor degree or higher	36%	37%	37%	26%	143	-
Attends university/other tertiary	7%	7%	7%	6%	129	
SEIFA	1,014	1,003	1,005	982		-
Age group						
0-9	10%	11%	11%	11%	96	
10-19	9%	8%	8%	12%	69	
20-34	21%	26%	26%	21%	124	
35-49	18%	21%	20%	20%	104	
50-64	15%	15%	15%	19%	80	
65+	27%	20%	21%	19%	111	
Average age	45.0	41.7	42.2	40.9	103	-
Annual individual income						
<$15,600	19%	16%	16%	18%	91	
$15,600 - $41,700	37%	35%	36%	34%	104	
$41,700 - $78,200	24%	28%	27%	27%	101	
$78,200 - $104,200	10%	11%	11%	11%	104	
>$104,200	10%	10%	10%	10%	94	
Average individual income	$48,325	$50,652	$50,297	$51,157	98	-
Variation from Adelaide average	-6%	-1%	-2%	-	-	-
Annual household income						
<$33,800	22%	22%	22%	18%	120	
$33,800 - $78,200	28%	30%	30%	31%	97	
$78,200 - $130,300	25%	24%	24%	24%	101	
$130,300 - $182,400	13%	13%	13%	14%	95	
>$182,400	11%	11%	11%	13%	83	
Average household income	$94,688	$94,734	$94,728	$101,679	93	-
Variation from Adelaide average	-7%	-7%	-7%	-	-	-
Average household loan repayment	$23,979	$21,402	$21,780	$21,060	103	-
% of household income	16%	15%	15%	15%	98	-
Average household rent payment	$17,502	$16,839	$16,914	$17,113	99	-
% of household income	26%	21%	21%	21%	99	-
Country of birth						
Australia	60%	61%	61%	71%	86	
India	5%	9%	8%	3%	255	
China	8%	5%	6%	2%	309	
Italy	5%	5%	5%	1%	395	
England	3%	3%	3%	6%	50	
Malaysia	2%	1%	1%	1%	233	
Other	18%	15%	16%	16%	99	
Top 4 regions of ancestry						
North-West European	35%	38%	37%	52%	71	
Southern and Eastern European	26%	24%	24%	16%	154	
Oceanian	23%	24%	24%	33%	71	
Southern and Central Asian	9%	15%	14%	7%	194	
Occupied private dwelling tenure						
Fully owned	36%	28%	29%	32%	92	
Being purchased	31%	30%	30%	38%	78	
Rented	33%	42%	40%	29%	137	
Dwelling structure						
Separate house	65%	56%	57%	74%	78	
Townhouse/semi-detached	18%	20%	19%	17%	114	
Apartments to 3 storeys	17%	24%	23%	7%	322	
Apartments 4+ storeys	0%	1%	1%	2%	29	
Household composition						
Couples with children	27%	24%	25%	30%	83	
Couples without children	27%	25%	25%	26%	95	
One parent family	8%	9%	9%	12%	77	
Lone person	31%	37%	36%	28%	127	
Group	6%	5%	5%	4%	142	
Motor vehicles per dwelling						
None	11%	11%	11%	8%	139	
One	42%	47%	46%	37%	124	
Two	34%	32%	32%	37%	86	
Three or more	13%	11%	12%	18%	63	

3.2 Workforce

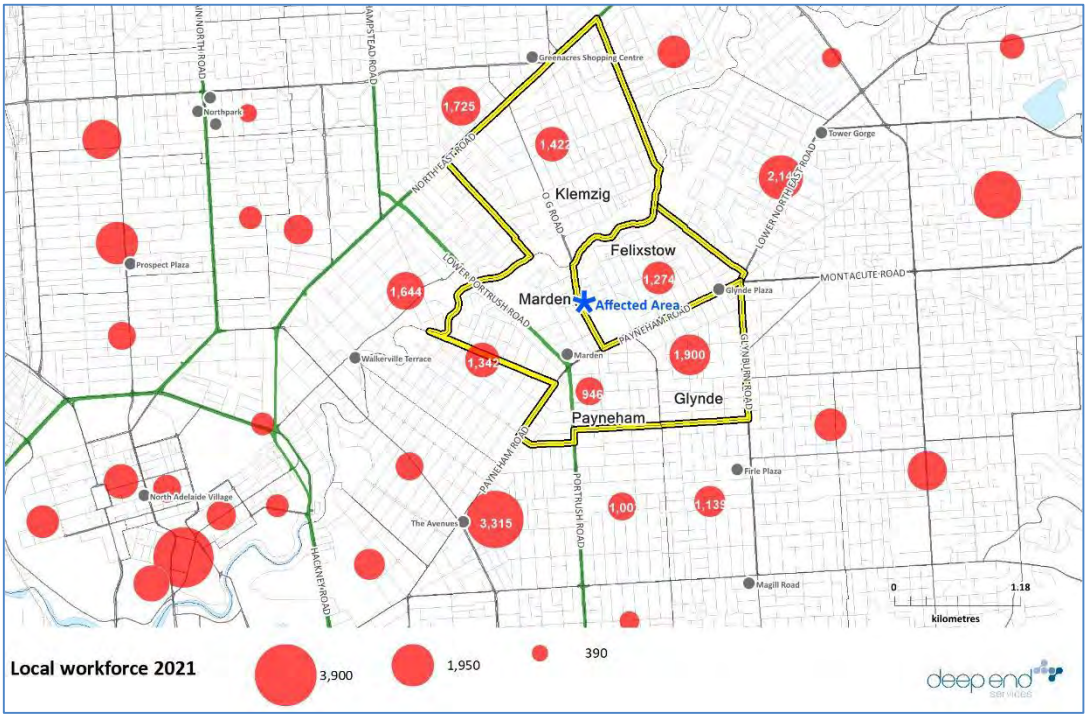
Figure 6 shows the distribution and size of the workforce in ABS Journey to Work (JTW) zones from the 2021 Census. A high local workforce is important as it can generate demands for local retailing and services such as lunch shops and cafes, pharmacies and medical / personal services.

In 2021, Felixstow had a local workforce of 1,274 people which was high relative to its population of just 2,500 at the time. The local workforce is high due to commercial uses on Payneham Road, the north side of the Felixstow centre and local schools, community facilities and aged care facilities.

In the adjoining areas, employment levels were also high in Glynde because of its light industrial / employment area and in Marden and Payneham from the Marden centre and main road commercial uses.

Figure 6— Workforce by local area - 2021

Source: ABS, Deep End Services



4

Land use assessment

4.1 Retailing

The 'Urban Corridor (Boulevard) Zone' provides for up to 2,000 sqm of retail use within a single building.

The Affected Area has some attributes which potentially support a limited provision of retail uses on the site however the quantum will be influenced by the local orientation of the catchment, other local (land use) demand drivers and the size, location and quality of surrounding centres.

4.1.1 Existing centres

The location of surrounding centres with the presence of major or independent supermarkets is shown in Figure 7. The influential centres in the area are the following.

Marden

The Marden centre is just 500m south of the Affected Area, connected via local streets. It is a designated neighbourhood centre under the Greater Adelaide Regional Plan with the main centre and street based services in the Suburban Activity Centre zone. The main elements are:

- Marden Shopping Centre on the north side of the Payneham Road, Lower Portrush Road and Portrush Road junction. The centre has a large Woolworths supermarket (3,899 sqm), Dan Murphy's and 26 small shop tenancies with a total GFA of 9,065 sqm. The centre services essential daily and weekly needs of the area with a pharmacy, Australia Post, newsagent, fruit shops, deli, butcher, optometrist, audiology, other personal services and cafes. Marden's primary catchment would extend about 1km from its location including most of Felixstow

where the customer base is contained and protected by the River Torrens/Karrawirra Parri linear park. From most areas of Felixstow, the Marden centre can be accessed in a five minute (or less) drive via local streets. Firle Plaza and The Avenues at St Peters provide the main competition to the south around 2km away.

- Street-based retail, office and other commercial / community uses on the junction including the north side of Payneham Road extending to the west side of Lower Portrush Road. Main road premises include stand-alone office, medical and service businesses, a pharmacy, take away food and a restaurant.
- Commercial uses on Payneham Road east of the junction to O G Road.
- The Payneham Homemaker Centre on Payneham Road which has four national furniture and bedding retailers.

South of the Marden Centre, sections of Payneham Road in the Suburban Main Street Zone and areas along Portrush Road under the Business Neighbourhood Zone have various commercial and health-related premises.

Glynde / Felixstow centre

The four way junction at Glynde / Felixstow is 1.4 km west of the Affected Area and accessible via the Felixstow local street network. The centre has an open plan layout of multiple small developments and premises with fewer neighbourhood level retailers and services than Marden.

A supermarket on the north side of Payneham Road has changed hands several times between Foodland, IGA and Woolworths and is now an independent operator (Salam). Other shops and services in small street-based developments are located along Payneham Road and Lower North East Road including health and personal service providers.

A freestanding ALDI store opened on Glynburn Road in 2024.

Other centres

Other centres potentially used by Felixstow residents within 2-3 km are:

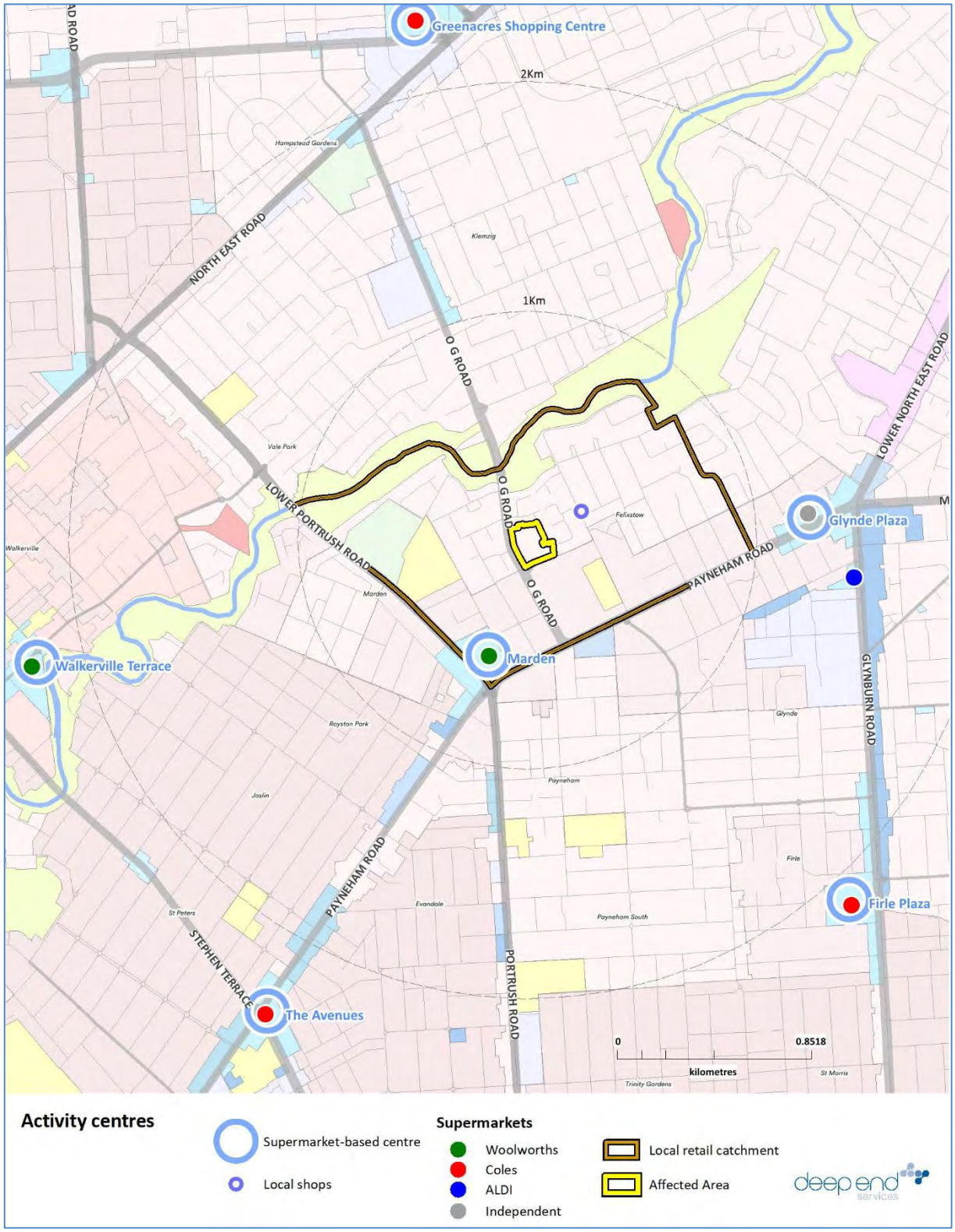
- Firle Plaza – part of the Firle District Centre with Kmart, Coles and 23 shops across 12,266 sqm GLA.
- The Avenues Plaza – a neighbourhood centre on Payneham Road Stepney with a Coles supermarket and 22 shops.

Felixstow local shops

The Felixstow residential area surrounding the site has one small convenience centre, dating back to area's development in the 1960's.

It comprises four original shops (but now two tenancies) on the corner of Briar Road and Thrower Avenue, 200 metres east of the Affected Area. The shops appear to have been vacant for some years until a patisserie opened in 2021 and a Spanish restaurant in 2023. These recent uses are potentially a reflection of the changing demographics of the area and even work from home practices, which can support more local level retailing.

Figure 7— Centres & supermarkets



Source: Deep End Services

4.1.2 Catchment

A local catchment (refer Figure 7 and Figure 8) for a small provision of shops on the site extends 400 metres to River Torrens (north), Lower Portrush Road (west) and Payneham Road (south). It also extends further east out to 800 metres where the permeable local street network provides good access to the site.

Residents of the area would be drawn to the site when using the schools, sporting and community facilities or commuting out to major roads or the Marden centre.

The local catchment has an estimated 2024 population of **2,981**. Since 2016, it has increased by about 270 people. It is also a short distance from the lower areas of Klemzig and Hyde Park where another 4,400 people live half way to North Est Road.

4.1.3 Supportable retail uses

The area has good access to major supermarkets with one at Marden and another four within 2.0-2.5 km. There is an independent supermarket at Felixstow / Glynde but no IGA, Romeo's or other small independents. The catchment does not appear strong enough and the form of development (likely multi-level with basement or small grade parking area) to support a small supermarket. This form of retailing can be discounted as an opportunity.

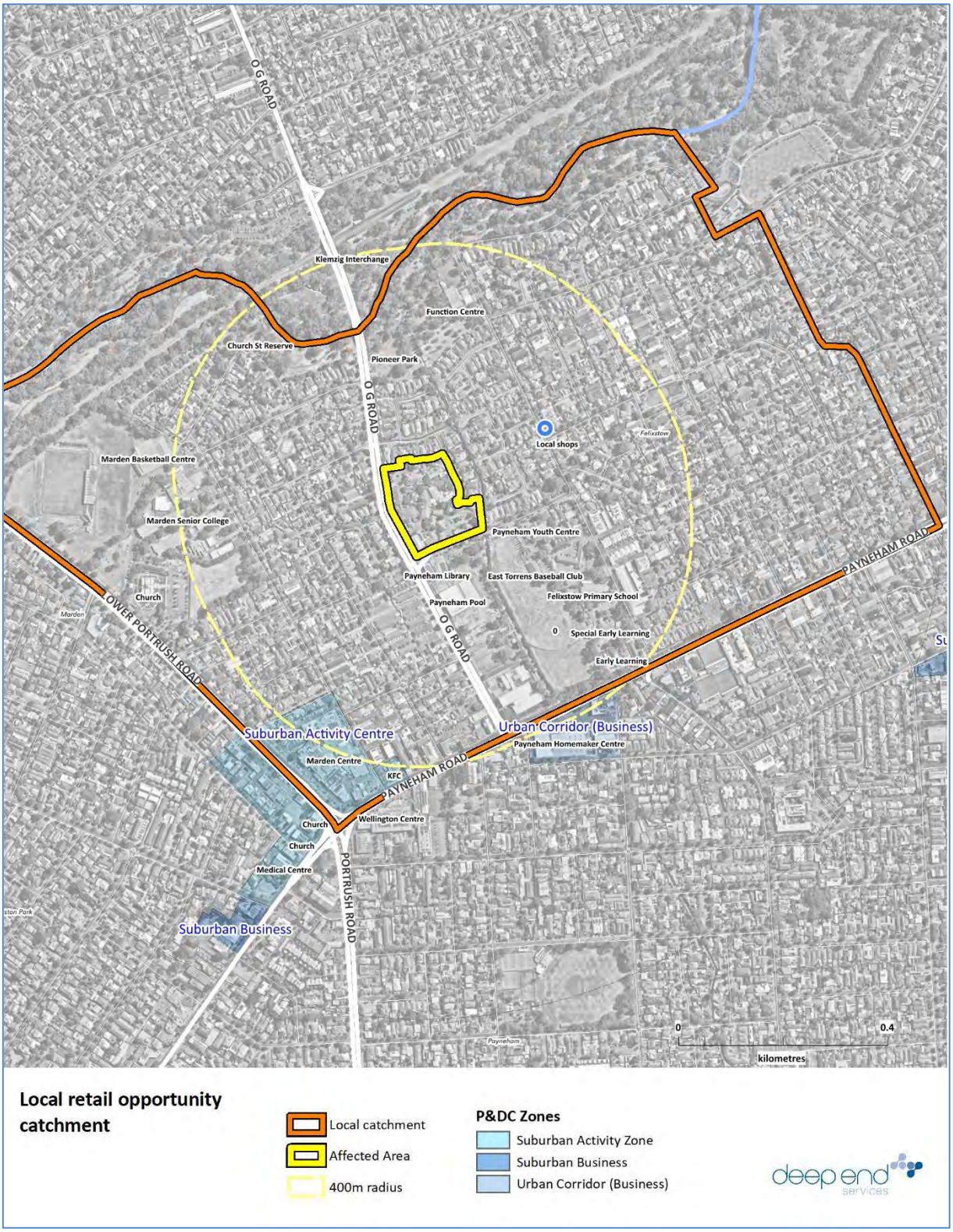
In terms of specialty shops and services:

- A pharmacy is a potential use where it could operate with other local retailers or co-locate with a medical centre. The average provision of pharmacies in Adelaide is approximately one per 3,900 people. While there are three pharmacies in Marden and one in the Felixstow / Glynde centre, these are main road and centre-based pharmacies operating from large catchments. The local catchment population (2,981) plus areas north of the River Torrens could support a pharmacy on the site co-located with medical services. It could also support aged care residents and others with high needs living on site.
- An early morning to mid-afternoon local café / bakery could operate successfully on the site given the local walkable catchment, on-site workforce, residents and visitors, visitation levels after the pool redevelopment and close location of the primary school and other community / leisure uses.
- A restaurant could also be a viable use. There are limited choices at the Marden centre with a better selection at Felixstow / Glynde, mostly in Asian food styles.
- One or more evening-based take away food premises.
- Personal or retail service premises such as a hairdresser.
- Small shop-type tenancies could also be occupied by allied health professionals seeking accessible, walk-up premises as opposed to office space.

A small retail node on the site would provide a local centre that the area currently lacks. The range of shops and services is limited and would not threaten the primacy of the Marden centre.

On balance, up to 1,000 sqm of retail-type tenancies could be justified and planned for the site.

Figure 8— Local retail catchment



Source: Deep End Services

4.2 Medical centre

A medical centre with in-house or separately accommodated allied health professionals is potentially a strong commercial use for the site given the proposed rebuilding of the aged care complex and independent living units and the presence of other aged living and care complexes in the area.

There is also a significant residential base between the major diagonal arterials (North East Road and Payneham Road) where residents must travel out to the major roads to access medical clinics.

The site is an opportunity to embed a medical centre within the area without negotiating the major arterials or busy centres.

The distribution of general practitioner (GP)-based medical centres in the region with the number of available GPs is mapped in Figure 9.

The pattern shows clusters of medical centres around the major centres and along road sections in the following areas:

- Two medical centres in the Marden centre and three on Portrush Road (Payneham) south of the centre.
- Five medical centres along Lower North East Road from the Felixstow / Glynde centre out to the North Eastern Hospital at Campbelltown.
- A cluster of three medical centres in or near the Firle centre on Glynburn Road.
- A group of four in or near the Greenacres centre.

Elsewhere, there are standalone practices on the main road network.

GP provision rates for the wider area are difficult to calculate given the clustered pattern of centres and overlapping catchments.

As a general guide however, within 2km of the site there is:

- 33,700 people
- 11 medical centres with 56 listed (available) GPs.
- Allowing for part time and sessional GPs, the 56 listed GPs would convert to about 36 full time equivalent (FTE) GPs.
- A provision rate of one FTE GP per 936 people.

The provision rate (one GP per 936 people) is similar to the SA average of one per 950 people, although higher rates are often found in higher income and inner city areas. Demand levels will also be higher in areas with older residents. On the high level data, there does not appear to be a GP deficiency in the area however the site still presents a significant 'gap' or opportunity for a medical centre based on the surrounding residential area.

Figure 9 also shows a notional catchment around the site extending over parts of Felixstow, Vale Park, Klemzig and Payneham. The population of about 8,700 in the 'catchment' would typically support 9 FTE GPs or about 14 GPs working typical full time and part time splits.

Although there are GPs just outside the trade area, the analysis nonetheless presents a case for a medical centre on the site, further enhanced by other future on-site uses.

The floor area needs will be influenced by the size of the medical group and whether other allied services are provided. In the region of mapped medical centres there are 26 identified with 126 available GPs or an average of 4.8 per practice. Excluding smaller practices with one or two GPs, the average increases to 7 GPs per practice.

A practice of 7-8 GPs might typically require 250-300 sqm however if other allied health services are offered and radiology or pathology, then the floor area needs could be in the range of 500-750 sqm.

4.3 Dental and allied health

The site also presents an opportunity for dentists and other allied health specialists either as part of a 'super clinic' or as separate operating businesses with their own premises.

While dentists tend to operate from separate premises (but not exclusively), compatible sessional services well-suited to a medical centre are:

- Physiotherapy
- Psychiatry
- Dietician
- Podiatry
- Audiology
- Blood collection

Figure 11 shows the distribution of dental clinics and a selection of two allied health services (physiotherapist practices and podiatry clinics) in the area. These are specialist clinics only and exclude allied physiotherapy or podiatry services provided in medical centres.

The map shows a dense pattern along main roads and around centres and hospitals where various business or centre-type zones permit their establishment. There is a high presence of physiotherapists and dental practices in Marden and along Payneham Road, Portrush Road and Glynburn Road.

At Greenacres there is a cluster of dentists and at Walkerville and Campbelltown, dentists and podiatrists.

The mapped pattern of services also shows that as services are provided around centres and the arterial roads, as expected, they are absent from the large residential zoned areas where the service demands are generated. Other allied health services would follow a similar location pattern.

The site appears to be a strong opportunity as it has a main road frontage which is important for both access and exposure and is close to the large residential area that can easily gravitate to the site. The mid-level incomes, older population and presence of aged care facilities with much greater health and servicing needs would suggest the Affected Area could attract a range of allied health professionals.

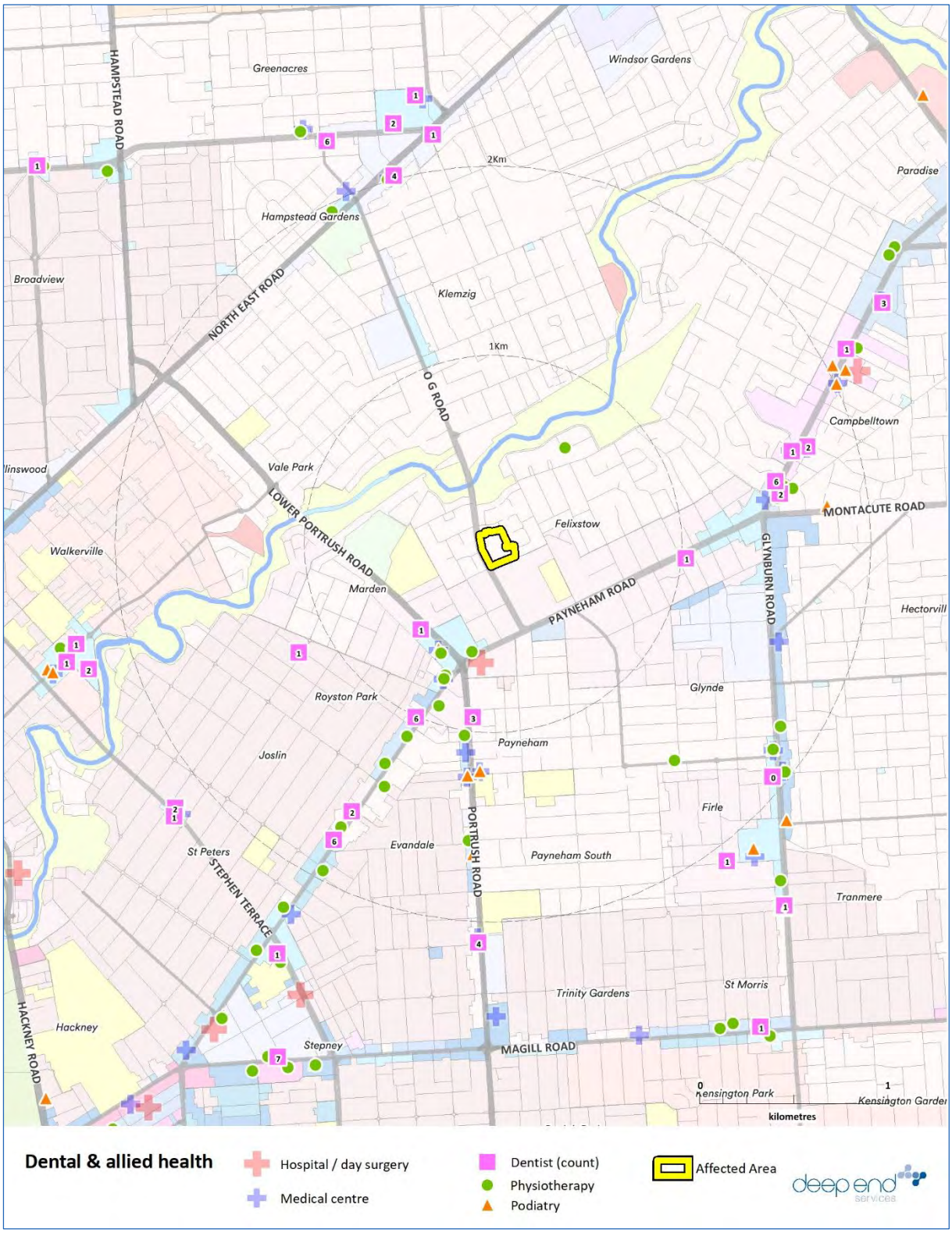
The surrounding community assets only reinforce the location for these services.

Figure 9—Medical centres



Source: Deep End Services

Figure 10—Dental practices & allied health



Source: Deep End Services

4.4 Child care

The Affected Area presents an opportunity for a long day childcare centre (LDC) to service existing and new families in the area, the local workforce and other workers commuting along O G Road who may find the site convenient.

4.4.1 Existing supply

A catchment area for a LDC on the Affected Area is shown in Figure 12 along with the distribution of existing LDCs with their licensed capacities. This is a larger catchment than defined for local retail uses based on the pattern of surrounding LDCs. There are four LDCs in the catchment area. The distribution of these and other LDCs is characterised by:

- A cluster of three LDC's on Payneham Road on the eastern approach to the Marden Centre, within 600 metres of the site. Green Leaves Glynde, the only LDC on the city-bound side of Payneham Road opened in mid-2023. The cluster can be explained by the relatively dense surrounding population, the Marden centre workforce, nearby schools and other community facilities and arterial roads converging on Payneham Junction. Payneham Road brings high levels of traffic through the area including parents / carers seeking a convenient child care centre on their commuter route and close to home or work.
- A single LDC (Stepping Stone) on OG Road at Klemzig 650 metres north of the site.

Beyond the four nearest centres, the pattern is more dispersed with other LDCs located outside the likely catchment either in, or around, other centres, or on roads serving other traffic patterns.

The four local LDCs have an average of 94 licensed places while the 20 LDCs mapped for the wider region have an average of 89 places.

4.4.2 Local catchment & family characteristics

Most of the defined catchment area for a LDC on the site extends 1-1.5km.

The population of the defined catchment has increased steadily since about 2017 adding about 1,475 people in the seven years to 2024.

Figure 11— LDC catchment population growth

Source: ABS

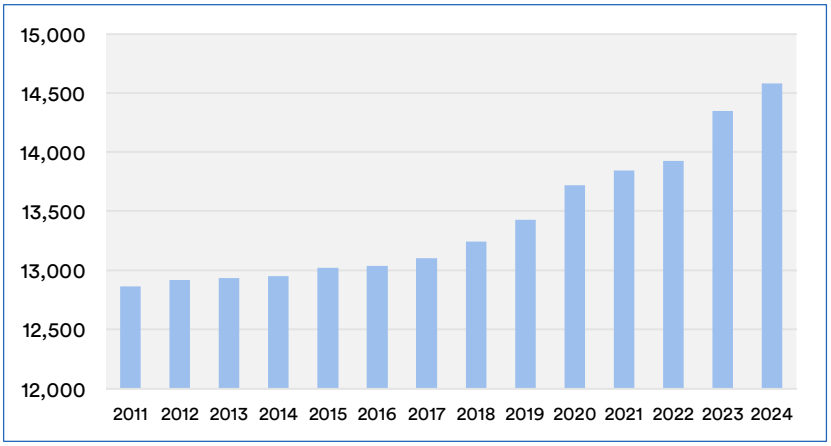


Figure 12— Child care centres



Source: Deep End Services

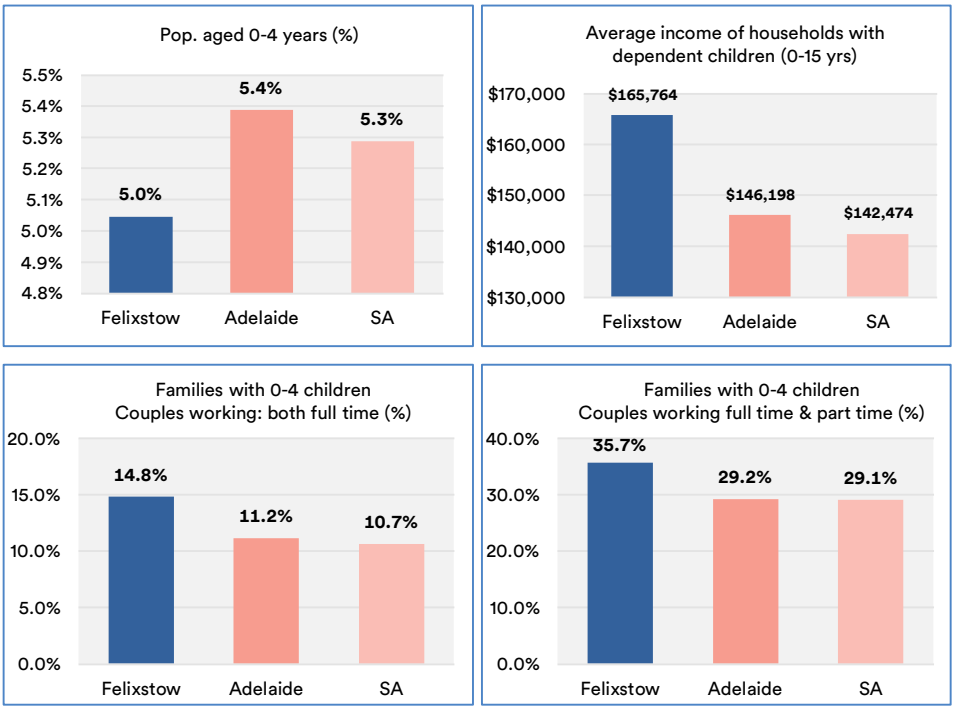
The workforce and income characteristics of households in the trade area are favourable and conducive to a higher than average use of childcare services. The charts below (Figure 13) compare the more critical factors. The key findings are:

- **5.0%** of the population at the 2021 Census was aged 0-4 years of age. This is slightly below the Adelaide (5.4%) and SA (5.0%) averages mainly due to the presence of retirement and aged care complexes.
- Offsetting the lower than average proportion of young children, **14.8%** of families with children aged 0-4 years have both parents working full time. This is well above the Adelaide average of 11.2%. This group has a high utilisation of childcare services.
- **35.7%** of families with children aged 0-4 years had one parent working full time and the other working part time. This proportion is also above the Adelaide average (29.2%).
- Family income for families with children aged 0-4 years is not available from Census tables however the average income for families with children aged 0-15 years was **$165,764** (2021). This is 14% higher than the Adelaide average for the same family group.

The working status of families with young children and the high relative income levels of families with children, lend themselves to higher rates of formal child care use and a higher than average propensity to pay. These factors should support a relatively high provision of LDC places in the area.

Figure 13— Felixstow catchment selected characteristics (2021)

Source: ABS



4.4.3 Supply v demand analysis

The provision of child care places varies widely across metropolitan Adelaide based income levels, the presence of young children, proximity to the CBD and presence of major commuter routes.

Table 3 calculates the average child care place provision rates (measured as places per 0-4 year old child) for selected inner and middle local government areas (LGA) and averages for Greater Adelaide, the inner LGAs and for the site catchment area.

The results indicate:

- Greater Adelaide has 424 LDCs and 35,518 registered child care places at an average of 84 places per centre. In Greater Adelaide, the average child care place provision rate is one registered place for every **0.45** children aged 0-4 years.
- The inner and middle local government areas have provision rates ranging from **0.69** places per child (Charles Sturt) up **to 0.92** places per child in the City of NPSP.
- The inner LGAs of NPSP, Walkerville, Burnside, Prospect, Unley and West Torrens have a provision rate (0.69 places per child) over 50% above the Adelaide average and 68% higher than non-inner LGAs. The significantly higher rate in the inner areas is due to higher average income levels, more dual working parent families and the high volume commuter routes close to the large inner city workforce areas, where pick-ups can be made soon after work. The C of NPSP which has the highest provision rate in Adelaide has a high density of LDCs in St Peters, Stepney, Norwood and Kent Town.
- The Felixstow LDC catchment area has **0.51** places per 0-4 year old child – a rate closer to the lower Adelaide average (0.45) than the inner areas average (0.69).

As noted earlier, the Felixstow provision is influenced by the cluster along Payneham Road which appears to be heavily commuter oriented and would draw heavily from outside the defined catchment area.

Table 3—LDC place provision rates

Source: Australian Education & Care Quality Authority; ABS; Deep End Services

LGA	Population (2024) No.	Children 0-4 (2024) %	Children 0-4 (2024) No.	Child care places No.	Provision rate (Places per 0-4 child)
Norwood Payneham St Peters	40,062	4.2%	1,697	1,562	0.92
Walkerville	8,562	4.1%	347	150	0.43
Port Adelaide Enfield	141,390	6.1%	8,559	3,213	0.38
Burnside	47,810	4.0%	1,901	1,110	0.58
Campbelltwon	58,010	5.0%	2,896	1,360	0.47
Prospect	23,309	5.2%	1,209	1,008	0.83
Unley	40,327	4.4%	1,754	953	0.54
West Torrens	65,805	4.9%	3,228	2,243	0.69
Charles Sturt	128,888	5.1%	6,626	2,416	0.36
Inner LGAs	225,875	4.5%	10,136	7,026	0.69
Adelaide	1,469,163	5.4%	79,160	35,518	0.45
Felixstow catchment	14,578	5.0%	729	375	0.51

A conservative analysis of the LDC place demand for the catchment area with implications for the site is as follows:

- The 2025 catchment population is estimated at 14,753.
- With an estimated 5% of children aged 0-4 years, the population of 0-4 year olds' is 738 in 2025. This will increase slowly with low population growth in the area.
- Adopting a provision rate of 0.6 places per child (which is higher than the current rate but still less than the Inner LGAs average, the catchment can effectively support **479** places in 2025.
- Based on the current supply of **375** places there is an existing deficiency or net outflow of **104** places sourced at centres outside the catchment.

A nominal shortage of **104** places in the catchment indicates an opportunity for an average sized LDC (80-90 places) on the site based on 2025 population levels and provision rates. This is a conservative assessment as it makes no allowance for:

- Population growth in the catchment.
- Likely higher rates of LDC usage by 0-4 year old children over time with increased federal government funding of the sector.
- Passing traffic / commuters along Frederick Road living outside the area who will find the site convenient on their daily / weekly travel patterns.

4.5 Flexible commercial space

An integrated aged care, residential and mixed use development with a medium density built form could provide flexible office or commercial space for lease.

Given the residential setting, main road location and on-site and nearby uses, prospective tenants could include:

- Allied health
- Not-for-profits
- NDIS / home care
- Disability services
- Gym / fitness club
- Yoga / Pilates
- Education, tuition or training providers

There is limited office space in the Marden centre other than the dated Wellington Centre on the junction. Modern office / commercial space elsewhere is in short supply with only the following mid-high quality premises currently listed on commercial leasing sites in the wider area:

- 313 Payneham Rd, Royston Park - 947 sqm
- 258-260 Payneham Rd, Payneham – 150 sqm
- 512-514 Lower North East Road, Campbelltown 229 to 519 sqm
- Level 1 280 North East Road, Klemzig – 167 sqm

Demand levels are difficult to predict however for master planning purposes 500-1,000 sqm could be justified complementing the small retail node and other uses on site.

5

Conclusions

The Felixstow (Aldersgate) Intergenerational Community Code Amendment is an opportunity to rezone 2.3 hectares of residential land to facilitate the redevelopment and modernisation of a valuable aged care asset and to introduce a range of compatible residential and commercial uses with a part medium density built form.

A redevelopment of the Affected Area with new land uses would reinforce the significant investment in Council's leisure and community infrastructure and ensure the cross use of facilities on both sites and the wider leisure and education precinct.

The demand analysis supports a range of uses on the site through a current deficiency in the area, from new demands that will flow from the redevelopment itself and from the co-location of compatible uses.

The supportable commercial uses are:

- Retail floorspace of 500-1,000 sqm
- Medical centre up to 750 sqm
- Allied health offices / services up to 500 sqm
- Child care centre of 80-90 places
- Flexible commercial / office space up to 1,000 sqm.

These uses provide opportunities for the integration of residents, tenant activities and visitors in well-designed places that can enrich the living experiences of those on site.

The small floor areas proposed for a select group of commercial uses fall within the purposes and provisions of the 'Urban Corridor (Boulevard) Zone'. There will be little or no trading effects on the Marden or Felixstow / Glynde centres because of the small allocation of floor areas and demand from on-site activities.

The benefits include a major upgrade of the aged care facility to a modern vertical village, an increase in the on-site (and suburb) population levels and new employment. In addition to those working in the aged care facility, the commercial uses at full occupancy could generate up to 140 full and part-time jobs.

APPENDIX J

Investigation - Acoustic

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IVD:OZH
57661A/6/1
16 May 2025

Trice
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EASTWOOD SA 5063

Attention: Ms S Mercorella

Dear Madam

UNITING COMMUNITIES FELIXSTOW (ALDERSGATE) INTERGENERATIONAL COMMUNITY CODE AMENDMENT
ACOUSTIC ANALYSIS

As requested, we enclose a copy of our report relating to the acoustic analysis for the above project.

We trust that the report provides sufficient information for your immediate purpose, and we would be most pleased to further discuss any aspect upon your request.

Yours faithfully
BESTEC PTY LTD



IVAILO DIMITROV
ASSOCIATE / PRINCIPAL ACOUSTIC CONSULTANT

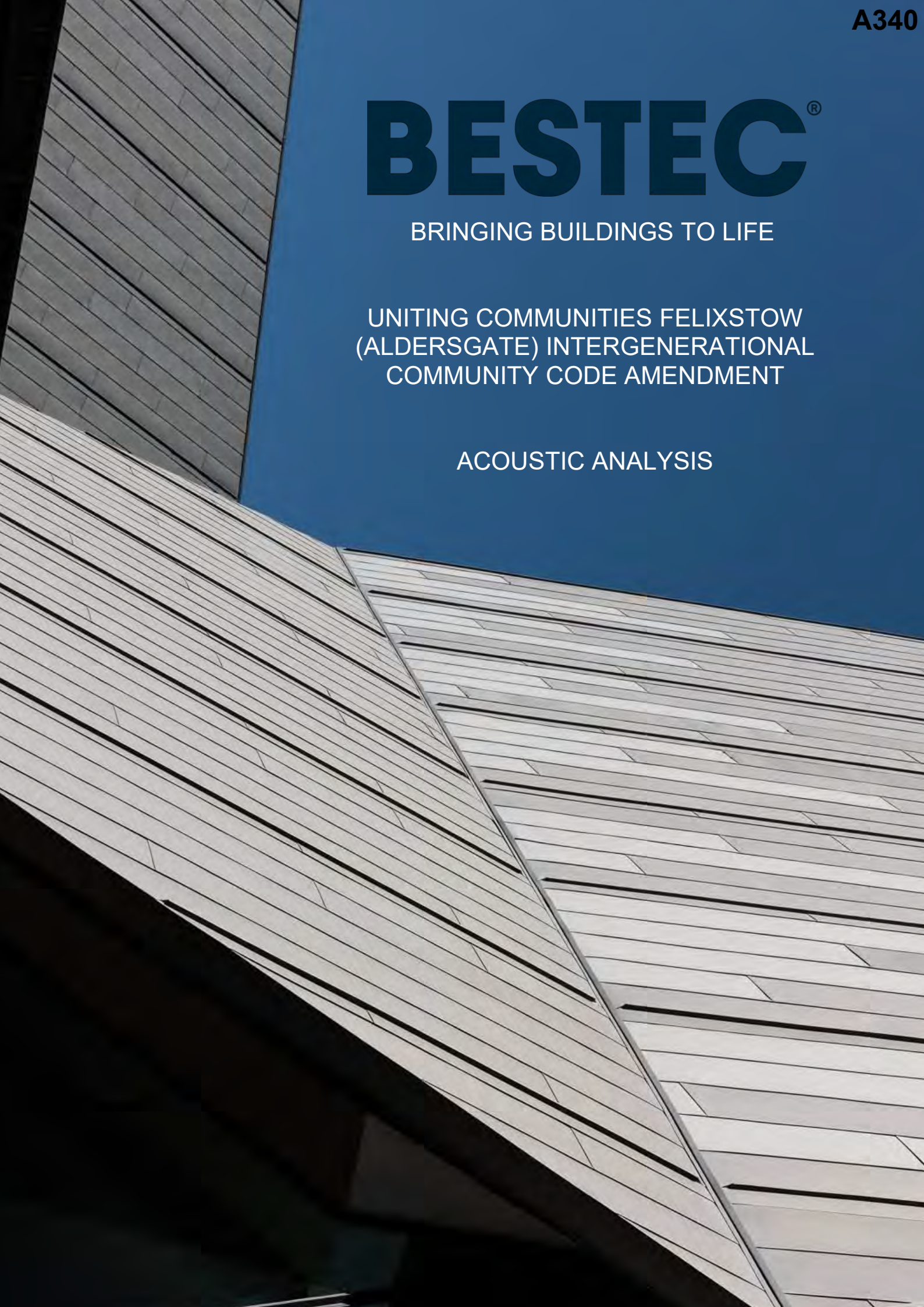
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ACOUSTIC ANALYSIS



REPORT ISSUE REGISTER

REVISION	DATE	REVISION DESCRIPTION
00	16.05.25	Initial Issue

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Introduction

BESTEC Pty Ltd has been engaged to provide acoustic engineering services during the rezoning application (Code Ammendment) for the Uniting Communities Aldersgate Felixstow site at 160-168 O.G. Road, Felixstow. This document presents the proposed acoustic design criteria and the results of our review.

Executive Summary

In summary:

- This advice has been preparade on anticipated land use mix and yield outlined in the architectural concept report prepared by Hyball dated February 2024 on the understanding the Code Amendment seeks to rezone the Affected Area from “General Neighbourhood Zone” to “Urban Corridor (Boulevard) Zone” in order to facilitate the anticipated land use.
- The SA Planning and Design Code, SA Environment Protection (Commercial and Industrial Noise) Policy 2023, AS/NZS 2107:2016 and Ministerial Building Standard MBS 010 have been reviewed and appropriate acoustic design criteria have been nominated based on the proposed rezoning and the concept report.
- Preliminary recommendations to achieve the nominated criteria for future development pplications over the Affected Area facilitated by the Code Amendment have been provided, including:
    - Environmental noise - the environmental noise emissions (continuous and intermittent) resulting from operational activities within the proposed redevelopment will be calculated at the nearest noise sensitive receivers taking into account the noise emissions magnitude and frequency content, distances between source and receiver and meteorological conditions. The calculated noise levels will be assessed against the nominated criteria and engineering noise controls will be designed to ensure compliance as follows:
        - Engineering services plant – plant enclosures, acoustic barriers around the plant areas, attenuators and duct lagging where required. Appropriate vibration isolators will be designed for all engineering plant units to control vibration and structure borne noise (e.g., double deflection mounts, spring isolators etc.);
        - Noise associated with ELC and educational facilities – determination of the best locations of the outdoor areas and/or acoustic barriers attenuating the noise emissions from outdoor activities. The assessment will take into account the number of students in each outdoor area as well as their age group in accordance with the AAAC assessment methodology [5];
        - Noise associated with the outdoor communal areas - the assessment of the noise associated the use of outdoor areas will take into account the total number of users in each outdoor area assuming various voice effort levels as well as taking into account the outdoor areas elevation relative the adjacent residences. Where required acoustic balustrades will be designed and/or use of the outdoor area after 22:00 (during the EPA stipulated nighty time) will be controlled in order to ensure compliance;
        - Noise associated with waste collection - the noise emissions will be calculated over typical 15-minute interval (in accordance with the SA Environment Protection (Commercial and Industrial Noise) Policy 2023 [2] taking into account the type of the waste collection vehicle, drive path, various operations during the collection (approach, manoeuvring, collection and departure), the location of the waste collection zone and the distances to the nearest noise sensitive receivers. Where required, the waste collection procedures will be modified and/or acoustic barriers introduced to ensure the nominated environmental noise criteria are achieved;
        - Noise associated with deliveries - the noise emissions will be calculated over typical 15-minute interval (in accordance with the SA Environment Protection (Commercial and Industrial Noise) Policy 2023 [2] taking into account the type of the delivery vehicle type, drive path, noise emissions during approach, loading/unloading and departure, the location of the delivery zone and the distances to the nearest noise sensitive receivers. Where required, the delivery procedures will be modified and/or acoustic barriers introduced to ensure the nominated environmental noise criteria are achieved;
        - Noise associated with carparks - the noise emissions will be calculated in accordance with the methodology in [8] taking into account the number of cars, carpark elevation relative to the receiver elevation and the distances between the carparks and receivers. Engineering noise controls (acoustic barriers, sound absorptive materials etc.) will be designed where required to ensure compliance with the environmental noise criteria.

- Building interior design sound levels - the building fabric will be acoustically designed to ensure the nominated interior design sound levels are achieved in all areas (residential and non-residential) as follows:
  - Acoustic noise surveys will be conducted to establish the magnitude and frequency content of the noise emissions from traffic, Payneham Swimming Pool, sports events taking place at Paterson Sportsground and functions taking place in Payneham Civic Centre;
  - Vibration surveys will be conducted to establish the magnitude and frequency content of the ground vibration resulting from traffic and other activities in the vicinity of the proposed redevelopment. Where required, acoustic advice will be provided to the structural engineer to ensure building vibration and structure borne noise is controlled;
  - The minimum required Weighted Sound Reduction Index with Spectrum Adaptation Term (R_W+C_{tr}) of each building envelope construction (façade, gazing, doors and roof) will be determined and appropriate constructions ensuring the interior design sound levels are not exceeded will be nominated;
  - The nominated constructions will be assessed against the noise emissions from outdoor engineering services plant serving building in the proposed redevelopment and modified where required to ensure compliance.

For explanation of acoustic terms, please refer to the Glossary of Acoustic Terminology attached to this document (refer Appendix B).

Acoustic Analysis

References

The following documents have been referenced within the preparation of this acoustic report.

[1] Hayball Design Report, Revision A, dated 29 February 2024.

[2] SA Environment Protection (Commercial and Industrial Noise) Policy 2023.

[3] SA Planning and Design Code, Version 2025.8 dated 1 May 2025.

[4] World Health Organisation (1999) “Guidelines for Community Noise”.

[5] Association of Australasian Acoustical Consultants Guideline for Childcare Centre Acoustic Assessment, Version 3.0, September 2020.

[6] AS/NZS 2107:2016 “Acoustics – Recommended design sound levels and reverberation times for building interiors”.

[7] Ministerial Building Standard MBS 010 “Construction requirements for the control of external sound”, May 2023.

[8] Parking Area Noise – Recommendations for the Calculation of Sound Emissions of Parking Areas, Motorcar Centres and Bus Stations as well as of Multi-Storey Car Parks and Underground Car Parks, Bauerisches Landesamt Für Umwelt, Augsburg 2007.

Proposal

An approval for rezoning of the existing Uniting Communities Aldersgate Felixstow site located at 160-168 O.G. Road is sought. It is proposed the current General Neighbourhood (GN) zone be changed to Urban Corridor (Boulevard) Zone or similar allowing for taller built and mixed-use development. Based on the Hayball design report [1], the redevelopment will include supported accommodation, retirement facility, dwellings, child care centre, educational facility, offices, shops and consulting rooms up to six building levels.

Conditions

The SA Planning and Design Code General Development Policies, Interface Between Land Uses module [3] sets the Desired Outcome (DO) for developments, which might affect sensitive receivers in adjacent areas as follows:

> *DO 1 Development is located and designed to mitigate adverse effects on or from neighbouring and proximate uses.*

The following requirements (performance outcomes) of the SA Planning and Design Code [3] are relevant to the design and siting of the proposed developments (Section Interface Between Land Uses):

> *PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.*
>
> *PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.*
>
> *PO 2.1 Non-residential development does not unreasonably impact on the amenity of sensitive receivers (or lawfully approved sensitive receivers), or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:-*
>
> *a) The nature of the development*
>
> *b) Measures to mitigate off-site impacts*
>
> *c) The extent to which the development is desired in the zone*
>
> *d) Measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.*

A non-residential development (depending on the land use) deemed to satisfy in the “Urban Corridor (Boulevard) Zone” the above requirement if the noise emissions that affect the noise sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria (DTS/DPF 2.1).

PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved) sensitive receivers.

A non-residential development satisfies the above requirement if its operating hours are within 7am to 9pm (Mon to Fri) and 8am to 5pm (Sat and Sun) (DTS/DPF 4.1)

PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor workspaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:-

a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers

b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers

c) housing plant and equipment within an enclosed structure or acoustic enclosure

d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.

PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawful approved sensitive receivers).

A development satisfies the above requirement if the pump and/or filtration system ancillary to a dwelling erected on the same site is enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or located at least 12m from the nearest habitable room located on an adjoining allotment (DTS/DPF 4.3).

PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.

A development is deemed to satisfy the above requirement if adjacent land is used for residential purposes (DTS/DPF 4.4).

PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).

PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.

The SA Planning and Design Code [3] sets the desired outcome for developments, which might affect the residential developments in areas in Noise and Air Emissions Overlay as follows:

DO 1 Community health and amenity is protected from adverse impacts of noise and air emissions.

The following requirements (performance outcomes) of the SA Planning and Design Code are relevant to the design and siting of the proposed developments (Section Noise and Air Emissions Overlay):

PO 1.1 Sensitive receivers adjoining high noise and/or air pollution sources are designed and sited to shield sensitive receivers from the emission source using measures such as:

(a) placing buildings containing non-sensitive receivers (such as retail and commercial) between the emission source and sensitive receivers

(b) within individual buildings, placing rooms more sensitive to air quality and noise impacts (such as living rooms and bedrooms) further away from the emission source

(c) providing appropriate separation or erecting noise attenuation barriers, provided the requirements for safety, urban design and access can be met

(d) the use of building design elements such as podiums and jutting, deep or enclosed balconies (including with solid balustrades).

Noise Sensitive Receivers Not Associated with the Proposed Development

The noise sensitive receivers likely to be affected by future development on the Affected Area facilitated by the Code Amendment are:

- The residential developments along Aldersgate Drive.

- The residential developments immediately to the north (fronting Forsyth Drive) and east (across the creek).
- Receivers associated with future developments over the Affected Area that is anticipated to be facilitated by the Code Amendment.

Environmental Noise Criteria

The environmental noise criteria relevant to the proposed rezoning and the noise emissions to the adjacent noise sensitive receivers not associated with the anticipated future developments over the Affected Area are detailed below.

Continuous Noise

This criterion will be relevant to noise emitted from the proposed development resulting from operation of engineering services plant, car park, deliveries, rubbish collections etc.

As the Deemed-to-Satisfy/Designed Performance Feature (DTS/DPF 4.1) refers to compliance with relevant Environment Protection (Commercial and Industrial Noise) Policy criteria, the environmental noise assessment has been conducted against the criteria set by the Environment Protection (Commercial and Industrial Noise) Policy 2023 [1].

The Environment Protection (Commercial and Industrial Noise) Policy 2023 [1], sets out the maximum allowable continuous noise in terms of A-weighted Equivalent Continuous Noise Level (L_{Aeq}) based on the time of day and zoning / use of land in which the noise source and receiver are located. With reference to the SA planning and Design Code [3], the proposed rezoning would result in the Uniting Communities site being located on land zoned Urban Corridor (Boulevard) zone (UC(Bo)) while the nearest noise sensitive receivers are located within a land zoned General Neighbourhood (GN). Based on the SA Planning and Design Code [3], the criteria derived in accordance with the Environment Protection (Commercial and Industrial Noise) Policy 2023 [1] should be based on the average of the indicative noise levels for different land categories. Table 1 details the indicative noise factors based on time of day and land-use as stipulated in Table 1 of the Environment Protection (Commercial and Industrial Noise) Policy 2023 [3].

Land Use Category	Day Time (7:00 – 22:00)	Night Time (22:00-7:00)
Urban Corridor (Boulevard)	57	50
General Neighbourhood	52	45

Table 1: Indicative noise factors based on time of day and land use.

We note that for planning purposes, the predicted noise level (continuous) for a new development (in this case a mixed-use development) should not exceed the relevant indicative noise level, minus 5dBA. Therefore, the environmental noise criteria for assessment of the noise impact from the proposed development become:

- Day time (7:00 am to 10:00 pm): 50dBA
- Night time (10:00 pm to 7:00 am): 43dBA

Note that if noise emitted by the proposed development contains any tones, modulation, impulsive, or low frequency characteristics, the continuous noise level of the noise source must be adjusted as follows:-

- Noise containing 1 characteristic – 5dBA penalty added to source continuous noise level.
- Noise containing 2 characteristics – 8dBA penalty added to source continuous noise level.
- Noise containing 3 or 4 characteristics – 10dBA penalty added to source continuous noise level.

Intermittent Noise

This criterion will be relevant to noise emitted from the proposed development resulting from short term or transient noise events including car doors slam, impact noise etc.

The criteria provided in the above section relate to continuous noise sources and do not cater for intermittent noise events, such as impacts during loading/unloading, car horns sounding, etc. We recommend the use of the World Health Organisation (WHO) Guidelines [4], which recommends a maximum A-weighted noise level L_{Amax}, of 45dBA in a bedroom, which is equivalent to approximately 55dBA to 60dBA at the façade of the residential building with windows partially open.

In addition, the SA Environment Protection (Commercial and Industrial Noise) Policy 2023 [1] provides assessment criterion of L_{Amax} of 60dBA for night-time for the proposed development (for application for development authorisation), which agrees with the criterion stipulated by the WHO [4].

Noise Associated with ELC and Education Facilities Anticipated by the Code Amendment

This criterion will be relevant to noise emitted from the anticipated future child care and educational facility development over the Affected Area facilitated by the Code Amendment resulting from children play in the outdoor areas.

The Association of Australian Acoustical Consultants (AAAC) has developed guidelines for assessment of environmental noise impact specific to noise emitted from child care and early learning centres [5], which suggests the assessment be conducted against the background noise levels measured in the area depending on the duration of the outdoor play time as follows:

Residential Receivers - Outdoor Play Areas

- Up to 2 hours (total) per day - Background Noise Level in the area (L_{A90}) + 10dBA at the assessment point boundary
- More than 2 hours per day - Background Noise Level in the area (L_{A90}) + 5dBA at the assessment point boundary

Residential Receivers - Indoor Areas, Car parking and Pick Up/Drop of Zone

- Background Noise Level in the area (L_{A90}) + 5dBA at the assessment point boundary

In order to determine the criteria relevant to noise associated with children playing outdoor, an attended noise survey was conducted on 1 May 2025 at 6:30, 12:00 and 18:30 at the nearest residential receiver likely to be affected by noise associated with the potential ELC (assuming future development over the Affected Area following rezoning is undertaken in accordance with the related Master Plan) - 8 Aldersgate Drive, marked with orange stars in Figure 1. The measurements were conducted using a SVAN953 Handheld Analyser (Serial Number: 8951, due for calibration 10 August 2025), fitted with an approved windshield during the survey. The calibration of the analyser was spot checked before and after the measurements and no drift was detected.



Figure 1: Location of the attended noise measurements

A-weighted Equivalent Continuous Noise Levels (L_{Aeq}), Maximum Noise Levels (L_{Amax}) and percentile noise levels (L_{A10}, L_{A90}) were measured over a 15-minute interval with the results summarised in Table 2 below.

Time	Location	L_{Aeq}, dBA	L_{A10}, dBA	L_{A90}, dBA	L_{Amax}, dBA
06:30	L1	50	52	44	68
12:00	L1	53	56	46	76
18:30	L1	52	55	47	74

Table 2: Summary of the attended survey results

We note that the environmental noise criteria for continuous noise derived in accordance with the SA Environment Protection (Commercial and Industrial Noise) Policy 2023 [1] are more stringent than the criteria derived in accordance with the AAAC Guideline [5] (based on the measured background noise levels) and therefore, we propose the criteria for continuous environmental noise be applied to assessment of noise from children playing outdoor. Assuming the hours of operation for a future ELC (to be part of a future development

application following rezoning) are Monday to Friday from 06:30 to 18:30, the relevant environmental noise criteria applicable to noise emissions at the residential receivers resulting from different activities at the proposed development in accordance with the EPP 2007 will be as follows:

- Day-time (7:00 to 22:00): 50dBA
- Night-time (22:00 to 7:00): N/A

Noise Source Impacting on the Proposed Redevelopment

The following sources of noise will impact on future developments over the Affected Area facilitated by the Code Amendment:

- Noise associated with traffic along OG Rd and Turner St;
- Noise associated with the adjacent Payneham Civic Centre and Library, Payneham Swimming Pool and Paterson Sportsground.

Building Interior Design Sound Levels

AS 2107:2016 [6] sets the criteria for background noise resulting from continuous noise sources (engineering services plant, traffic etc.), in terms of A-weighted equivalent continuous sound pressure level over the measurement interval (L_{Aeq}) in accordance with the use of the spaces. Appropriate design criteria for interior noise levels will be nominated in accordance with the use of the spaces.

In addition, Ministerial Building Standard MBS 010 [7] stipulates that the attenuation provided by the building envelope of residential developments must provide sufficient attenuation of traffic noise, so the internal sound levels do not exceed the internal sound criteria values stated in Table 3.1 of the Standard as follows:

Type of room	Sound Source	Internal sound criteria	
		Building design target averaged over the total number of such rooms in the building	Maximum allowable for individual rooms in the building
Bedroom	Road and rail	30dBA $L_{eq, night}$	35dBA $L_{eq, night}$
Other habitable rooms	Road and rail	35dBA $L_{eq, night}$	40dBA $L_{eq, night}$

Table 3 Ministerial Building Standard MBS 010 criteria for noise intrusion (Table 3.1 of Ministerial Building Standard MBS 010 reproduced)

The Standard also sets the traffic noise levels to be used in the assessment (Ministerial Building Standard MBS 010, Table A1.2: Sound source levels for Road and Rail) in accordance with the road type and speed limit. As OG Road and Turner St (speed limit of 60km/h on both roads) are not classified as Type A or Type B roads and the land, on which the OC Felixstow site is located is not identified in the SA Planning and Design Code in the Noise and Emissions Overlay, assessment against the Ministerial Building Standard MBS 010 requirements is not warranted. Instead, the interior design sound levels recommended by AS/NZS 2017:2016 [6] for houses and apartments near major roads detailed below will be used for the residential buildings within the proposed redevelopment.

- Living areas 35 – 45dBA;
- Sleeping areas (night time) 35 – 40dBA;
- Work areas 35 – 45dBA;
- Residential common areas 45 – 50dBA.

Preliminary Assessment and Recommendations

Environmental Noise

The environmental noise emissions (continuous and intermittent) resulting from operational activities within future developments over the Affected Area facilitated by the Code Amendment will be calculated at the nearest noise sensitive receivers (not associated with the UC Felixstow site) taking into account the noise emissions magnitude and frequency content, distances between source and receiver and meteorological conditions. The calculated noise levels will be assessed against the nominated criteria and engineering noise controls will be designed to ensure compliance as follows (to be undertaken as part of separate development applications following rezoning):

- Engineering services plant – plant enclosures, acoustic barriers around the plant areas, attenuators and duct lagging where required. Appropriate vibration isolators will be designed for all engineering plant units to control vibration and structure borne noise (e.g., double deflection mounts, spring isolators etc.);
- Noise associated with ELC and educational facilities – determination of the best locations of the outdoor areas and/or acoustic barriers attenuating the noise emissions from outdoor activities. The assessment will take into account the number of students in each outdoor area as well as their age group in accordance with the AAAC assessment methodology [5];
- Noise associated with the outdoor communal areas - the assessment of the noise associated the use of outdoor areas will take into account the total number of users in each outdoor area assuming various voice effort levels as well as the outdoor areas elevation relative the adjacent residences. Where required acoustic balustrades will be designed and/or use of the outdoor area after 22:00 (during the EPA stipulated nighty time) will be controlled in order to ensure compliance;
- Noise associated with waste collection - the noise emissions will be calculated over typical 15-minute interval (in accordance with the SA Environment Protection (Commercial and Industrial Noise) Policy 2023 [2] taking into account the type of the waste collection vehicle, drive path, various operations during the collection (approach, manoeuvring, collection and departure), the location of the waste collection zone and the distances to the nearest noise sensitive receivers. Where required, the waste collection procedures will be modified and/or acoustic barriers introduced to ensure the nominated environmental noise criteria are achieved;
- Noise associated with deliveries - the noise emissions will be calculated over typical 15-minute interval (in accordance with the SA Environment Protection (Commercial and Industrial Noise) Policy 2023 [2] taking into account the type of the delivery vehicle type, drive path, noise emissions during loading/unloading, the location of the delivery zone and the distances to the nearest noise sensitive receivers. Where required, the delivery procedures will be modified and/or acoustic barriers introduced to ensure the nominated environmental noise criteria are achieved;
- Noise associated with carparks - the noise emissions will be calculated in accordance with the methodology in [8] taking into account the number of cars, carpark elevation relative to the receiver elevation and the distances between the carparks and receivers. Engineering noise controls (acoustic barriers, sound absorptive materials etc.) will be designed where required to ensure compliance with the environmental noise criteria.

Building Interior Design Sound Levels

Future developments over the Affected Area (following rezoning) will need to consider the following (as part of future development applications) in order to acoustically design the building fabric ensuring the nominated interior design sound levels are achieved in all areas (residential and non-residential):

- Acoustic noise surveys will be conducted to establish the magnitude and frequency content of the noise emissions from traffic, Payneham Swimming Pool, sports events taking place at Paterson Sportsground and functions taking place in Payneham Civic Centre;
- Vibration surveys will be conducted to establish the magnitude and frequency content of the ground vibration resulting from traffic and other activities in the vicinity of the proposed redevelopment. Where required, acoustic advice will be provided to the structural engineer to ensure building vibration and structure borne noise is controlled;
- The minimum required Weighted Sound Reduction Index with Spectrum Adaptation Term (R_W+C_{tr}) of each building envelope construction (façade, gazing, doors and roof) will be determined and appropriate constructions ensuring the interior design sound levels are not exceeded will be nominated;
- The nominated constructions will be assessed against the noise emissions from outdoor engineering services plant serving building in the proposed redevelopment and modified where required to ensure compliance.

Conclusion

Based on the above acoustic analysis, we conclude:

- The Affected Area does not warrant application of the “Noise and Air Emissions Overlay”;
- Future development applications (following rezoning of the Affected Area) that propose non-residential land uses should include suitable acoustic mitigation measures to mitigate off-site impacts on sensitive receivers.

Appendix A
Glossary of Acoustic Terminology

dB(A) Also referred to as dBA. A unit of measurement, decibels(A), of sound pressure level which has its frequency characteristics modified by a filter ("A-weighted") so as to more closely approximate human ear response at a loudness level of 40 phons. The table below outlines the subjective rating of different sound pressure levels.

Noise Level (dBA)	Subjective Rating
25-30	Barely audible and very unobtrusive.
30-35	Audible but very unobtrusive.
35-40	Audible but unobtrusive.
40-45	Moderate but unobtrusive.
45-50	Unobtrusive with low levels of surrounding activity.
50-55	Unobtrusive with high levels of surrounding activity.

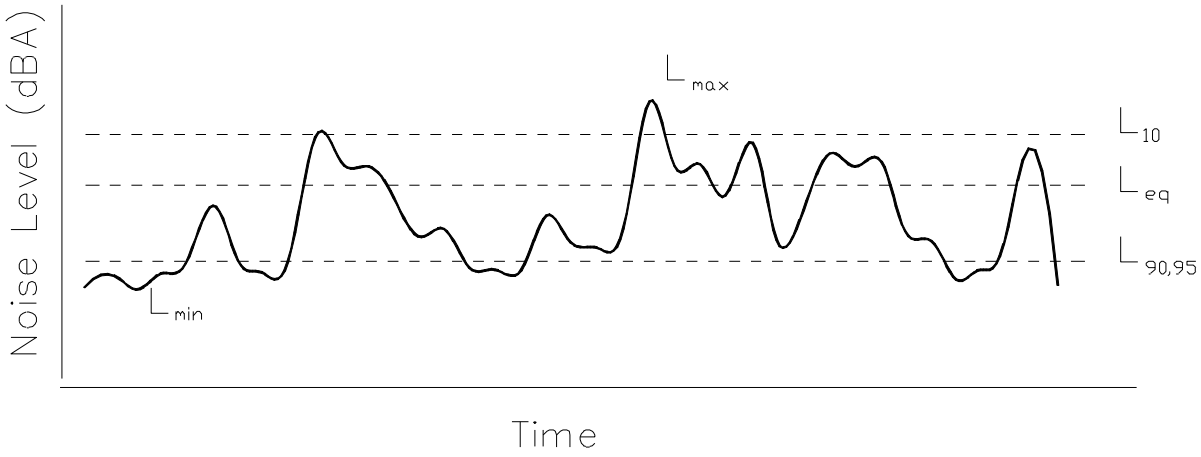
L_1 The noise level which is equalled or exceeded for 1% of the measurement period. L_1 is an indicator of the impulse noise level, and is used in Australia as the descriptor for intrusive noise (usually in dBA).

L_{10} The noise level which is equalled or exceeded for 10% of the measurement period. L_{10} is an indicator of the mean maximum noise level, and is used in Australia as the descriptor for intrusive noise (usually in dBA).

L_{90}, L_{95} The noise level which is equalled or exceeded for 90% of the measurement period. L_{90} or L95 is an indicator of the mean minimum noise level, and is used in Australia as the descriptor for background or ambient noise (usually in dBA).

L_{eq} The equivalent continuous noise level for the measurement period. L_{eq} is an indicator of the average noise level (usually in dBA).

L_{max} The maximum noise level for the measurement period (usually in dBA).



Note: The subjective reaction or response to changes in noise levels can be summarised as follows:-

A 3dBA increase in sound pressure level is required for the average human ear to notice a change; a 5dBA increase is quite noticeable and a 10dBA increase is typically perceived as a doubling in loudness.

STC/R_W Sound Transmission Class or Weighted Sound Reduction Index. Provides a single number rating (from the sound transmission loss or sound reduction index for each frequency band) of the sound insulation performance of a partition. The higher the value, the better the performance of the partition. The subjective impression of different ratings is shown in the table below.

Type of noise source	STC/Rw Rating				
	40	45	50	55	60
Normal Speech	Audible	Just Audible	Not Audible		
Raised speech	Clearly Audible	Audible	Just Audible	Not Audible	
Shouting	Clearly Audible	Clearly Audible	Audible	Just Audible	Not Audible
Small television/small entertainment system	Clearly Audible	Clearly Audible	Audible	Just Audible	Not Audible
Large television/large hi-fi music system	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Just Audible
DVD with surround sound	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Audible
Digital television with surround sound	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Audible

FSTC/R_W' The equivalent of STC/R_W, unit for sound insulation performance of a building element measured in the field.

C_I, C_{tr} The ratings (R_W, D_{nTw}, L_{nTw}) are weighted in accordance to a spectrum suited to speech. This term modifies the overall rating to account for noise with different spectra, such as traffic (C_{tr}) or footfalls (C_I). The ratings may be written as R_W+C_{tr}, or $D_{nTw}/L_{nTw}+C_I$.

NNIC/D_{nTw} Normalised Noise Isolation Class, or Weighted Standardised Sound Level Difference. Provides a single number rating of the sound level difference between two spaces, and incorporates the effects of flanking noise between two spaces. This rating is generally accepted to be about 5 points less than the STC/R_W rating.

IIC/L_{nw} Impact Insulation Class, or Weighted Normalised Impact Sound Level. L_{nw}=110-IIC. The higher the IIC rating, or the lower the L_{nw} rating the better the performance of the building element at insulating impact noise. The table below gives the subjective impression of different ratings:

IIC	Lnw	Subjective Rating
40	70	Clearly Audible
45	65	Clearly Audible
50	60	Audible
55	55	Audible
60	50	Just Audible
65	45	Inaudible

FIIC/L_{nTw}' The equivalent of IIC/L_{nw}, but the performance is for the building element measured in the field.

APPENDIX K

Investigation - Cultural Heritage

Felixstow Masterplan

Kaurna Themes Report



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1. Acknowledgement of Country

Aboriginal Urban Design acknowledges the enduring spirit of our Aboriginal ancestor. We pay our respects to the local peoples of the place on which this project stands, the Kaurna Miyurrna, and any other peoples that call this place, Tarndanya, home. We pay our deepest respects to Elders past, present, and emerging, recognising their continuing cultural connections to Country.

2. Introduction

This report is to outline the Kaurna themes and ideas which shall inform the basis of the urban design elements for the Felixstow Masterplan project. The areas, key themes and concepts identified for this report outline the intended imagery to be utilised in the future design and documentation developed by project team.

3. Cultural and Historical Site Research

Theme Summary

Based on historical and cultural research carried out by Kaurna Elders and historians, several themes, ideas, and concepts have been explored in relation to the Felixstow location. By exploring these themes in future workshops and design sessions, it is envisaged that Aboriginal designs and philosophies are translated into the built form and integrated with modern architectural, landscaping and design outcomes.

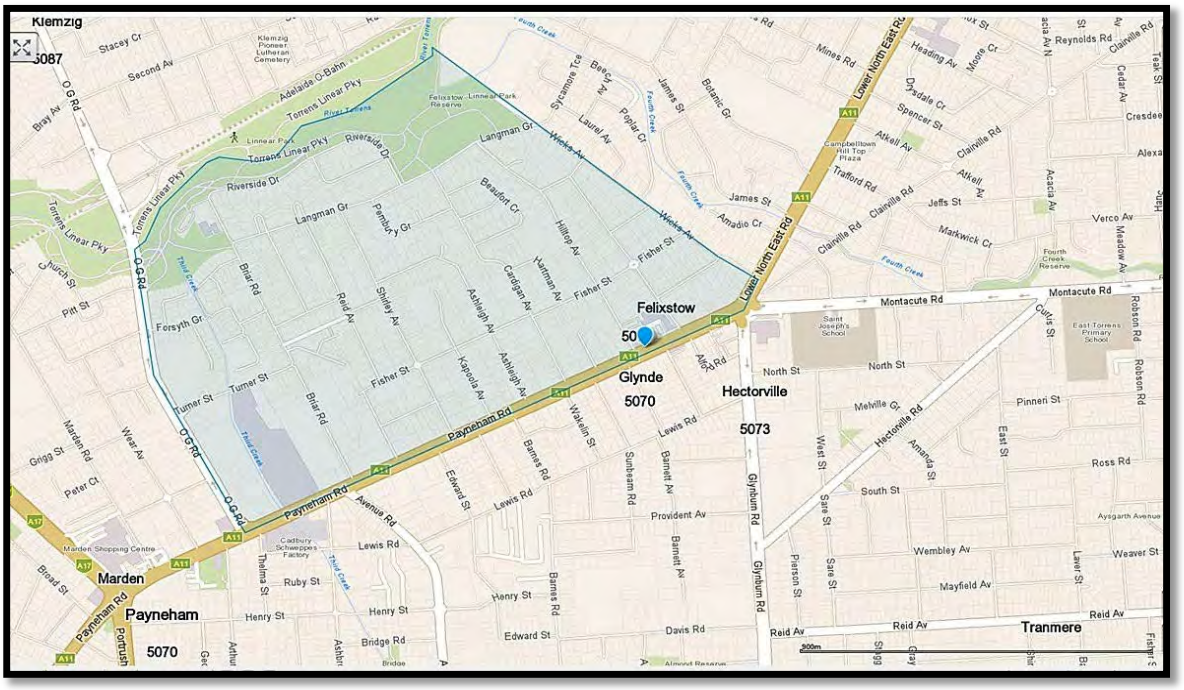
A snapshot of these themes are as follows:

- Kaurna language and historical wording for surrounding landscapes
- The role landmarks and landscapes played in the culture of Kaurna peoples
- Traditional Kaurna dreaming stories
- Women’s business and birthing locations
- Kaurna burial rituals and ceremonies
- Native flora and fauna
- Cultural markers and significant trees

Felixstow Briefing Report on Development Site

Felixstow is a suburb of Adelaide, situated in the City of Norwood Payneham St Peters. It is located north-east and is approximately 6.7 km from the Adelaide city centre. It is bordered to the north by the River Torrens/Karrawirra Parri, to the south by Payneham Road, to the east by Wicks Avenue and to the west by OG Road.

Felixstow is part of the traditional lands of the Kaurna people whose country extends from the eastern slopes of the Mt Lofty Ranges and west to Gulf St Vincent, north to Crystal Brook and south to Cape Jervis.

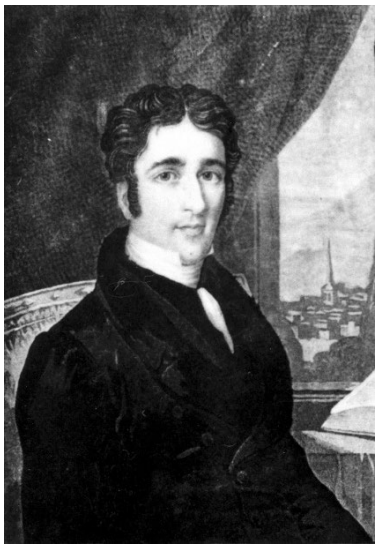


Map showing boundaries of the suburb of Felixstow, South Australia

Felixstow Nomenclature

According to Geoff Manning in ‘Place Names of South Australia’ (1990) the name ‘Felixstow’ was given by the first Congregationalist minister to the Province of South Australia, Reverend Thomas Quinton Stow (1801-1862). Stow arrived with his family in October 1837 and camped by the River Torrens for the first months and later built a church and residence on North Terrace. In 1842, he leased part of Section 306 from the South Australia Company and moved his family to an area by Third Creek.

Manning notes that in Latin ‘felix’ meant happy while ‘stow’ meant place in Old English.



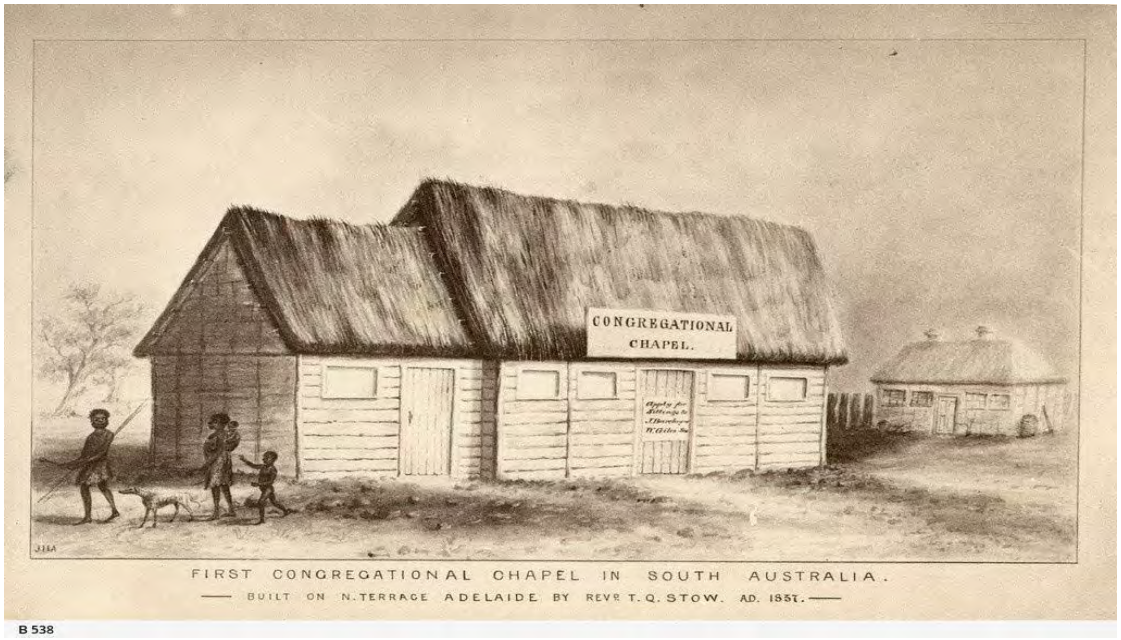
Rev., Thomas Quinton Stow (1801-1862) SLSA B6849



T.Q. Stow’s residence in Felixstow c1848 SLSA

In an interesting link to the Kaurna, Reverend Thomas Quinton Stow provided aid and help to the two Dresden missionaries – C.G. Teichelmann and C.W. Schurmann. The missionaries would become the foremost European authorities on the Kaurna language of the Adelaide region.

Reverend Stow was also a founding member of ‘The Aborigines' Protection Society in the Province of South Australia in 1837. The Society’s aim was to ensure the health, well-being and the sovereign, legal and religious rights of Aboriginal people who were subject to coercive control by the British Empire. These were progressive ideas in the 19th century.

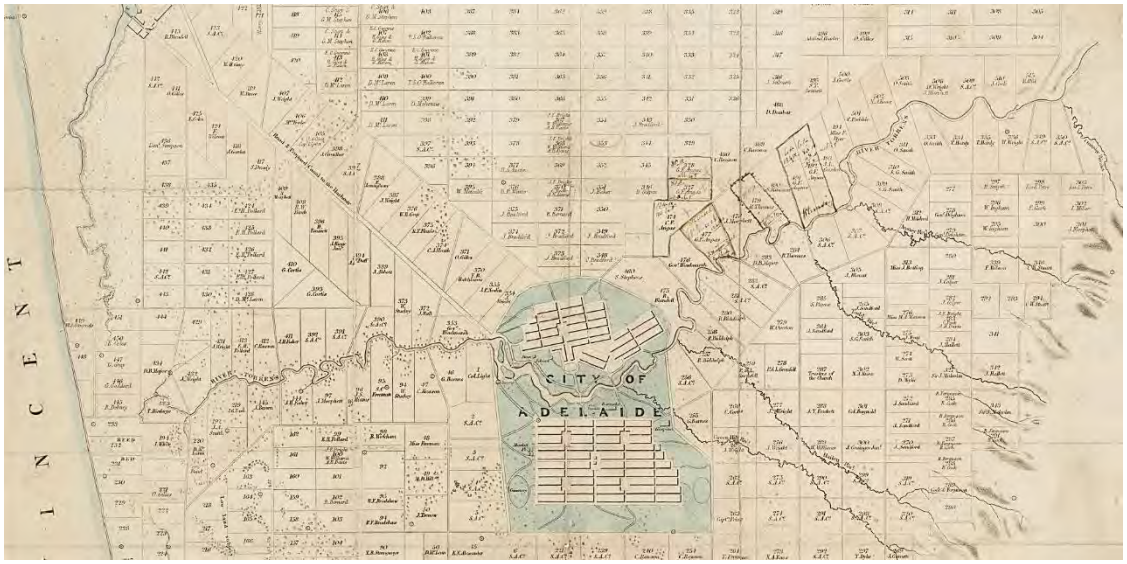


The first Congregational Church built by Rev Thomas Quinton stow in 1837 using reeds from Witongga (Reedbeds) which Stow cut by hand and brought back to Adelaide where he created a thatch roof on the church.

Kaurna Country & Felixstow

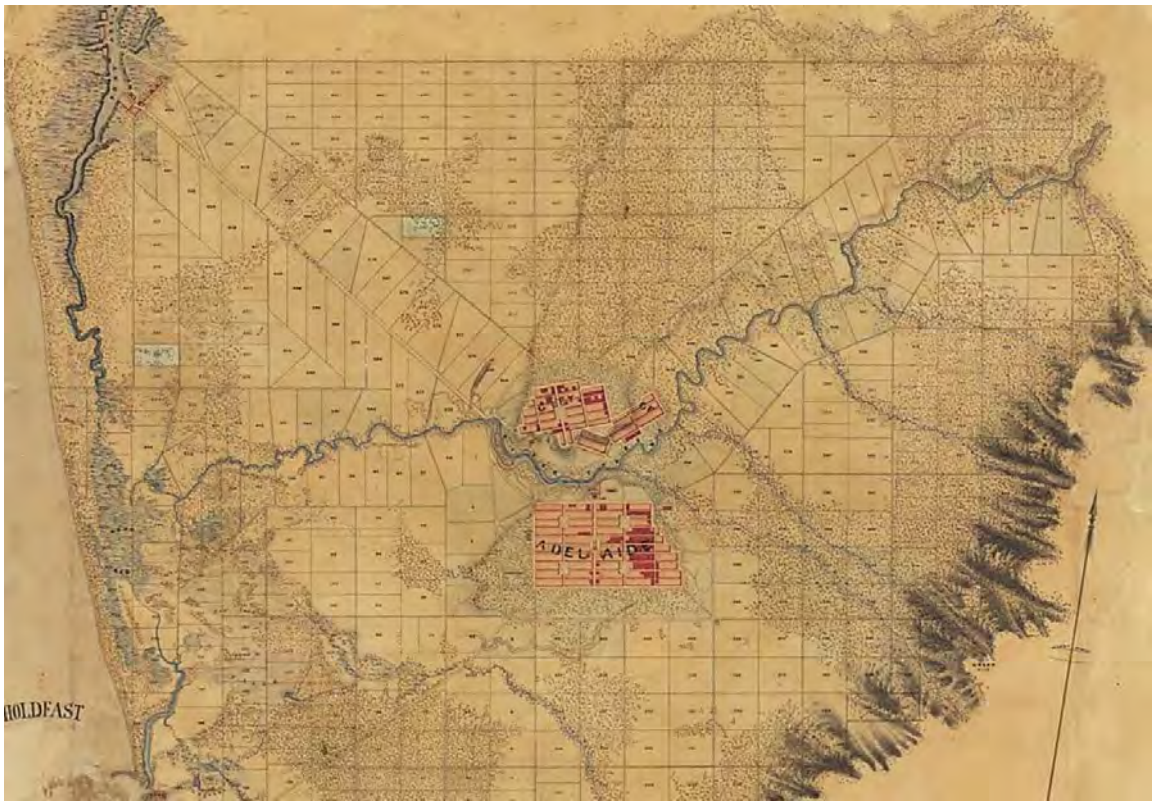
From the beginning of British settlement in the Province of South Australia in 1836, natural resources were exploited, and the landscape changed, based on European systems of settlement, agricultural and industrial production.

Published in London, Colonel Light's Map of 1839 shows the owners of Sections who held Preliminary Land Orders. There were 437 such purchasers in England who were entitled to priority selection of land by ballot which was conducted on 28 March 1838 in Adelaide.



East of the new capital of Adelaide was Third Creek and Section 306. This was of course selected by the South Australian Company (SAC) while the Sections on the northern side of the Torrens River were held by its Chairman George Fife Angas.

The South Australian Company Map of 1838 is instructive as it shows vegetation and particularly denotes that Third Creek was bordered by woodland, mainly Red and Blue Gums.



South Australian Company Map 1838.

Third Creek Felixstow bordered by Red Gum Forest from Mt Lofty Ranges to River Torrens.

Third Creek in Section 306 was part of the lower reaches of an alluvial flood plain of the River Torrens/Karrawirra Parri. The point where Third Creek entered the River Torrens/Karrawirra Parri in Felixstow, and along its boundary, was low lying and flatter and more likely to flood the surrounding area in winter and spring.

The Kaurna Miyurrna were custodians of an extensive area of the Adelaide Plains of which Felixstow was a part. Connection to Country (Yerta) provided the raison d'être for understanding and provided an alternative way of interpreting the physical and spatial world.

The Kaurna possessed an intimate knowledge of the cycles of life and death, of the earth’s seasons, and the movement of stars and other heavenly bodies which informed their understanding and management of the landscape. Detailed local knowledge was critical for survival.

The Role of Kauwi and Felixstow

For the Kaurna, all landscapes were a product of the Dreaming known as Munaintya. Mt Lofty was a sacred place where Yurebilla the ancient creator ancestor laid. It was connected via Third Creek to the River Torrens/Karrawirra Pari as was First, Second, Fourth and Fifth Creeks.

Rivers, creeks, natural springs, waterfalls, and coastal waters linked the Kaurna to Country through ecology, cosmology, and ritual.

Life-sustaining Kauwi was essential on earth and in the sky world where the Milky Way was known as Wodliparri. Kauwi linked the terrestrial earth with the sky world.

In the dark spaces of Wodliparri was Yurda, who was associated with secret-sacred rites and river formation particularly the River Torrens/Karrawirra Parri. The celestial sky river reflected the Karrawirra Parri and was a focus for important ceremonial rituals.

Sacred sites were part of this cycle and Felixstow as was observed by Reverend Stow in 1842 appeared a ‘happy place’.

The River Torrens on the southern side of Section 306 was not enclosed by high embankments but rather spread across a broad plain. For the most part, the bed of the river was of a sandy or gravelly formation.



Early painting of River Torrens/Karrawirra Parri in 1837 by John Michael Skipper (1815-1883) AGSA

During summer, Third Creek consisted of reed-lined ponds of water of various degrees of permanency. Such intermittent flowing waters in summer often marked an area that was appropriate for secret women’s business.

Third Creek at Felixstow may have been a birthing area or a designated site which was part of the initiation of young women as they passed through various rites of passage.

The birth of children and the location of families camping and residing and conducting ceremony along Third Creek and the Karrawirra Parri may well have added to the ‘happiness of the place’. Marking the cycles of life was an important part of Kaurna culture.

A Significant Kaurna ritual at Felixstow

Felixstow is distinguished in Kaurna history as it is the only place where the burial ritual of an important Kaurna 'Queen' was recorded and documented by an early European settler, Edward Stephens in the 1840s. He later published his recollections in the Royal Society of New South Wales in October 1889.

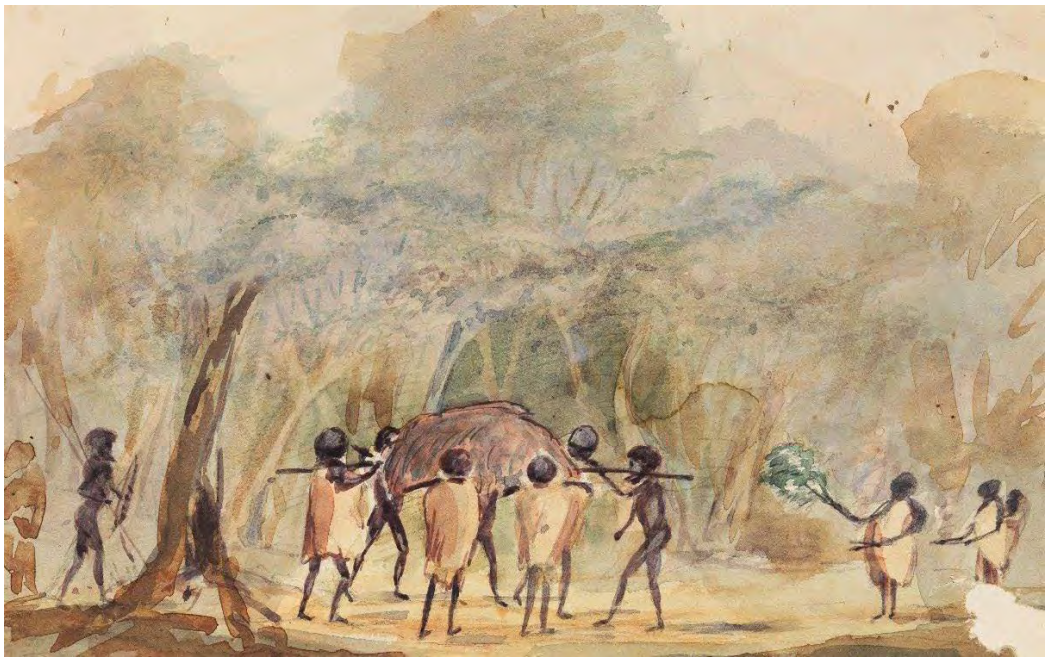
Stephens arrived with his parents in the new Province of South Australia in 1839. It was a few years later in mid 1840s that he witnessed an extraordinary cultural event – the burial of a 'Kaurna Queen'. Stephen's recorded that a significant and important women had died by the River Torrens at Felixstow. Her body was then carried on a pyre following an elaborate ritual across country to her final resting place at Kensington Gardens:

"On the north-east side bank of the water course (Stonyfell Creek) is the western boundary of an ancient native burying ground, covering possibly an acre of land: it was one of the oldest and the most sacred burying grounds of the Adelaide Tribe., the Westminster abbey of the aborigines; it was sacred to the last of aboriginal royalty, and the most distinguished men and women of the tribe. The Queen had died away down by the Torrens at Felixstow…the distance from thence to the burying ground, but I should think about four miles. Devoted men of the tribe not attended by the women – carried the remains of their Queen, on a sort of litter, all that distance to her grave.

The grave was dug by a few men, who used their spears and hands to remove the earth. Messengers, seemingly weighed down with grief, often went to and fro, between the grave-diggers and the slowly approaching funeral procession. When the grave was ready, we saw the party coming by way of the north-east corner of Shipster's open land...they became curiously erratic in their movements, zigzagging away towards Mr Hailes' house [corner Kensington and Glynburn Roads] wheeling and turning but always getting nearer the place of the burial.

On they came and away they went, mad-like in their movements but with method in that madness. Crossing over into the wattles on Mr Dean's land, they halted for a moment, started again, walked backwards, sideways, forward, around one tree, backward, around another, sideways around a third."

Edward Stephen's observations of this important event add to the significance of Felixstow and the association with an important Kaurna woman and her acknowledgement as represented in the Kaurna men who carried her pyre and conducted the final interment and burial.



'Inquest at a native burial' c1844 by W.A. Cawthorne (1825-1897) SLNSW.

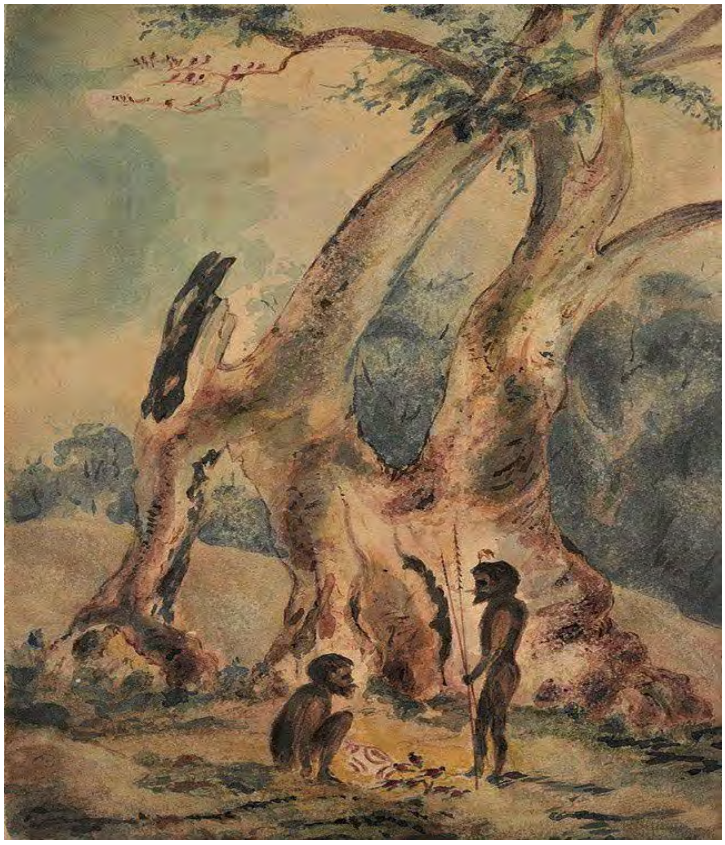
Kaurna Resources Third Creek Felixstow

Growing along Third Creek and lining the banks of the River Torrens were the ancient River Red Gums, Blue Gums, Golden Wattle, Native Pine, Kangaroo Grass, Sedges and Native Hollyhock and other plants.

"The land in the vicinity of this river was timbered with noble trees, and its banks sloped down to the water in gentle undulations thickly clothed with grass. The river itself meandered through a tangle of tea-tree, rushes, reeds, and many flowering weeds, here and there almost hidden by vegetation, but at intervals opening out into pretty ponds or tolerably large waterholes; along its banks grew in profusion the wattle (acacia) with its golden sweet-scented blossoms, as well as the noble eucalyptus, here at that time in great beauty."

(Early colonist, George E Hamilton (1800-1866) in D Kraehenbuehl, Pre-European Vegetation of Adelaide, 1996)

In Felixstow there was an abundant supply of native animals such as Emu, Red Kangaroo, Grey Kangaroo, Possum, Betongs and Platypus. The luscious environment saw a variety of freshwater fish and bird life including the Brown Goshawk, the Wedge-tailed Eagle, Galah, Purple Crowned Lorikeet, Sacred Kingfisher, Blackbird, Striated Thornbill, Willy Wagtail, yellow-faced Honeyeater, Red Wattlebird, and Zebra Finch.



'Hunting Parrots' c1840s by W.A. Cawthorne (1825-1897) SLNSW. Note Cawthorne has depicted Kaurna warriors here as shown by the shield on the ground.

Felixstow Cultural Markers and River Red Gums

Karrawirra refers to the once abundant 'redgum forest' (karra 'redgum' + wirra 'forest') along the major river systems of the Adelaide plains and parri was the Kaurna word for 'river'.

The karra was used by the Kaurna for making shields, coolamons amongst other things and large trunks were hollowed out by fire to create shelters or cultural markers. River Red Gums (Eucalyptus camaldulensis) were plentiful prior to European colonisation lining the banks of the Karrawirra Parri/River Torrens and its tributaries, until they were removed by the early settlers to clear land and as a supply of wood for industrial and building purposes.

In the environment, River Red Gums are large, single stemmed eucalypt trees. They can grow up to 45m tall but usually grow to 20–30m and they can live from 50 to 1000 years. River Red Gums were culturally significant markers in the Kaurna landscape. Like all living things for the Kaurna - trees also had a spirit presence.

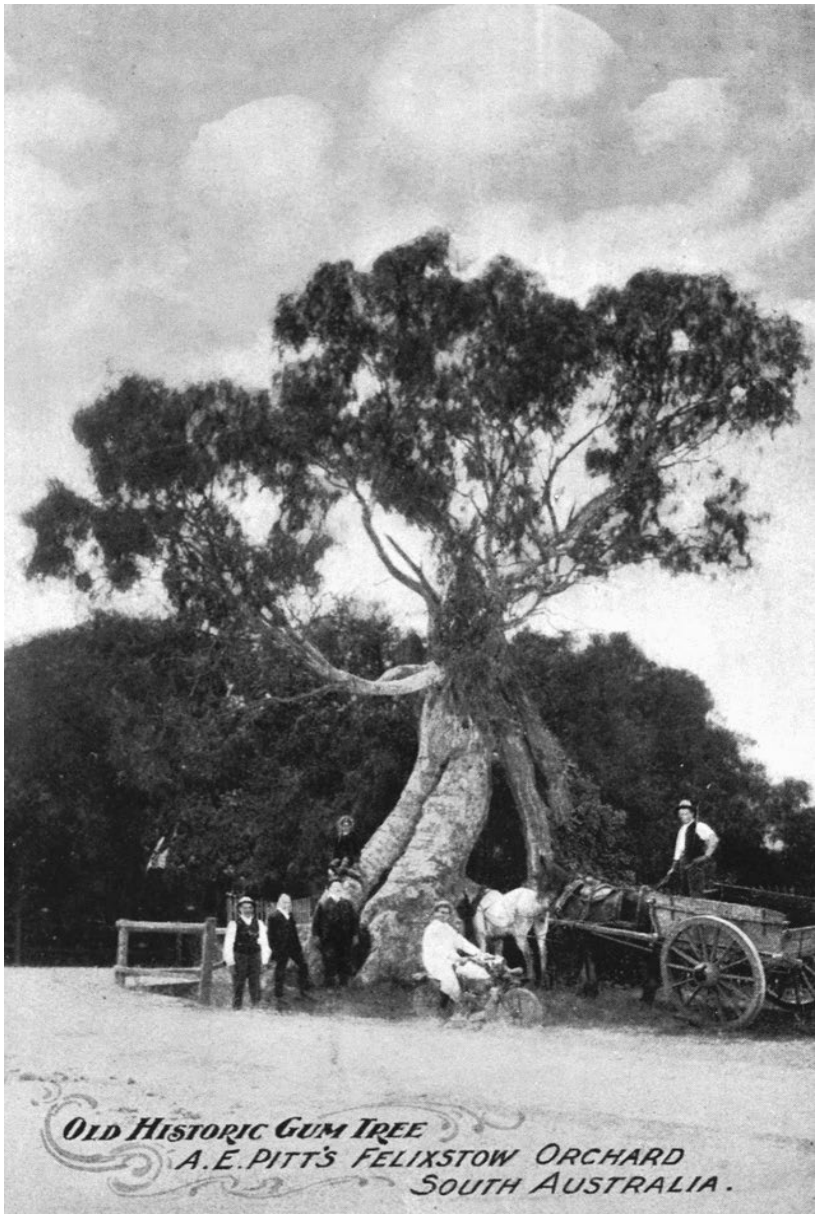
Culturally modified River Red Gums denoted significance of a place – it may have been a ceremonial site, a burial site, an initiation site or an important ceremonial or ritual site associated with Dreaming.

Historical photos have revealed that there was a very large River Red Gum that was located at the area adjacent to where Third Creek entered the River Torrens/Karrawirra Parri on what is OG Road and where the Felixstow Bridge was later built by early settlers to cross over the River Torrens.

This significant tree had been smoked and was on Stow's original Section 306.



The historic Old Gum Tree by Felixstow Bridge c 1870s on the corner of Third Creek and OG Road on Pitt's property.



The Old Gum Tree at the intersection of Third Creek, OG Road and the corner of Pitt's property c1900s.

Eucalyptus leaves are deeply connected to Kaurna spiritual health practices, as the leaves were burned in smoking ceremonies. Smoking ceremonies remain a highly culturally-significant ritual that Aboriginal and Torres Strait Islander people have performed for thousands of years.

The smoke cleanses people, as well as the location itself of bad spirits and to encourage good health.

These historical associations all point to the key theme of the strong spiritual connection that is embedded in the Felixstow landscape.

4. Closing

Please contact Corey Turner or Isaiah Turner for any information or clarification relating to the Felixstow Kaurna Themes Report:

Corey Turner

Manager

Phone: +61 466 032 565

Email: corey@aboriginalurbandesign.com.au

Isaiah Turner

Project Manager

Phone: +61 452 401 700

Email: isaiah@aboriginalurbandesign.com.au

ABORIGINAL HERITAGE SITES

Government of South Australia

Susan Joseph
Ekistics
Level 3, 431 King William Street
Adelaide 5000 South Australia

3 June 2025

Dear Susan

Thank you for your central archives search request dated 29 May 2025. The search request was based on the following title details: Title Type: CT, Volume: 5664, Folio: 479 with the requested 60m buffer. The address for these parcels is: 160 O G RD FELIXSTOW SA 5070. Your search reference is: 9565.

Aboriginal Affairs and Reconciliation (AAR) advises you that it holds no records in its central archives for Aboriginal heritage within your search area.

The central archives are a non-exhaustive record of Aboriginal heritage in South Australia. You are advised that Aboriginal heritage (sites, objects, or remains) may exist within your search area, even though there is no record.

The *Aboriginal Heritage Act 1988* (SA) (Act) protects all Aboriginal sites, objects, and remains, whether known or unknown, in South Australia from unauthorised impacts, and irrespective of whether they are recorded in the central archives.

Aboriginal Heritage Act

Under the Act, it is a criminal offence to excavate, damage, disturb, and/or interfere with Aboriginal heritage, or to remove it from South Australia, without authority.

Penalties include fines up to $2 million for companies, fines up to $250,000 and/or two years imprisonment for individuals, forfeiture of profits achieved by impacting heritage, orders to remediate damage caused, compensation orders to Traditional Owners, and more.

If an activity that you are planning is likely to impact Aboriginal heritage, you must first seek and achieve authorisation from the Minister for Aboriginal Affairs (Minister) to do so. All authorisation requests are subject to public consultation and referral to the State Aboriginal Heritage Committee.

The Act requires that all suspected Aboriginal heritage discoveries are reported to the Minister via AAR as soon practicable. Significant penalties apply for a failure to report.

This letter does not address any potential obligations under the *Native Title Act 1993* (Cth), such as a requirement for an Indigenous Land Use Agreement. Please note that neither native title bodies nor Traditional Owners can authorise impacts to Aboriginal heritage in South Australia - only the Minister can do so in accordance with the Act.

For further information about the Act, AAR's role, and applying for authorisations to impact Aboriginal heritage, please refer to AAR's website:

About Aboriginal heritage in South Australia | Attorney-General's Department

Aboriginal consultation

The following Aboriginal parties have a known or expressed interest in Aboriginal heritage in your search area:

Kaurna Yerta Aboriginal Corporation
Chairperson: Mitzi Nam
Address: C/- South Australian Native Title Services Level 6, 27 Currie Street ADELAIDE SA 5000
Telephone:
Email: info@nativetitlesa.org
Contact Officer: Tom Jenkin
Telephone: 08 8110 2800
Email: tomj@nativetitlesa.org

Ramindjeri Heritage Association Incorporated
Chairperson: Vivienne Greenshields
Address: 56 Tilshead Road ELIZABETH NORTH SA 5113
Telephone:
Email:
Contact Officer: Christine Walker
Telephone: 0448 579 441
Email: ramindjeri@westnet.com.au

You are strongly encouraged to consult with all the above parties about potential projects within your search area, particularly where ground-disturbing works are proposed. Early consultation with Aboriginal parties offers you an opportunity to:

- learn more about Aboriginal heritage that may exist within your search area
- minimise any chance of a breach of the Act
- design projects in a way that avoid any impacts to Aboriginal heritage
- minimise project costs and delays.

For further information or to report the discovery of suspected Aboriginal heritage, please call (08) 8429 9400 or email aar.conservation@sa.gov.au.

To discuss this letter, or to request further information, please contact AAR's Heritage Information Team on (08) 7133 8855 or via email at AAR.HeritageSites@sa.gov.au.

Yours sincerely,

HERITAGE INFORMATION TEAM
ABORIGINAL AFFAIRS & RECONCILIATION

ABORIGINAL HERITAGE SITES

Government of South Australia

Susan Joseph
Ekistics
Level 3, 431 King William Street
Adelaide 5000 South Australia

3 June 2025

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Yours sincerely,

HERITAGE INFORMATION TEAM
ABORIGINAL AFFAIRS & RECONCILIATION

APPENDIX L

Investigation - Landscaping & Open Space

Context

The site is located in proximity to the River Torrens Linear Park (Karrawirra) and City of Payneham, Norwood & St Peters community facilities.

The site serves as part of the greater Uniting Communities network in Adelaide.

Uniting Communities Allied Health Prospect

Uniting Communities Law Centre Medindie Gardens

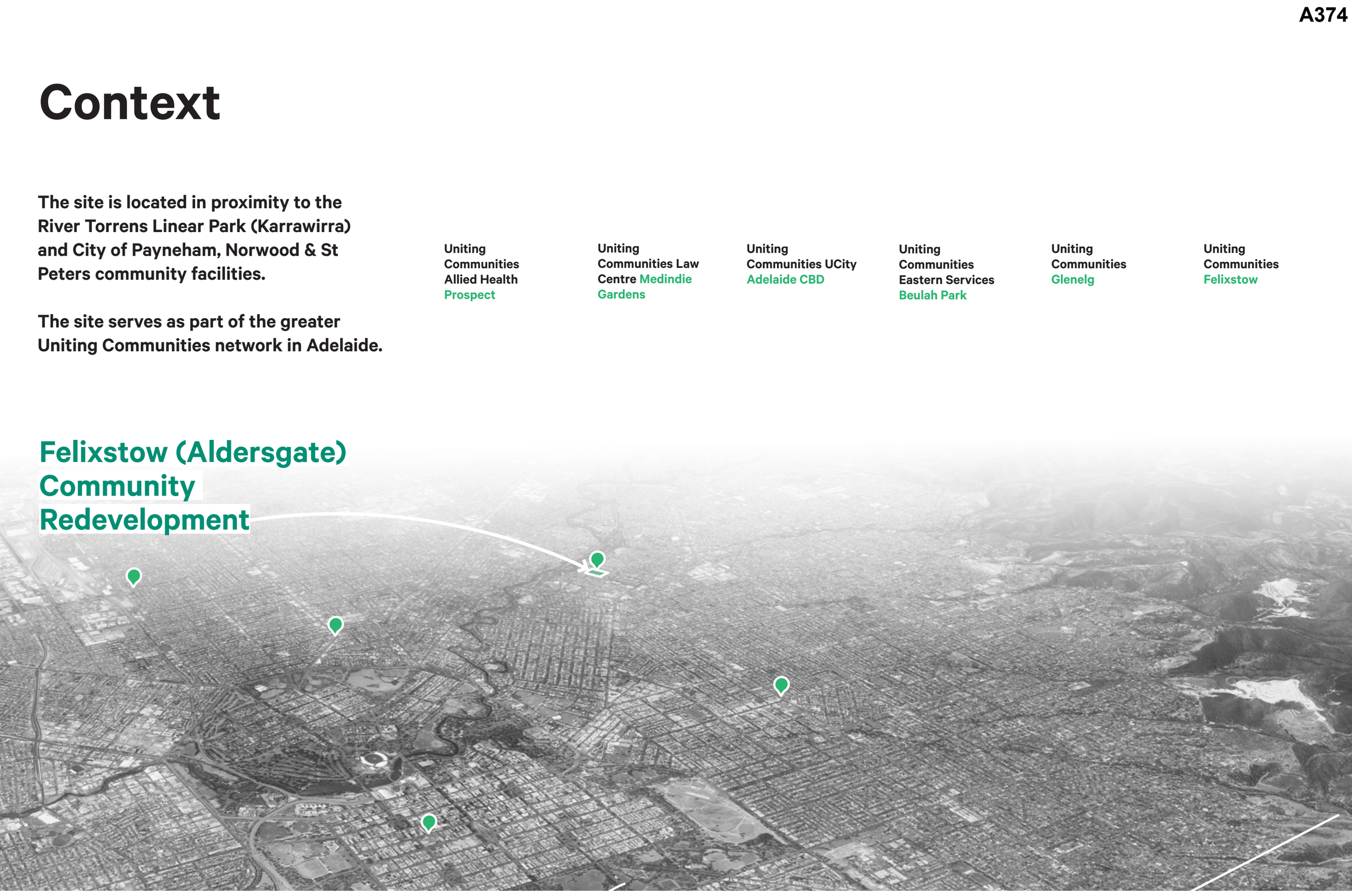
Uniting Communities UCity Adelaide CBD

Uniting Communities Eastern Services Beulah Park

Uniting Communities Glenelg

Uniting Communities Felixstow

Felixstow (Aldersgate) Community Redevelopment



Context

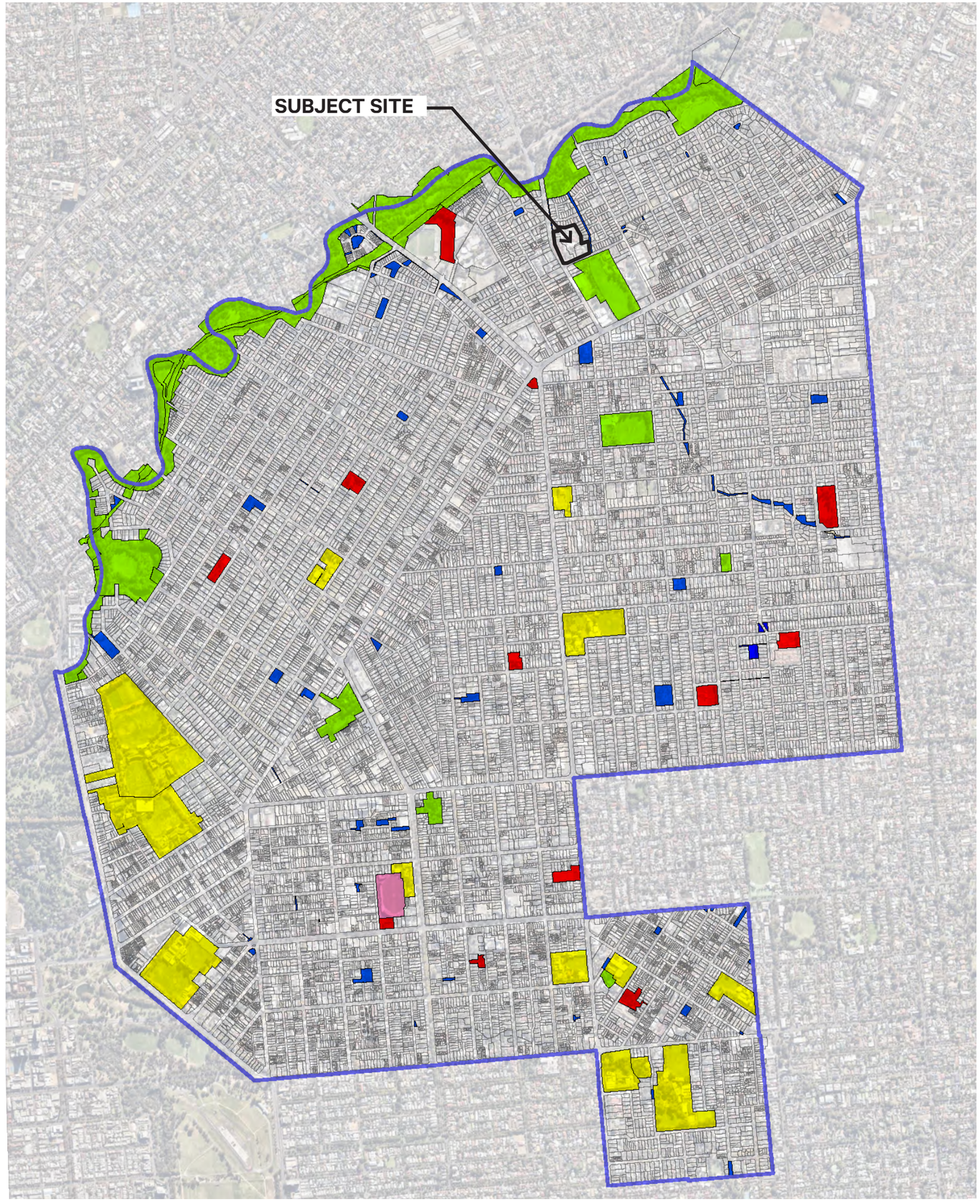
The site is located on the western edge of the suburb of Felixstow and 6.7km from the Adelaide CBD. The Torrens Linear Park (Karrawirra) lies approximately 500m to the north and the Payneham library and community pool directly to the south across Turner Street.



- Green Open Space
- Sport
- Education
- Retail/Commercial

Open Space Hierarchy

The site is nestled between two Regional Open Spaces, the Torrens Linear Park and Patterson Reserve and linked through the Turner Street Drainage Reserve.

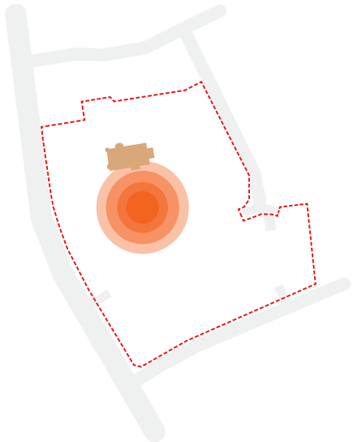


City of Norwood, Payneham & St Peters
Map 2 : Hierarchy of Open Space

- District Open Space
- State Open Space
- Local Open Space
- Regional Open Space
- Schools

Key Moves

1



Central Hub

The site organisation is centred on a Central Hub. This is a place where the community can gather and events such as markets and performances can take place. The Central Hub becomes the heart of the site.

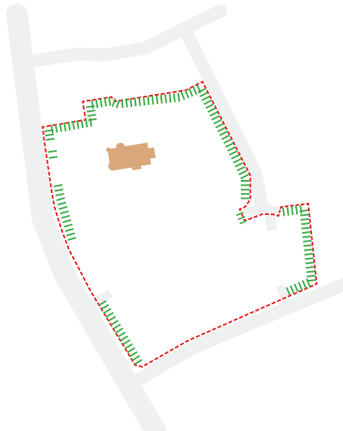
2



Large + Small Spaces

A variety of large and small spaces and gardens increases the attractiveness and function of the whole site and encourages visitation and use.

3



Street Interfaces

The interface with OG Road and less busy local roads is carefully managed. The site appears integrated within the community, respecting the scale of the adjacent residential suburbs and adding to the community recreation and service facilities nearby.

Site Interface

The code amendments allow for perimeter tree planting, semi-private courtyard gardens, entries, additional infill street trees and planted verges all assist in managing the edges of the site. Careful attention is given in particular to the interface along the Aldersgate Drive interface and against the northern boundary.

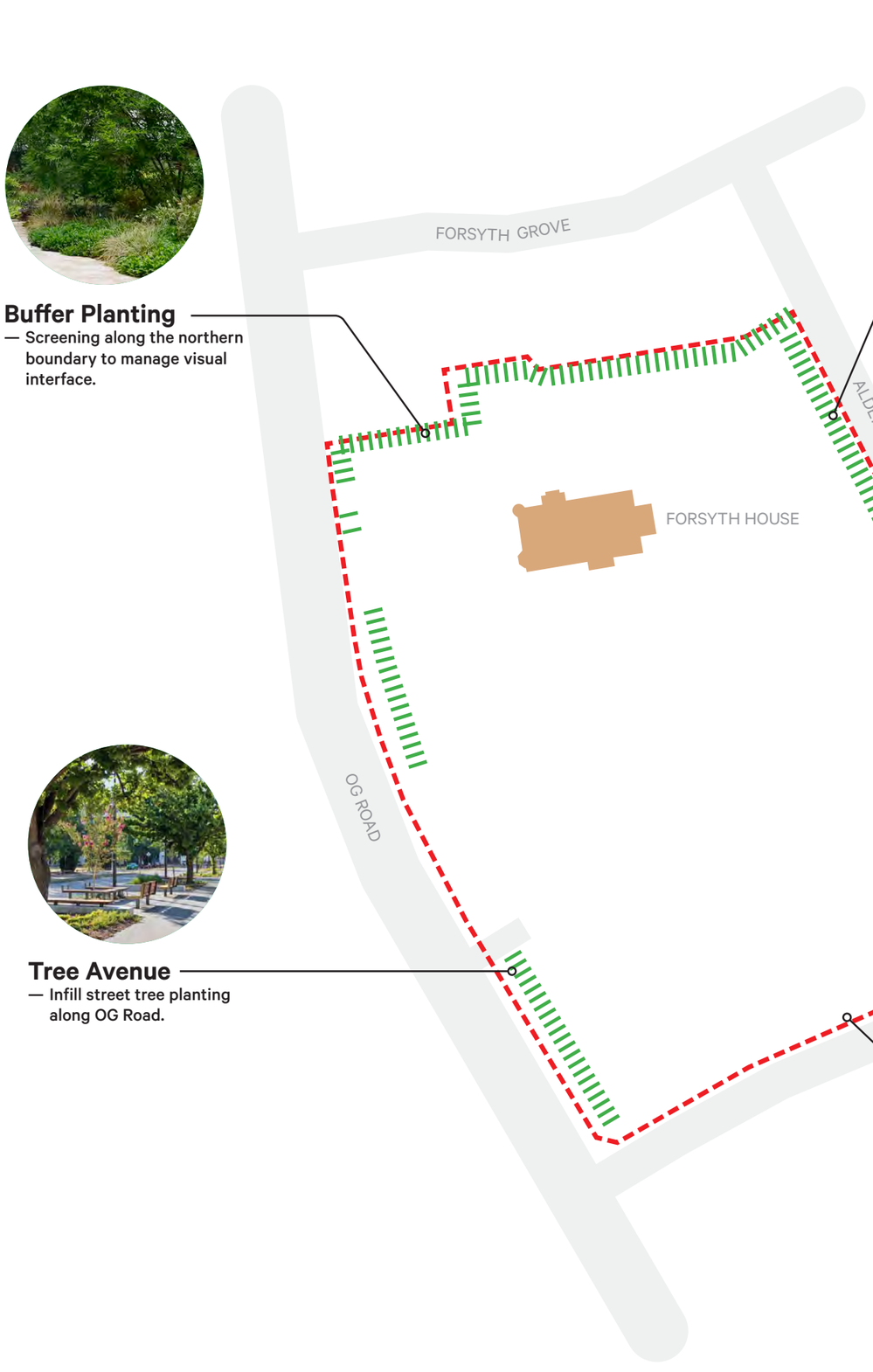
— Attractive entries that link to paths and frame smaller spaces.
— Separation from vehicles and noise.
— Visual scale to built form that mitigates height, bulk and material differences.



Buffer Planting
— Screening along the northern boundary to manage visual interface.



Courtyard Gardens
— An active relationship with the ground floor reinforces a residential scale.



Tree Avenue
— Infill street tree planting along OG Road.



Green Verges
— Planted verges strengthen the affect of 'greening'.

Urban Tree Canopy

A new tree canopy is introduced to the site that is in scale with the new development. The sense of scale adjacent to Forsyth House is retained.

Key Components

1. **Tree Avenues**
   Planting focuses the pedestrian paths providing shade + amenity.
2. **Street Trees**
   New tree plantings along OG Road, Turner Street, and Aldersgate Drive are proposed to bolster the overall tree canopy and amenity in keeping with the existing tree species and NPSP standards.
3. **Boundary Trees**
   Trees planted adjacent to the northern residential boundary and eastern Third Creek boundary provide an interface between the site and residents.
4. **Gardens (Mixed Species)**
   Gardens are planted with various tree species (native and exotic).
5. **Orchard**
   In reference to the site's past life as a commercial orchard, an orchard is proposed adjacent to Forsyth House.





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APPENDIX M

Investigation - Preliminary Tree Assessment

Preliminary Tree Assessment and Arboricultural Report

Site: Felixstow (Aldersgate) Intergenerational Community Code Amendment - 160-168 OG Road, Felixstow

Date: Monday, 4 August 2025

ATS8178-160-168OGRdPTA

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- Retention Assessment 5
- Tree Protection 6

Conclusion 7
Definitions 7
References 8

Appendix A - Tree Assessment Methodology
Appendix B - Tree Assessment Findings
Appendix C - Mapping
Appendix D - Tree Assessment Summary

Report Reference Number: ATS8178-160-168OGRdPTA

Report prepared for:
Zoë Garnaut - Erwin Vogt Foundation C/- Ekistics

Author:
Tom Richardson, Consulting Arborist, Arborman Tree Solutions Pty Ltd

Executive Summary

Arborman Tree Solutions has assessed the identified trees in and adjacent to the survey area at Felixstow (Aldersgate) Intergenerational Community Code Amendment - 160-168 OG Road, Felixstow. The purpose of this assessment is to evaluate tree suitability for retention through a Tree Retention Rating system and provide Preliminary Tree Protection advice for trees to be retained. This assessment provides information in accordance with Australian Standard *AS4970-2025 Protection of trees on development sites* (AS4970-2025) and relevant legislation.

The assessment considered fifty-one trees which are identified as a mix of locally indigenous species, Australian natives and exotic species. These trees have all been planted as part of the landscape of the allotment and/or the neighbouring street scape. Forty-two of the trees are in Good overall condition and have extended useful life expectancies (1-13, 15-21, 25-34, 36-40 and 45-51). The remaining nine trees (14, 22-24, 35 and 41-44) are in Fair overall condition as a result of their reduced attributes such as the moderate level of branch failure, increased epicormic regrowth, included bark unions and/or moderately reduced foliage density, level of dieback and deadwood throughout the crown.

The assessment has identified Trees 12-14, 28, 35 and 48, are Significant trees and Trees 1-11, 15, 16, 21-24, 29, 30, 32-34, 36-47 and 49-51, are Regulated trees as defined in the *Planning, Development and Infrastructure Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. The remaining eight trees identified in this report are Exempt from regulation. Significant and Regulated trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Performance Outcomes', despite offering good quality aesthetic and/or environmental attributes none of the trees are considered to provide ‘important’ aesthetic and/or environmental benefit and as such, their protection as Regulated/Significant trees that prevents an otherwise reasonable and expected development is not warranted.

The assessment has identified Tree 28 as having a High Retention Rating. This indicates this tree has environmental and/or aesthetic attributes that warrant its retention for the benefit of a future development, regardless of its legislative status.

However, when assessed against the relevant 'Performance Outcomes' in the *Regulated and Significant Tree Overlay*, this tree is not considered to provide ‘important’ aesthetic and/or environmental benefit. Therefore, their protection as Significant trees that prevents an otherwise reasonable and expected development is not warranted.

The Notional Root Zone for this tree has been calculated to have a radius of 8.30 metres as measured from the centre of the trunk; alterations to the area around this tree should be restricted in accordance with the guidelines of AS4970-2025. It is recommended the design of any future development consider the extent of the NRZ and minimise all potential encroachments to ensure this tree is not impacted.

Additionally, the assessment has identified forty-five trees as having a Moderate Retention Rating. This indicates these trees have environmental and/or aesthetic attributes that suggest their retention should be considered if they can be adequately protected in an otherwise reasonable and expected development.

Regulated and/or Significant trees require Development Approval prior to any tree damaging activity occurring, regardless of their retention rating. This includes development activities within the NRZ, tree removal and potentially pruning.

Brief

Arborman Tree Solutions was engaged by Erwin Vogt Foundation C/- Ekistics to complete a Preliminary Tree Assessment and Arboricultural Report of the trees within the identified survey area at Felixstow (Aldersgate) Intergenerational Community Code Amendment - 160-168 OG Road, Felixstow. The purpose of a Preliminary Tree Assessment is to evaluate trees' suitability for retention through a Tree Retention Rating system and provide Preliminary Tree Protection advice for trees to be retained.

In accordance with section 2.2 of the Australian Standard *AS4970-2025 Protection of trees on development sites* (2.2) the following information is provided: -

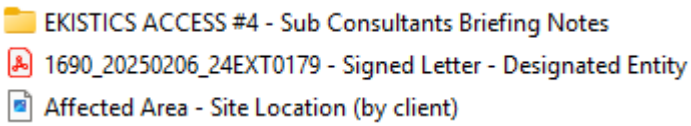
- Identification of the species of each tree and assessment of their health and structure.
- Identification of the legislative status of trees as defined in the *Planning, Development and Infrastructure Act 2016* (*PDI Act 2016*).
- Tree Retention Rating for each tree, this has been applied to all trees regardless of legislative status.
- Identify the Notional Root Zone (NRZ) and Structural Root Zone (SRZ) for each tree.

Note: *This report is intended to provide preliminary advice to assist with determining scope for development and guide design. The City Council may require further information to approve the removal of any Significant/Regulated Trees.*

Documents and Information Provided

The following information was provided for the preparation of this assessment: -

- Email instruction on scope of works.
- Associated documents:



- Site Plan identifying the area to be assessed.

Method

A site inspection was undertaken on Monday, 23 June 2025. Trees in this report were mapped using TreePlotter software and assigned a unique tree number. Individual tree findings were recorded using the Tree Assessment Form (TAF©). Tree Health Indicator (THI©), Tree Structure Assessment (TSA©) and Useful Life Expectancy (ULE), were assessed using the methodology described in Appendix A. Legislative Status was identified for all trees controlled under the relevant legislation.

Each tree's suitability for retention was determined by reviewing principles under the *PDI Act 2016* or relevant authority and applying these findings in the Tree Retention Rating (TRR©) method, as described within Appendix A. Tree Protection Zones were calculated using the Australian Standard *AS4970-2025* (Section 3.2). Mapping was performed using GIS and CAD software.

Limitations

The following limitations apply to this Preliminary Tree Assessment: -

- *This report is intended to provide preliminary advice to assist with determining scope for development and guide design.*
- *The planning authority may require further information to approve the removal of any Significant/Regulated trees.*
- *Tree management options such as pruning, soil amelioration, pathogen treatment and development impact are not part of this report; these should be considered in relation to any proposed development and would form part of a Tree Management Report or Arboricultural Impact Assessment.*

Site Location

The trees are located in or adjacent to the survey area at Felixstow (Aldersgate) Intergenerational Community Code Amendment - 160-168 OG Road, Felixstow.



Figure 1: Site Location - Felixstow (Aldersgate) Intergenerational Community Code Amendment - 160-168 OG Road, Felixstow

Assessment

Arborman Tree Solutions has assessed the identified trees in and adjacent to the survey area at Felixstow (Aldersgate) Intergenerational Community Code Amendment - 160-168 OG Road, Felixstow. The purpose of this assessment is to evaluate tree suitability for retention through a Tree Retention Rating system and provide Preliminary Tree Protection advice for trees to be retained. This assessment provides information in accordance with Australian Standard *AS4970-2025 Protection of trees on development sites* (AS4970-2025) and relevant legislation.

Tree Assessment

The assessment considered fifty-one trees which are identified as a mix of locally indigenous species, Australian natives and exotic species. These trees have all been planted as part of the landscape of the allotment and/or the neighbouring street scape. Forty-two of the trees are in Good overall condition and have extended useful life expectancies (1-13, 15-21, 25-34, 36-40 and 45-51). The remaining nine trees (14, 22-24, 35 and 41-44) are in Fair overall condition as a result of their reduced attributes such as the moderate level of branch failure, increased epicormic regrowth, included bark unions and/or moderately reduced foliage density, level of dieback and deadwood throughout the crown.

Table 1 - Tree Identification

Botanic Name	Common Name	Number of Trees	Origin	Tree Number
Callistemon viminalis	Weeping Bottlebrush	2	Native	43 and 44
Cinnamomum camphora	Camphor Laurel	1	Exotic	31
Cupressus leylandii	Leyland Cypress	13	Exotic	1, 3-11 and 22-24
Eucalyptus leucoxylon	South Australian Blue Gum	1	Indigenous	46
Flindersia australis	Crows Ash	1	Native	28
Fraxinus angustifolia ssp. oxycarpa 'Raywood'	Claret Ash	1	Exotic	25
Grevillea robusta	Silky Oak	1	Native	21
Hymenosporum flavum	Native Frangipani	4	Native	16, 36, 42 and 45
Jacaranda mimosifolia	Jacaranda	8	Exotic	30, 32, 33 and 47-51
Lophostemon confertus	Brush Box	2	Native	14 and 15
Melia azedarach	White Cedar	1	Exotic	13
Platanus x acerifolia	London Plane	5	Exotic	17-20 and 27
Pyrus calleryana	Callery Pear	6	Exotic	34, 35 and 37-40
Syzygium smithii	Lilly Pilly	2	Native	12 and 26
Ulmus parvifolia	Chinese Elm	1	Exotic	29
Ulmus parvifolia 'Yarralumla'	Weeping Chinese Elm	1	Exotic	41
Washingtonia robusta	Cotton Palm	1	Exotic	2

Findings on individual tree health and condition is presented in Appendix B - Tree Assessment Findings.

Legislative Assessment

The assessment has identified Trees 12-14, 28, 35 and 48, are Significant trees and Trees 1-11, 15, 16, 21-24, 29, 30, 32-34, 36-47 and 49-51, are Regulated trees as defined in the *Planning, Development and Infrastructure Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. The remaining eight trees identified in this report are Exempt from regulation. Significant and Regulated trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Performance Outcomes', despite offering good quality aesthetic and/or environmental attributes none of the trees are considered to provide 'important' aesthetic and/or environmental benefit and as such, their protection as Regulated/Significant trees that prevents an otherwise reasonable and expected development is not warranted.

Table 2 - Legislative Status

Legislative Status	Number of Trees	Tree Numbers
Significant	6	12-14, 28, 35 and 48
Regulated	37	1-11, 15, 16, 21-24, 29, 30, 32-34, 36-47 and 49-51
Exempt	8	17-20, 25-27 and 31

Retention Assessment

Trees that provide an environmental and/or aesthetic contribution to the area, are in good condition will achieve a High or Moderate Retention Rating and conservation of these trees is encouraged. Trees that do not provide this contribution and/or are in poor condition will achieve a Low Retention Rating; these trees will display one or more of the following or similar attributes: -

a) are in poor condition due to health and/or structural decline,

b) have poor form that impacts their aesthetic value,

c) provide limited environmental and/or aesthetic benefit,

d) are a short-lived species and/or have a short Useful Life Expectancy,

e) represent a material risk to persons or property, and

f) are identified as causing or threatening to cause substantial damage to a structure of value.

The assessment has identified Tree 28 as having a High Retention Rating. It is my opinion this tree has environmental and/or aesthetic attributes that warrant its retention for the benefit of a future development, regardless of its legislative status. The protection of this tree in a future development is highly desirable and design should actively consider its protection.

Additionally, the assessment has identified forty-five trees as having a Moderate Retention Rating. It is my opinion these trees have environmental and/or aesthetic attributes that indicate their retention should be considered if they can be adequately protected in an otherwise reasonable and expected development. The protection of these trees in a future development is appealing and design should seek to retain them where possible.

Table 3 - Retention Rating

Retention Rating	Number of Trees	Tree Numbers
High	1	28
Moderate	45	1-18, 21-27, 29-41 and 45-51
Low	5	19, 20 and 42-44

The remaining five trees achieved a Low Retention Rating indicating that development constraint, alternative designs or tree-friendly construction methodologies are not warranted. As such, tree removal could be considered to achieve an otherwise reasonable and expected development.

***Note**: There are no trees on site that are identified as 'Special Value' trees due to their cultural or environmental value that would override their retention rating.*

Tree Protection Assessment

Australian Standard AS4970-2025 *Protection of trees on development sites* prescribes the use of a Notional Root Zone (NRZ) as the principle means of protecting trees throughout the development process. If encroachment is required within any NRZ, the Project Arborist should be consulted to identify impacts and recommend mitigation measures. The Notional Root Zones should be used to inform any future development of the site, maintaining these areas as open space.

The Notional Root Zone radii for these trees, as measured from the centre of the trunk, have been calculated and are shown in Appendix D - Tree Assessment Summary; alterations to the area around these trees should be restricted in accordance with the guidelines of AS4970-2025.

Where encroachment is unavoidable the levels are generally split into three categories

- *Minor Encroachment*: Encroachment of up to 10% into the Notional Root Zone (NRZ), excluding the Structural Root Zone (SRZ), is considered minor and typically poses a low risk to tree health, requiring only standard protection measures and normally no other investigations.
- *Moderate Encroachment:* Encroachment between 11% and 20% into the NRZ, without impacting the SRZ, is classified as *Moderate* and should be review/support by a project arborist to determine appropriate mitigation strategies where the tree is to be retained is highly likely to be requested.
- *Major Encroachment*: Encroachment exceeding 20% of the NRZ and/or any intrusion into the SRZ is deemed major and requires arborist justification of tree viability and will likely require more detailed investigations and detailed protection planning.

Conclusion

The assessment has identified Tree 28 as having a High Retention Rating. This indicates this tree has environmental and/or aesthetic attributes that warrant its retention for the benefit of a future development, regardless of its legislative status.

However, when assessed against the relevant 'Performance Outcomes' in the *Regulated and Significant Tree Overlay*, this tree is not considered to provide 'important' aesthetic and/or environmental benefit. Therefore, their protection as Significant trees that prevents an otherwise reasonable and expected development is not warranted.

Regardless the removal of this tree is highly unlikely to be approved unless it can be demonstrated that: -

a. it is substantially restricting an otherwise reasonable and expected development, and

b. alternative design solutions that retain this tree and achieve any form of reasonable and expected development are not available.

The Notional Root Zone for this tree has been calculated to have a radius of 8.30 metres as measured from the centre of the trunk; alterations to the area around this tree should be restricted in accordance with the guidelines of AS4970-2025. It is recommended the design of any future development consider the extent of the NRZ and minimise all potential encroachments to ensure this tree is not impacted.

Additionally, the assessment has identified forty-five trees as having a Moderate Retention Rating. This indicates these trees have environmental and/or aesthetic attributes that suggest their retention should be considered if they can be adequately protected in an otherwise reasonable and expected development.

Regulated and/or Significant trees require Development Approval prior to any tree damaging activity occurring, regardless of their retention rating. This includes development activities within the NRZ, tree removal and potentially pruning.

A Project Arborist should be appointed to assist in the design around trees to be retained; the development impacts and tree protection requirements are to be included in a Development Impact Report and a Tree Protection Plan as identified in Australian Standard *AS4970-2025 Protection of trees on development sites*.

Thank you for the opportunity to provide this report. Should you require further information, please contact me and I will be happy to be of assistance.

Yours sincerely,



TOM RICHARDSON
Consulting Arborist
Diploma of Arboriculture – AHC50516
VALID Tree Risk Assessment (VALID)
Native Vegetation Council Trained Arborist
ISA – Tree Risk Assessment Qualification

Definitions

Circumference: trunk circumference measured at one metre above ground level. This measurement is used to determine the status of the tree in relation to the *Planning, Development and Infrastructure Act 2016*.

Diameter at Breast Height (DBH): trunk diameter measured at 1.4 metres above ground level used to determine the Notional Root Zone as described in Australian Standard AS4970-2025 *Protection of trees on development sites*.

Diameter at Root Buttress (DRB): trunk diameter measured just above the root buttress as described in Australian Standard AS4970-2025 *Protection of trees on development sites* and is used to determine the Structural Root Zone.

Tree Damaging Activity: Tree damaging activity includes those activities described within the *Planning, Development and Infrastructure Act 2016* such as removal, killing, lopping, ringbarking or topping or any other substantial damage such as mechanical or chemical damage, filling or cutting of soil within the NRZ. Can also include forms of pruning above and below the ground.

Notional Root Zone (NRZ): area of root zone that should be protected to prevent substantial damage to the tree's health.

Structural Root Zone (SRZ): calculated area within the tree's root zone that is considered essential to maintain tree stability.

Project Arborist: A person with the responsibility for carrying out a tree assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification. The Project Arborist must be competent in arboriculture, having acquired through training, minimum Australian Qualification Framework (AQTF) Level 5, Diploma of Horticulture (Arboriculture) and/or equivalent experience, the knowledge and skills enabling that person to perform the tasks required by this standard.

Important: The following definition of important was described by Commissioner Nolan of the Environment, Resource and Development Court in the case of Savoy Developments Pty Ltd v Town of Gawler [2013] SAERDC 32.

"In my view, for habitat to be raised to the level of 'important' (as sought by Objective 2(d)), it must be beyond that likely to be expected in any mature tree of indigenous origins – that is, it is beyond the normal level that might be expected or that it is so unique or special that it may be considered important. From the evidence before me I do not consider the trees to provide "important habitat for native fauna"."

This definition of important, whilst in this case relating to Habitat Value, has been related when looking at all Objectives that use the term "*Important*".

Notable: The *Planning, Development and Infrastructure Act 2016* and local Development Plan also use the term "notable" when assessing the visual contribution of a tree. The Environment, Resource and Development Court does not appear to have defined the term "notable" as applied in the *Planning, Development and Infrastructure Act 2016* however, when researching definitions, it is clear that this term bears equal or similar weight as the term "important" and as such for a tree to be "notable" it has to have a similar level of attributes to an important tree. When compared to a typical example of the species for a tree to be described as "notable" it would also be considered to be a noteworthy, remarkable, outstanding, momentous, memorable, impressive, extraordinary or an exceptional example of the species or of greater importance in regard to its value as a visual element than other similar sized example of the species.

***PDI Act 2016*:** the *Planning, Development and Infrastructure Act 2016* and associated *Planning, Development and Infrastructure (General) Regulations 2017* includes provisions for the control of Regulated and Significant Trees within the 18 metropolitan Adelaide councils, townships in the Adelaide Hills Council and parts of the Mount Barker Council; these provisions do not apply in areas outside of these councils.

Regulated Tree: the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)* identifies a Regulated Tree as any tree in Metropolitan Adelaide or townships in the Adelaide Hills Council or parts of the Mount Barker Council with a trunk circumference of more than one metre but less than two metres. In the case of trees with multiple trunks, those with trunks with a total circumference of one metre or more and an average circumference 310 mm or more. The circumference is measured at a point one metre above natural ground level.

Significant Tree: the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)* identifies a Significant Tree as any tree in Metropolitan Adelaide or townships in the Adelaide Hills Council or parts of the Mount Barker Council with a trunk circumference of two metres or more. In the case of trees with multiple trunks, those with trunks with a total circumference of two metres or more and an average circumference 625 mm or more. The circumference is measured at a point one metre above natural ground level.

Unregulated or Exempt Tree: unregulated and/or exempt trees have a trunk circumference of less than one metre and/or are excluded from control due to species, proximity to a structure or other reason as defined in the *Planning, Development and Infrastructure (General) Regulations 2017*.

***Native Vegetation Act 1991*:** Native vegetation refers to any naturally occurring local plant species that is indigenous to South Australia, from small ground covers and native grasses to large trees and water plants. It also includes naturally occurring regrowth and in certain circumstances, dead trees. In some circumstances, the management of native vegetation is protected by legislation.

References

Australian Standard AS4970–2025 ***Protection of trees on development sites***: Standards Australia.

Matheny N. Clark J. 1998: ***Trees and Development a Technical Guide to Preservation of Trees During Land Development***: International Society of Arboriculture, Champaign, Illinois, USA.

Dunster J.A., Smiley E.T., Metheny N. and Lilly S. 2013. ***Tree Risk Assessment Manual***. International Society of Arboriculture, Champaign, Illinois USA.

Appendix A - Tree Assessment Methodology

Tree Assessment Form (TAF©)

Record	Description
Tree	In botanical science, a tree is a perennial plant which consists of one or multiple trunks which supports branches and leaves. Trees are generally taller than 5 metres and will live for more than ten seasons, with some species that live for hundreds or thousands of seasons.
Genus and Species	Botanical taxonomy of trees uses the binominal system of a genus and species, often there are subspecies and subgenus as well as cultivars. When identifying tree species, identification techniques such as assessing the tree's form, flower, stem, fruit and location are used. Identifying the right species is critical in assessing the tree's legalisation and environmental benefit. All efforts are made to correctly identify each tree to species level, where possible. Genus is the broader group to which the tree belongs e.g. *Eucalyptus, Fraxinus* and *Melaleuca*. Species identifies the specific tree within the genus e.g. *Eucalyptus camaldulensis*, *Fraxinus griffithi* or *Melaleuca styphelioides*. Trees will also be assigned the most commonly used Common Name. Common Names are not generally used for identification due to their nonspecific use, i.e. *Melia azedarach* is commonly known as White Cedar in South Australia but is also called Chinaberry Tree, Pride of India, Bead-tree, Cape Lilac, Syringa Berrytree, Persian Lilac, and Indian Lilac; equally similar common names can refer to trees from completely different Genus e.g. Swamp Oak, Tasmanian Oak and English Oak are from the *Casuarina, Eucalyptus* and *Quercus* genus's respectively.
Height	Tree height is estimated by the arborist at the time of assessment. Tree height is observed and recorded in the following ranges; <5m, 5-10m, 10-15m and >20m.
Spread	Tree crown spread is estimated by the arborist at the time of assessment and recorded in the following ranges <5m, 5-10m, 10-15m, 15-20m, >20m.
Health	Tree health is assessed using the Arborman Tree Solutions - Tree Health Assessment Method that is based on international best practice.
Structure	Tree structure is assessed using Arborman Tree Solutions - Tree Structure Assessment Method that is based on international best practice.
Tree Risk Assessment	Tree Risk is assessed using Tree Risk Assessment methodology. The person conducting the assessment has been trained in the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ), Quantified Tree Risk Assessment (QTRA) and/or VALID Tree Risk Assessment (VALID). Refer to the Methodology within the report for additional information.
Legislative Status	Legislation status is identified through the interpretation of the *Development Act 1993*, the *Natural Resource Management Act 2004,* the *Native Vegetation Act 1991* and/or any other legislation that may apply.
Mitigation	Measures to reduce tree risk, improve tree condition, remove structural flaws, manage other conditions as appropriate may be recommended in the form of pruning and is listed in the Tree Assessment Findings (Appendix B). Tree pruning is recommended in accordance with AS4373-2007 *Pruning amenity trees* where practicable. Where measures to mitigate risk is not possible and the risk is unacceptable, then tree removal or further investigation is recommended.

Useful Life Expectancy (ULE)

ULE Rating	Definition
Surpassed	The tree has surpassed its Useful Life Expectancy. Trees that achieve a surpassed ULE may do so due to poor health, structure or form. Additionally, trees that are poorly located such as under high voltage powerlines or too close to structures may also achieve a surpassed ULE. Trees that achieve this status will be recommended for removal as there are no reasonable options to retain them.
<10 years	The tree displays either or both Poor Health and/or Structure and is considered to have a short Useful Life Expectancy of less than ten years. Some short-lived species such as *Acacia sp*. may naturally achieve a short ULE.
>10 years	The tree displays Fair Health or Structure and Good Health or Structure and is considered to have a Useful Life Expectancy of ten years or more. Trees identified as having a ULE of >10, will require mitigation such as pruning, stem injections or soil amelioration to increase their ULE.
>20 years	The tree displays Good Health and Structure and is considered to have an extended Useful Life Expectancy of more than twenty years.

Maturity (Age)

Age Class	Definition
Senescent	The tree has surpassed its optimum growing period and is declining and/or reducing in size. May be considered as a veteran in relation to its ongoing management. Tree will have generally reached greater than 80% of its expected life expectancy.
Mature	A mature tree is one that has reached its expected overall size, although the tree's trunk is still expected to continue growing. Tree maturity is also assessed based on species; as some trees are much longer lived than others. Tree will have generally reached 20-80% of its expected life expectancy.
Semi Mature	A tree which has established but has not yet reached maturity. Normally tree establishment practices such as watering will have ceased. Tree will generally not have reached 20% of its expected life expectancy.
Juvenile	A newly planted tree or one which is not yet established in the landscape. Tree establishment practices such as regular watering will still be in place. Tree will generally be a newly planted specimen up to five years old; this may be species dependant.

Tree Health Assessment (THA©)

Category	Description
Good	Tree displays normal vigour, uniform leaf colour, no or minor dieback (<5%), crown density (>90%). When a tree is deciduous, healthy axillary buds and typical internode length is used to determine its health. A tree with good health would show no sign of disease and no or minor pest infestation was identified. The tree has little to no pest and/or disease infestation.
Fair	Tree displays reduced vigour abnormal leaf colour, a moderate level of dieback (<15%), crown density (>70%) and in deciduous trees, reduced axillary buds and internode length. Minor pest and/or disease infestation potentially impacting on tree health. Trees with fair health have the potential to recover with reasonable remedial treatments.
Poor	Tree displays an advanced state of decline with low or no vigour, chlorotic or dull leaf colour, with high crown dieback (>15%), low crown density (<70%) and/or in deciduous trees, few or small axillary buds and shortened internode length. Pest and or disease infestation is evident and/or widespread. Trees with poor health are highly unlikely to recover with any remedial treatments; these trees have declined beyond the point of reversal.
Dead	The tree has died and has no opportunity for recovery.

Tree Structural Assessment (TSA©)

Category	Description
Good	Little to no branch failure observed within the crown, well-formed unions, no included bark, good branch and trunk taper present, root buttressing and root plate are typical. Trees that are identified as having good health display expected condition for their age, species and location.
Fair	The tree may display one or more of the following a history of minor branch failure, included bark unions may be present however, are stable at this time, acceptable branch and trunk taper present, root buttressing and root plate are typical. Trees with fair structure will generally require reasonable remediation methods to ensure the tree's structure remains viable.
Poor	History of significant branch failure observed in the crown, poorly formed unions, unstable included bark unions present, branch and/or trunk taper is abnormal, root buttressing and/or root plate are atypical.
Failed	The structure of the tree has or is in the process of collapsing.

Tree Form Assessment (TFA©)

Category	Description
Good	Form is typical of the species and has not been altered by structures, the environment or other trees.
Fair	The form has minor impacts from structures, the environment or adjacent trees which has altered its shape. There may be slight phototropic response noted or moderate pruning which has altered the tree's form.
Poor	The tree's form has been substantially impacted by structures, the environment, pruning or other trees. Phototropic response is evident and unlikely to be corrected.
Atypical	Tree form is highly irregular due to structures or other trees impacting its ability to correctly mature. Extreme phototropic response is evident; or the tree has had a substantially failure resulting in its poor condition, or extensive pruning has altered the tree's form irreversibly.

Priority

Category	Description
Low	Identified works within this priority should be carried out within 12 months.
Medium	Identified works within this priority should be carried out within 6 months.
High	Identified works within this priority should be carried out within 3 months.
Urgent	Identified works within this priority should be carried out immediately. Works within this priority rating will be brought to attention of the responsible person at the time of assessment.

Tree Retention Rating (TRR)

The Tree Retention Rating is based on a number of factors that are identified as part of the standard tree assessment criteria including Condition, Size, Environmental, Amenity and Special Values. These factors are combined in a number of matrices to provide a Preliminary Tree Retention Rating and a Tree Retention Rating Modifier which combine to provide a Tree Retention Rating that is measurable, consistent and repeatable

Preliminary Tree Retention Rating

The Preliminary Tree Retention Rating is conducted assessing Tree Health and Structure to give an overall Condition Rating and Height and Spread to give an overall Size Rating. The following matrices identify how these are derived.

Condition Matrix				
Structure	**Health**			
	Good	**Fair**	**Poor**	**Dead**
Good	Good	Fair	Poor	Very Poor
Fair	Fair	Fair	Poor	Very Poor
Poor	Poor	Poor	Poor	Very Poor
Failed	Very Poor	Very Poor	Very Poor	Very Poor

Size Matrix					
Spread	**Height**				
	>20	**15-20**	**10-15**	**5-10**	**<5**
>20	Very Large	Large	Medium	Medium	Medium
15-20	Large	Large	Medium	Medium	Medium
10-15	Medium	Medium	Medium	Medium	Medium
5-10	Medium	Medium	Medium	Small	Small
<5	Medium	Medium	Medium	Small	Very Small

The results from the Condition and Size Matrices are then placed in the Preliminary Tree Retention Rating Matrix.

Preliminary Tree Retention Rating				
Size	**Condition**			
	Good	**Fair**	**Poor**	**Very Poor**
Very Large	High	Moderate	Low	Low
Large	High	Moderate	Low	Low
Medium	Moderate	Moderate	Low	Low
Small	Moderate	Moderate	Low	Low
Very Small	Moderate	Low	Low	Low

The Preliminary Tree Retention Rating gives a base rating for all trees regardless of other environmental and/or amenity factors and any Special Value considerations. The Preliminary Tree Retention Rating can only be modified if these factors are considered to be of high or low enough importance to warrant increasing or, in a few cases, lowering the original rating.

Tree Retention Rating Modifier

The Preliminary Tree Retention Rating is then qualified against the recognised Environmental and Amenity benefits that trees present to the community thereby providing a quantitative measure to determine the overall Tree Retention Rating. Data is collected in relation to Environmental and Amenity attributes which are compared through a set of matrices to produce a Tree Retention Rating Modifier.

Environmental Matrix				
Origin	**Habitat**			
	High Habitat	**Medium**	**Low**	**No Habitat**
Indigenous	High	High	Moderate	Moderate
Native	High	Moderate	Moderate	Low
Exotic	Moderate	Moderate	Low	Low
Weed	Moderate	Low	Low	Low

Amenity Matrix				
Character	**Aesthetics**			
	High	**Moderate**	**Low**	**None**
High	High	High	Moderate	Moderate
Moderate	High	Moderate	Moderate	Low
Low	Moderate	Moderate	Low	Low
None	Moderate	Low	Low	Low

Tree Retention Rating Modifier			
Amenity	**Environment**		
	High	**Moderate**	**Low**
High	High	High	Moderate
Moderate	High	Moderate	Moderate
Low	Moderate	Moderate	Low

Tree Retention Rating

The results of the Preliminary Tree Retention Rating and the Tree Retention Rating Modifier matrices are combined in a final matrix to give the actual Tree Retention Rating.

Tree Retention Rating Matrix			
Tree Retention Rating Modifier	**Preliminary Tree Retention Rating**		
	High	**Moderate**	**Low**
High	High	High	Moderate
Moderate	Moderate	Moderate	Low
Low	Moderate	Low	Low

Special Value Trees

Trees can have 'Special Value' for reasons outside of normal Arboricultural assessment protocols and therefore would not have been considered in the assessment to this point; to allow for this a Special Value characteristic that can override the Tree Retention Rating can be selected. Special Value characteristics that could override the Tree Retention Rating would include factors such as the following:

Cultural Values
Memorial Trees, Avenue of Honour Trees, Aboriginal Heritage Trees, Trees planted by Dignitaries and various other potential categories.

Environmental Values
Rare or Endangered species, Remnant Vegetation, Important Habitat for rare or endangered wildlife, substantial habitat value in an important biodiversity area and various other potential categories.

Where a tree achieves one or more Special Value characteristics the Tree Retention Rating will automatically be overridden and assigned the value of Important.

Tree Retention Rating Definitions

Special Value These trees will in all instances be required to be retained within any future development/redevelopment. It is highly unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Trees will have either important cultural or environmental value, that warrant their protection regardless of other Arboricultural considerations.

High These trees will in most instances be required to be retained within any future development/redevelopment. It is unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Trees in this category will provide a high level of amenity and/or environmental benefit and are still good overall condition.

Moderate Trees with a moderate retention rating provide limited environmental benefit and amenity to the area. These trees may be semi mature or exotic species with limited environmental value. Moderate trees may also be large trees that display fair overall condition.

Low These trees may not be considered suitable for retention in a future development or redevelopment. These trees will either be young trees that are easily replaced or in poor overall condition. Trees in this category do not warrant special works or design modifications to allow for their retention. Trees in this category are likely to be approved for removal and/or other tree damaging activity in an otherwise reasonable and expected development. Protection of these trees, where they are identified to be retained, should be consistent with Australian Standard AS4970-2025 *Protection of trees on development sites*.

Appendix B - Tree Assessment Findings

Cupressus leylandii

Tree No: 1

Leyland Cypress

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	7.44 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is a minor level of deadwood in the crown associated with previous decline, but is not a significant health concern.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Washingtonia robusta

Tree No: 2

Cotton Palm

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	<5 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	2.81 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

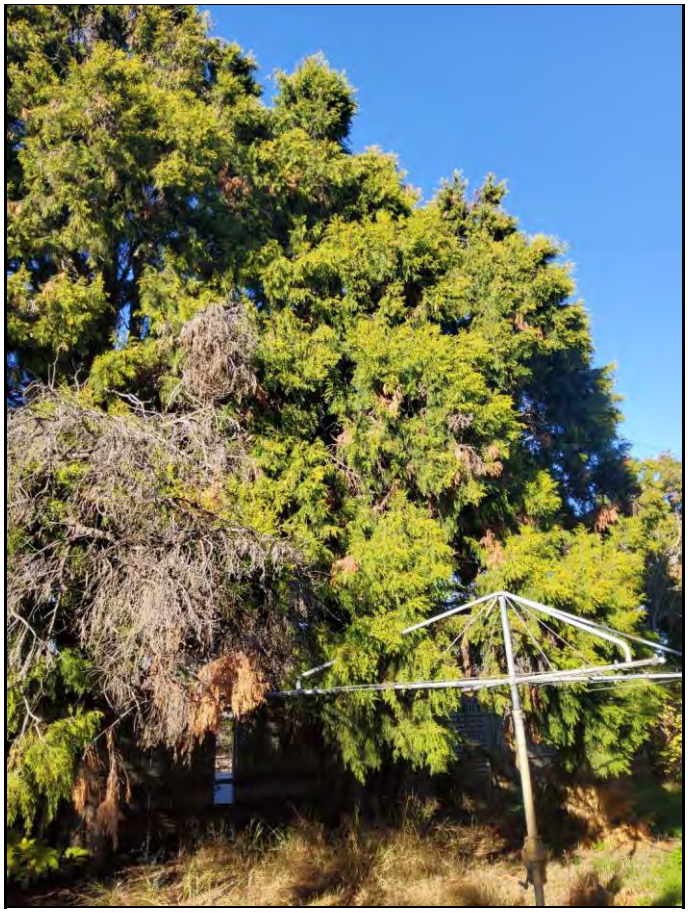
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Cupressus leylandii

Tree No: 3

Leyland Cypress

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	<5 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	6.72 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark however this is not significant or impacting the structural rating for this tree.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

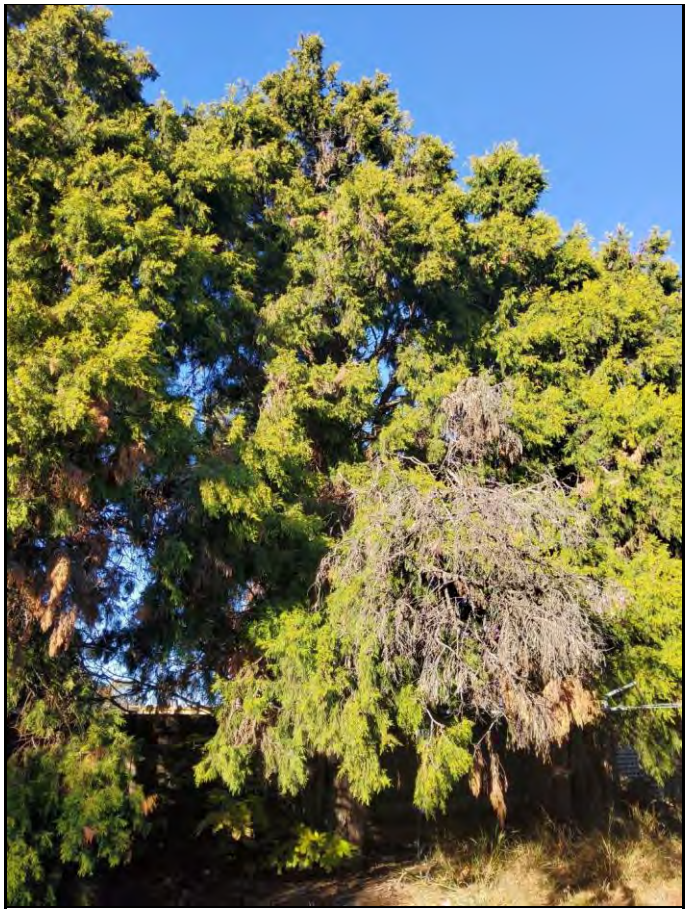
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Cupressus leylandii

Tree No: 4

Leyland Cypress

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	7.20 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is a minor level of epicormic growth and included bark however this is not impacting the trees overall condition.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Cupressus leylandii

Tree No: 5

Leyland Cypress

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	5.52 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is a minor level of epicormic growth and included bark however this is not impacting the trees overall condition.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

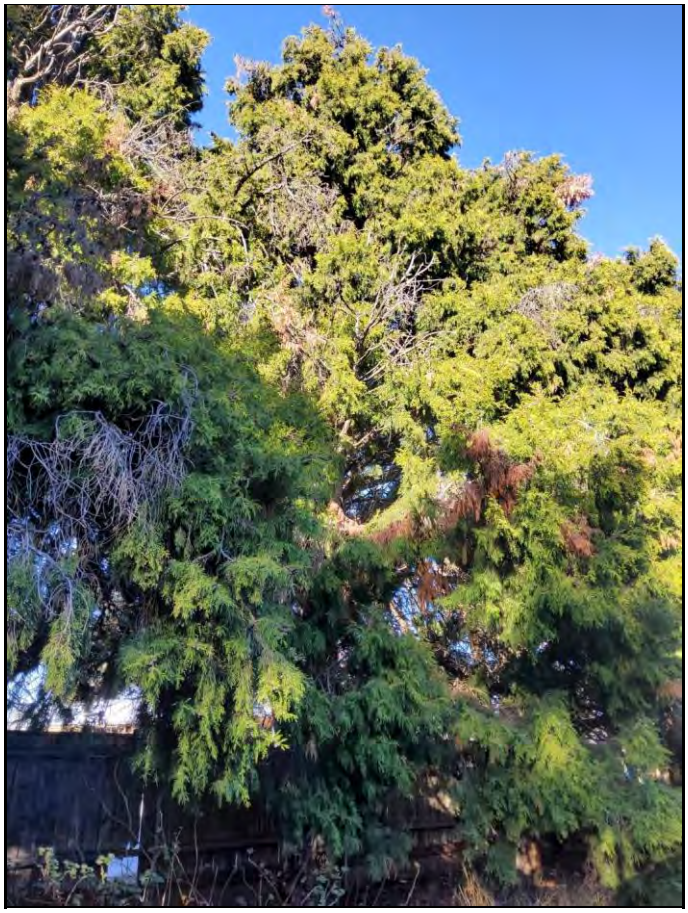
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Cupressus leylandii

Tree No: 6

Leyland Cypress

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	5.52 metres



Observations

This tree is in good overall condition and has adapted to its local environment. There is a minor level of epicormic growth and included bark however this is not impacting the trees overall condition. Additionally the deadwood is within normal limits.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

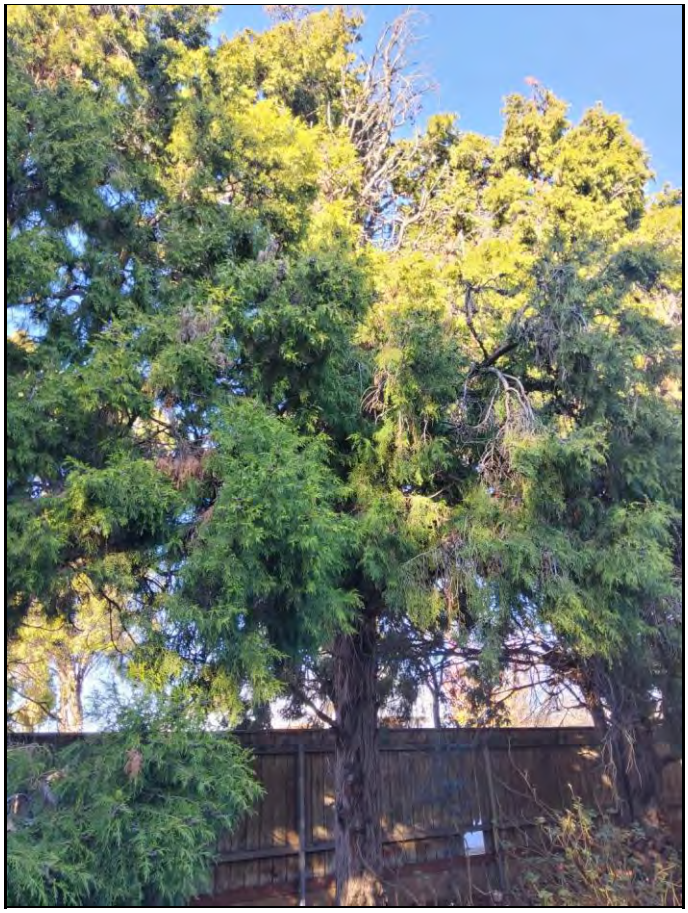
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Cupressus leylandii

Tree No: 7

Leyland Cypress

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	5.40 metres



Observations

The health and structure of this tree indicate it is in good overall condition. The deadwood within the crown is within normal levels. There is evidence of early stage included bark union however it appears sound.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

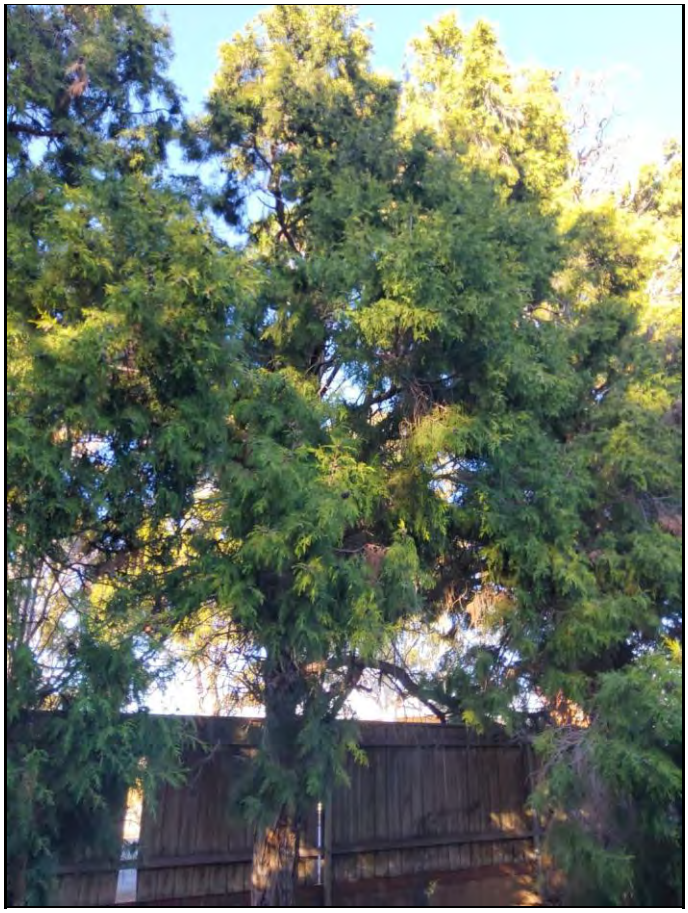
This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Cupressus leylandii

Tree No: 8

Leyland Cypress

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.32 metres



Observations

The health and structure of this tree indicate it is in good overall condition. The deadwood within the crown is within normal levels. There is evidence of early stage included bark union however it appears sound.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

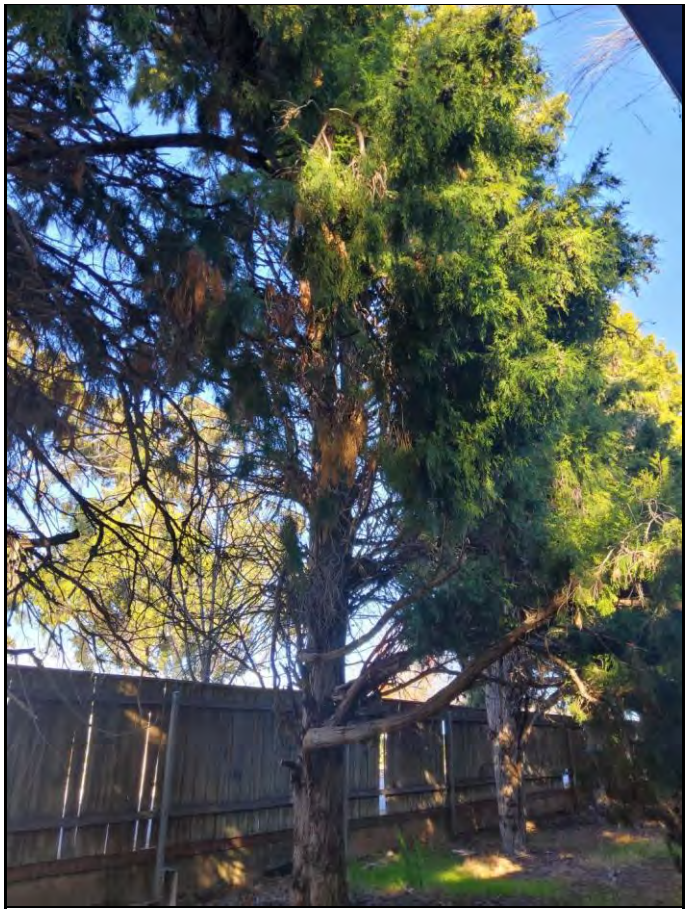
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Cupressus leylandii

Tree No: 9

Leyland Cypress

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	5.16 metres



Observations

The health and structure of this tree indicate it is in good overall condition. The deadwood within the crown is within normal levels. There is evidence of early stage included bark union however it appears sound.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Cupressus leylandii

Tree No: 10

Leyland Cypress

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.80 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

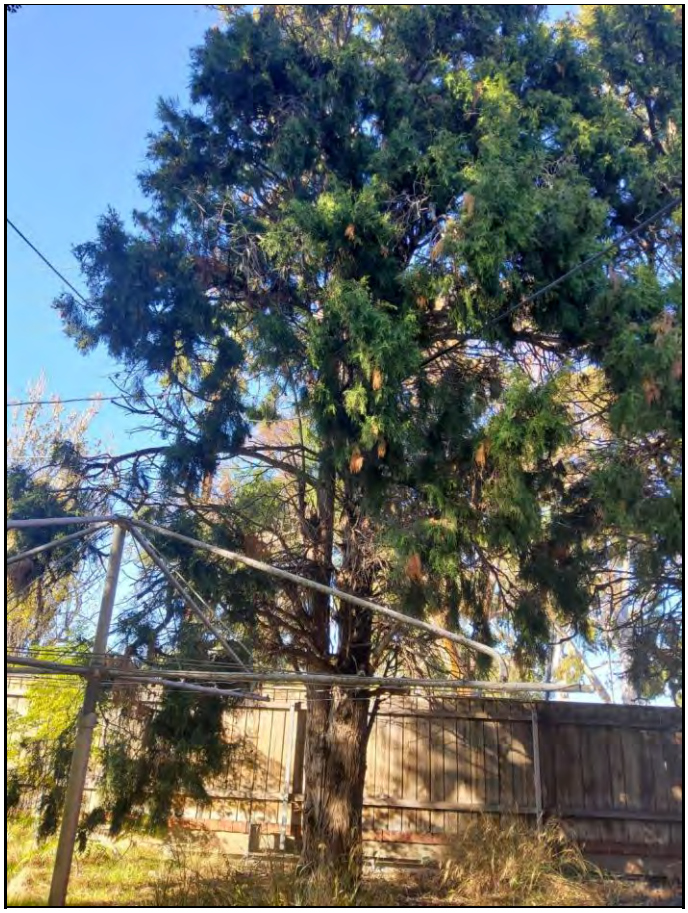
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Cupressus leylandii

Tree No: 11

Leyland Cypress

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	6.24 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Syzygium smithii

Tree No: 12

Lilly Pilly

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	6.66 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark however this is not significant or impacting the structural rating for this tree.

Legislative Status	Significant

This tree has a trunk circumference greater than two metres, is not subject to any exemption from regulation and is therefore identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Melia azedarach

Tree No: 13

White Cedar

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	9.36 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Significant

This tree has a trunk circumference greater than two metres, is not subject to any exemption from regulation and is therefore identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Lophostemon confertus

Tree No: 14

Brush Box

Inspected:	23 June 2025
Height:	15-20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>10 years
Notional Root Zone:	8.28 metres



Observations

This tree is considered to be in fair overall condition as evidenced by the moderate level of branch failure, decay and resultant epicormic regrowth.

Legislative Status	Significant

This tree has a trunk circumference greater than two metres, is not subject to any exemption from regulation and is therefore identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Lophostemon confertus

Tree No: 15

Brush Box

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	6.48 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Hymenosporum flavum

Tree No: 16

Native Frangipani

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	6.60 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Platanus x acerifolia

Tree No: 17

London Plane

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	7.20 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Exempt

This tree is of a species declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Platanus x acerifolia

Tree No: 18

London Plane

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.80 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Exempt

This tree is of a species declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Platanus x acerifolia

Tree No: 19

London Plane

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	3.34 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark however this is not significant or impacting the structural rating for this tree.

Legislative Status	Exempt

This tree is of a species declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Retention Rating	Low

This tree has a Low Retention Rating and should not constrain redevelopment. Tree damaging activity, including removal, is likely to be approved as part of a reasonable development.

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Platanus x acerifolia

Tree No: 20

London Plane

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	3.57 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark however this is not significant or impacting the structural rating for this tree.

Legislative Status	Exempt

This tree is of a species declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Retention Rating	Low

This tree has a Low Retention Rating and should not constrain redevelopment. Tree damaging activity, including removal, is likely to be approved as part of a reasonable development.

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Grevillea robusta

Tree No: 21

Silky Oak

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	5.28 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Cupressus leylandii

Tree No: 22

Leyland Cypress

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Fair
Structure:	Fair
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	<10 years
Notional Root Zone:	6.24 metres



Observations

This tree is considered to be in fair overall condition due to the moderately reduced foliage density, level of dieback and deadwood throughout the crown and the potential instability of the large diameter deadwood.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Cupressus leylandii

Tree No: 23

Leyland Cypress

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>10 years
Notional Root Zone:	5.76 metres



Observations

This tree is considered to be in fair condition as indicated by the reduced overall structural rating, whilst having minor dieback and retained deadwood the tree remains in good health.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Cupressus leylandii

Tree No: 24

Leyland Cypress

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>10 years
Notional Root Zone:	5.76 metres



Observations

This tree is considered to be in fair condition as indicated by the reduced overall structural rating, whilst having minor dieback and retained deadwood the tree remains in good health. However, it does have acute branch/trunk unions impacting its overall rating.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

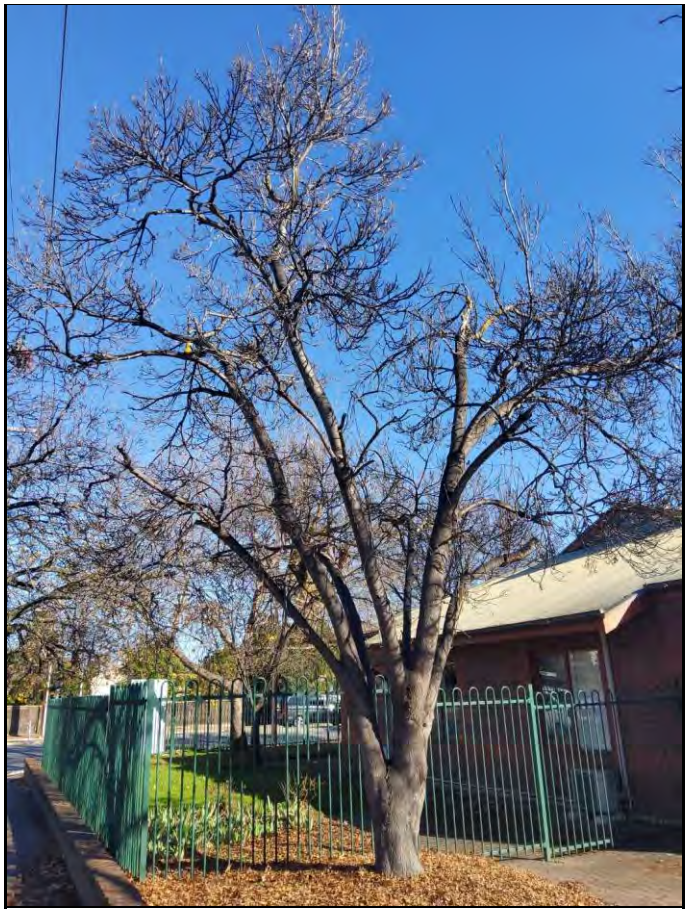
This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Fraxinus angustifolia ssp. oxycarpa 'Raywood' Tree No: 25

Claret Ash

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.20 metres



Observations

This tree displays a minor history of branch failure however this has not noticeably impacted the tree's structure and it displays good health indicating it is in otherwise good condition.

Legislative Status	Exempt

This tree is of a species declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Syzygium smithii

Tree No: 26

Lilly Pilly

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.32 metres



Observations

The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.

Legislative Status	Exempt

This tree is of a species declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

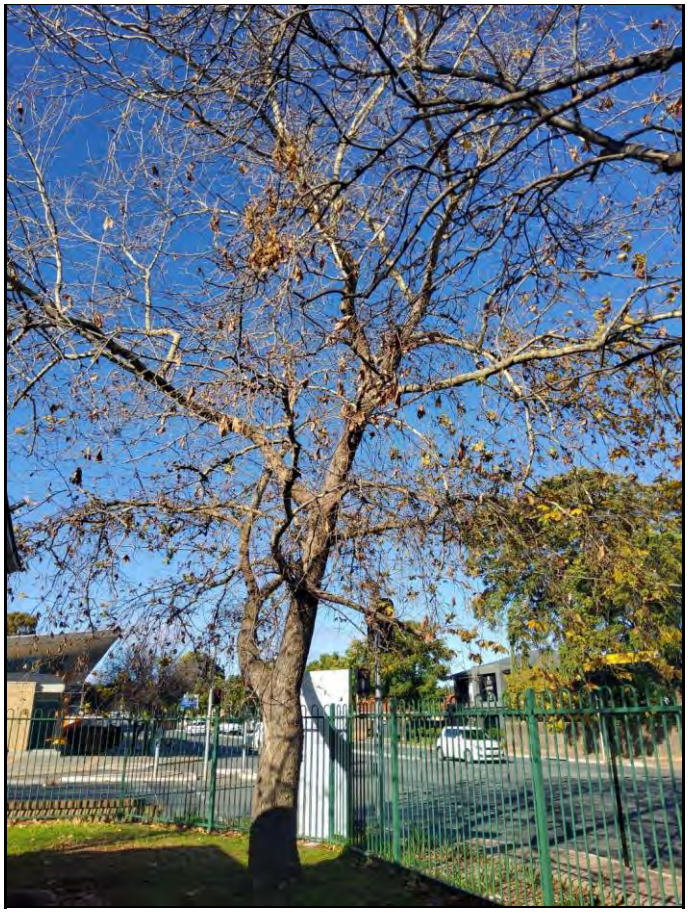
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Platanus x acerifolia

Tree No: 27

London Plane

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	5.04 metres



Observations

The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.

Legislative Status	Exempt

This tree is of a species declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Flindersia australis

Tree No: 28

Crows Ash

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	8.30 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark and minor arboreal browsing however this is not significant.

Legislative Status	Significant

This tree has a trunk circumference greater than two metres, is not subject to any exemption from regulation and is therefore identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	High

This tree has a High Retention Rating and should be retained if reasonably possible. Approval for tree damaging activity, including removal, is unlikely

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Ulmus parvifolia

Tree No: 29

Chinese Elm

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.20 metres



Observations

The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

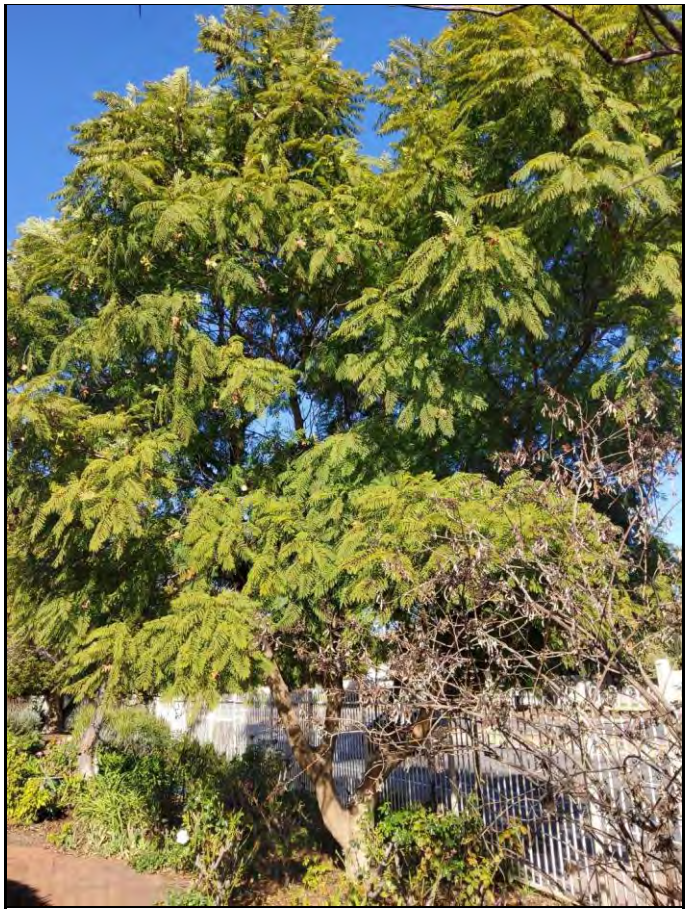
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Jacaranda mimosifolia

Tree No: 30

Jacaranda

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	3.73 metres



Observations

The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

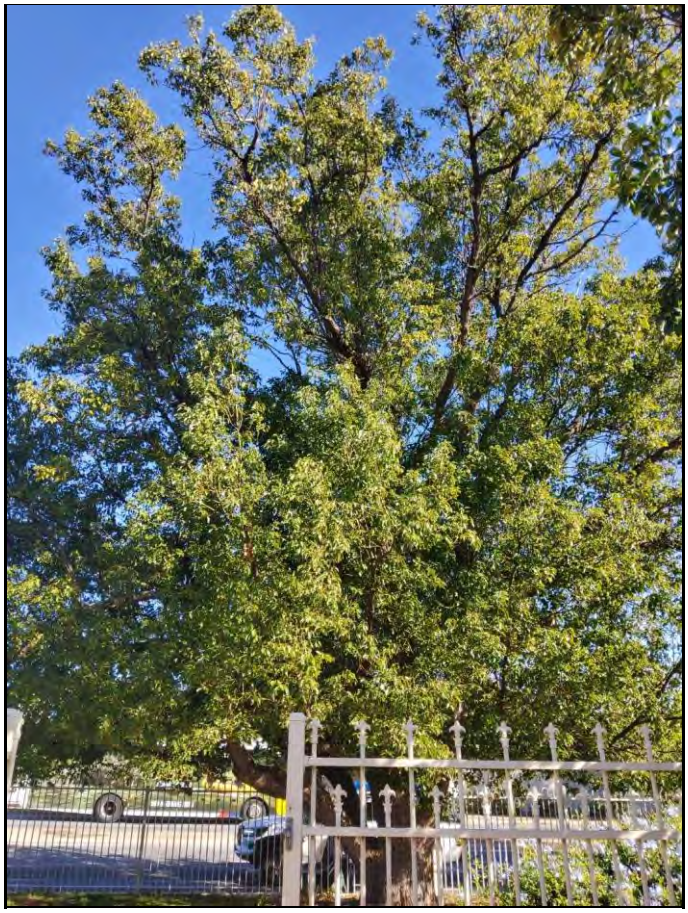
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Cinnamomum camphora

Tree No: 31

Camphor Laurel

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	8.40 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark however this is not significant or impacting the structural rating for this tree.

Legislative Status	Exempt

This tree is of a species declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Jacaranda mimosifolia

Tree No: 32

Jacaranda

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	6.00 metres



Observations

The health and structure of this tree indicate it is in good overall condition. Whilst there is modest decay this is not impacting on the overall stability of the tree nor is the established epicormic growth.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Jacaranda mimosifolia

Tree No: 33

Jacaranda

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	5.16 metres



Observations

The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Pyrus calleryana

Tree No: 34

Callery Pear

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	5.76 metres



Observations

The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

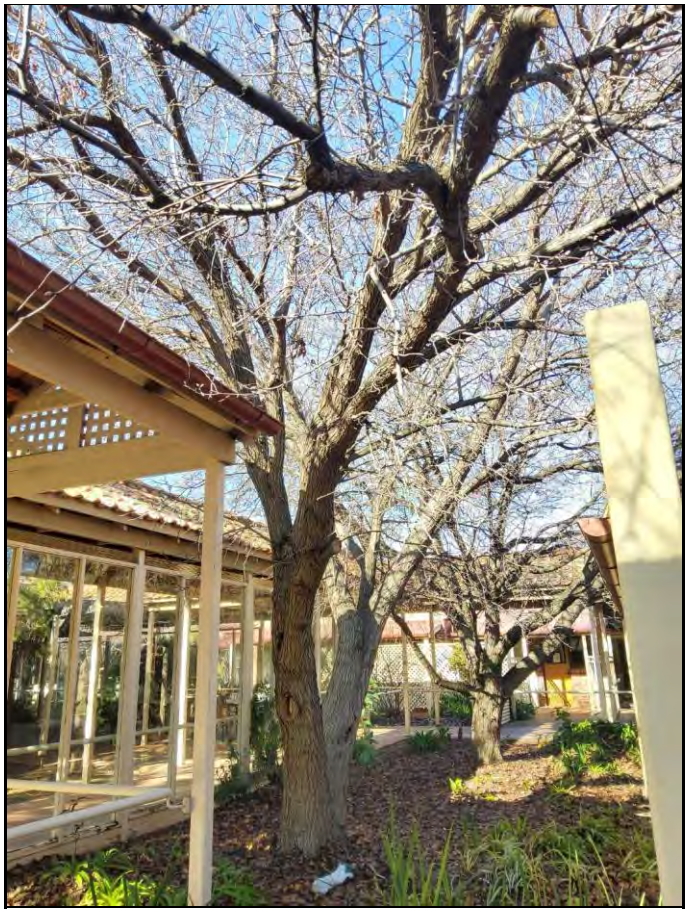
This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Pyrus calleryana

Tree No: 35

Callery Pear

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	10-15 metres
Health:	Good
Structure:	Fair
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>10 years
Notional Root Zone:	7.04 metres



Observations

This tree is considered to be in fair overall condition due to the presence of a moderate level of decay and a currently stable included bark union in the primary trunk division. This tree also had large exposed surface roots, within the garden bed area.

Legislative Status	Significant

This tree has a trunk circumference greater than two metres, is not subject to any exemption from regulation and is therefore identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Hymenosporum flavum

Tree No: 36

Native Frangipani

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	6.24 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Pyrus calleryana

Tree No: 37

Callery Pear

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.44 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

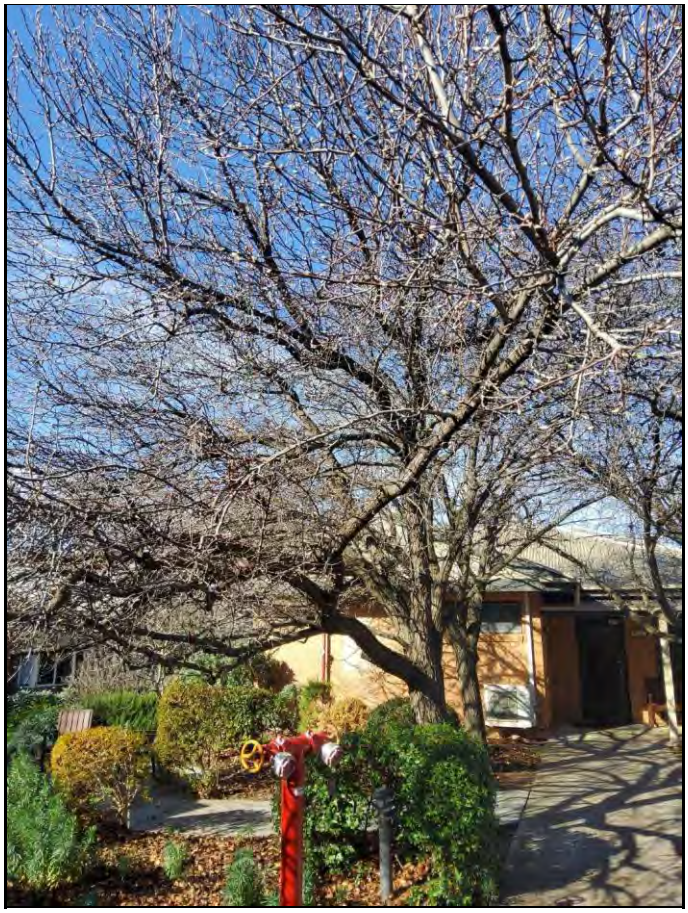
This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Pyrus calleryana

Tree No: 38

Callery Pear

Inspected:	23 June 2025
Height:	<5 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	3.84 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

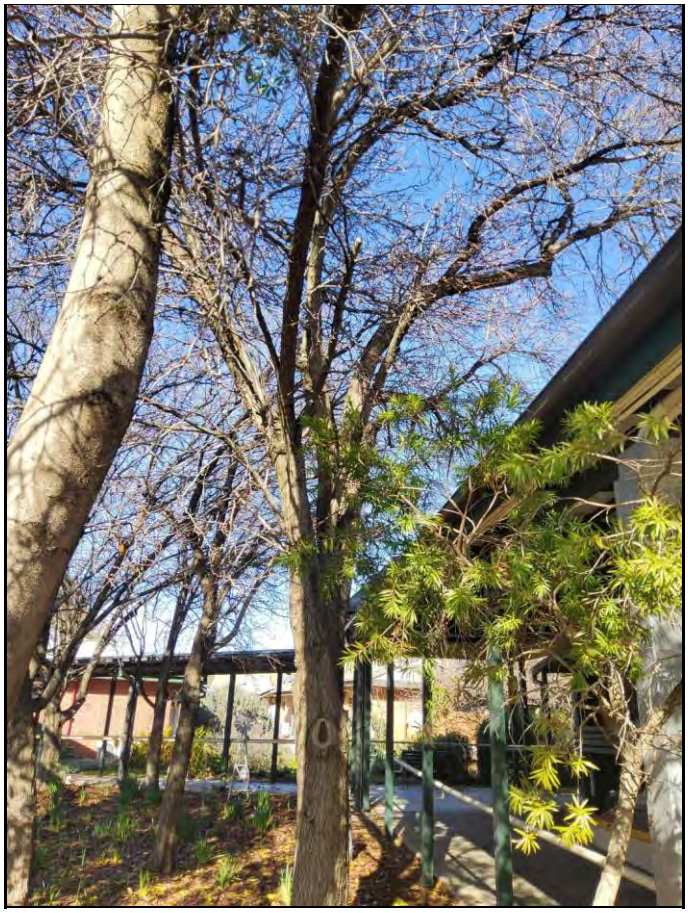
This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Pyrus calleryana

Tree No: 39

Callery Pear

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.08 metres



Observations

The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Pyrus calleryana

Tree No: 40

Callery Pear

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	6.96 metres



Observations

This tree is considered to be good overall condition however it is worth noting the tree was previously lopped and the majority of the crown is of epicormic origin.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Ulmus parvifolia 'Yarralumla'

Tree No: 41

Weeping Chinese Elm

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	10-15 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>10 years
Notional Root Zone:	5.28 metres



Observations

This tree is considered to be in fair overall condition due the historic lopping and now has a modified form.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Hymenosporum flavum

Tree No: 42

Native Frangipani

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>10 years
Notional Root Zone:	3.49 metres



Observations

This tree is considered to be in fair overall condition due to the presence of a moderate level of decay and a currently stable included bark union in the primary trunk division.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Low

This tree has a Low Retention Rating and should not constrain redevelopment. Tree damaging activity, including removal, is likely to be approved as part of a reasonable development.

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Callistemon viminalis

Tree No: 43

Weeping Bottlebrush

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	<5 metres
Health:	Good
Structure:	Fair
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>10 years
Notional Root Zone:	4.32 metres



Observations

This tree is considered to be in fair overall condition due to the level of epicormic regrowth which is not as stable as normal growth.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Low

This tree has a Low Retention Rating and should not constrain redevelopment. Tree damaging activity, including removal, is likely to be approved as part of a reasonable development.

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Callistemon viminalis

Tree No: 44

Weeping Bottlebrush

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Poor
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>10 years
Notional Root Zone:	3.59 metres



Observations

This tree is considered to be in fair overall condition as evidenced by the moderate level of epicormic growth, evidence of decay and the stable included bark union.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Low

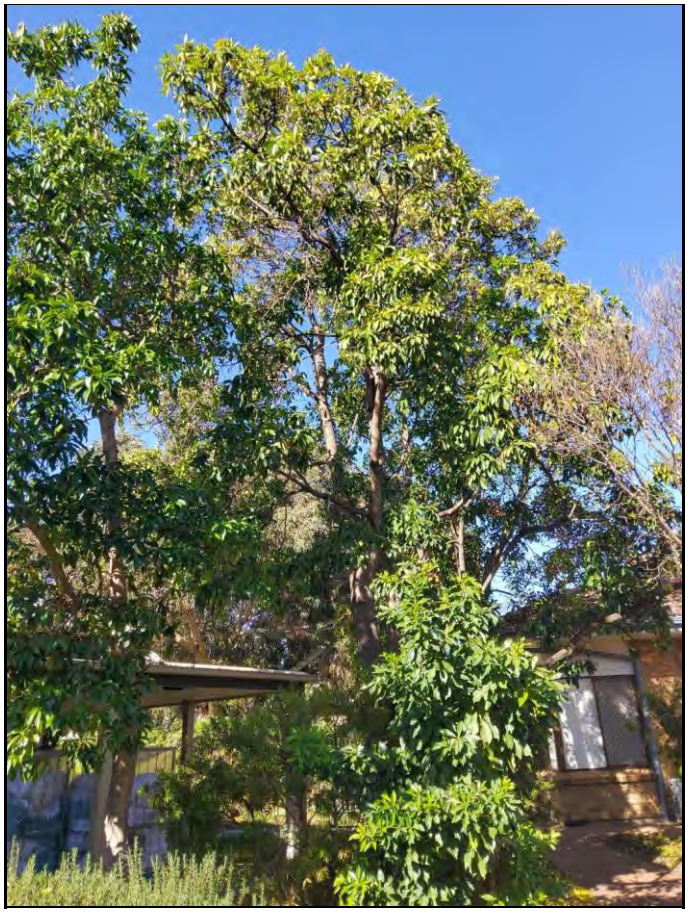
This tree has a Low Retention Rating and should not constrain redevelopment. Tree damaging activity, including removal, is likely to be approved as part of a reasonable development.

Hymenosporum flavum

Tree No: 45

Native Frangipani

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.56 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Eucalyptus leucoxylon

Tree No: 46

South Australian Blue Gum

Inspected:	23 June 2025
Height:	10-15 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	7.20 metres



Observations

The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating. The dimensions have been estimated due to access restrictions.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Jacaranda mimosifolia

Tree No: 47

Jacaranda

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	5.04 metres



Observations

The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Jacaranda mimosifolia

Tree No: 48

Jacaranda

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.87 metres



Observations

The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.

Legislative Status	Significant

This tree has a trunk circumference greater than two metres, is not subject to any exemption from regulation and is therefore identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

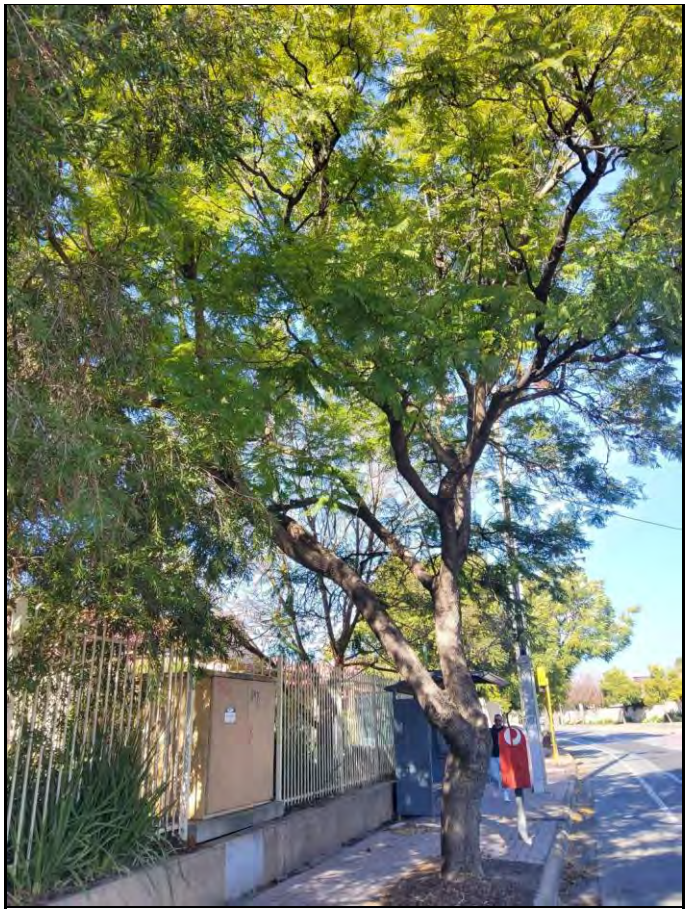
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Jacaranda mimosifolia

Tree No: 49

Jacaranda

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.44 metres



Observations

The health and structure of this tree indicate it is in good overall condition. Whilst there is modest decay this is not impacting on the overall stability of the tree nor is the established epicormic growth.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

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Jacaranda mimosifolia

Tree No: 50

Jacaranda

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.20 metres



Observations

The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

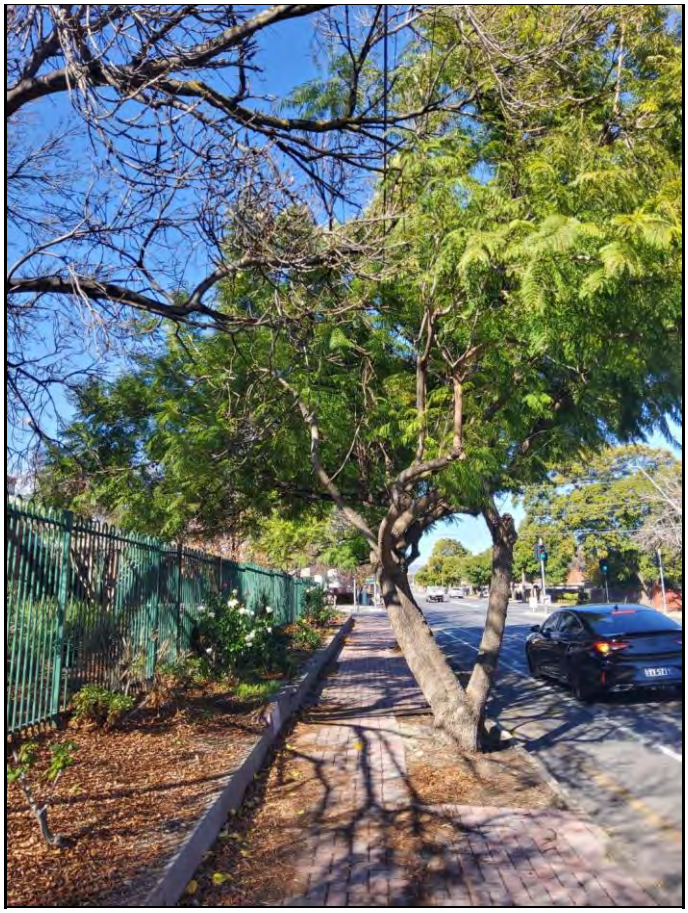
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Jacaranda mimosifolia

Tree No: 51

Jacaranda

Inspected:	23 June 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Notional Root Zone:	4.20 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious lifting of the pavers and adjacent concrete garden plinth.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres, is not subject to any exemption from regulation and is therefore identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and may be retained if it can be protected. Tree damaging activity, including removal, may be approved if no reasonable design alternatives exist.

Appendix C - Mapping



PDIA 2016 Status

S	Significant
R	Regulated
E	Exempt
U	Unregulated

Retention Rating

- Special Value
- High
- Moderate
- Low

Tree locations are approximate and have not been surveyed.

Symbol radius indicates extents of Notional Root Zone (NRZ).

Date: 22/07/2025
Ref: ATS8178-160-168OGRdPTA

Arborman Tree Solutions
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Port Adelaide SA 5015
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Preliminary Tree Assessment

160-168 OG Road, Felixstow

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1:1000 @ A3

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Appendix D – Tree Assessment Summary

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Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	NRZ Radius	Observations
1	*Cupressus leylandii*	Regulated	Moderate	7.44 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is a minor level of deadwood in the crown associated with previous decline, but is not a significant health concern.
2	*Washingtonia robusta*	Regulated	Moderate	2.81 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
3	*Cupressus leylandii*	Regulated	Moderate	6.72 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark however this is not significant or impacting the structural rating for this tree.
4	*Cupressus leylandii*	Regulated	Moderate	7.20 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is a minor level of epicormic growth and included bark however this is not impacting the trees overall condition.
5	*Cupressus leylandii*	Regulated	Moderate	5.52 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is a minor level of epicormic growth and included bark however this is not impacting the trees overall condition.
6	*Cupressus leylandii*	Regulated	Moderate	5.52 metres	This tree is in good overall condition and has adapted to its local environment. There is a minor level of epicormic growth and included bark however this is not impacting the trees overall condition. Additionally the deadwood is within normal limits.

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Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	NRZ Radius	Observations
7	*Cupressus leylandii*	Regulated	Moderate	5.40 metres	The health and structure of this tree indicate it is in good overall condition. The deadwood within the crown is within normal levels. There is evidence of early stage included bark union however it appears sound.
8	*Cupressus leylandii*	Regulated	Moderate	4.32 metres	The health and structure of this tree indicate it is in good overall condition. The deadwood within the crown is within normal levels. There is evidence of early stage included bark union however it appears sound.
9	*Cupressus leylandii*	Regulated	Moderate	5.16 metres	The health and structure of this tree indicate it is in good overall condition. The deadwood within the crown is within normal levels. There is evidence of early stage included bark union however it appears sound.
10	*Cupressus leylandii*	Regulated	Moderate	4.80 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health.
11	*Cupressus leylandii*	Regulated	Moderate	6.24 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health.
12	*Syzygium smithii*	Significant	Moderate	6.66 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark however this is not significant or impacting the structural rating for this tree.
13	*Melia azedarach*	Significant	Moderate	9.36 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

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Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	NRZ Radius	Observations
14	*Lophostemon confertus*	Significant	Moderate	8.28 metres	This tree is considered to be in fair overall condition as evidenced by the moderate level of branch failure, decay and resultant epicormic regrowth.
15	*Lophostemon confertus*	Regulated	Moderate	6.48 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown however this is within normal levels and not an indicator of reduced health.
16	*Hymenosporum flavum*	Regulated	Moderate	6.60 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
17	*Platanus x acerifolia*	Exempt	Moderate	7.20 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
18	*Platanus x acerifolia*	Exempt	Moderate	4.80 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
19	*Platanus x acerifolia*	Exempt	Low	3.34 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark however this is not significant or impacting the structural rating for this tree.
20	*Platanus x acerifolia*	Exempt	Low	3.57 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark however this is not significant or impacting the structural rating for this tree.
21	*Grevillea robusta*	Regulated	Moderate	5.28 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

arborman tree solutions
PROFESSIONALS IN ARBORICULTURE

Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	NRZ Radius	Observations
22	*Cupressus leylandii*	Regulated	Moderate	6.24 metres	This tree is considered to be in fair overall condition due to the moderately reduced foliage density, level of dieback and deadwood throughout the crown and the potential instability of the large diameter deadwood.
23	*Cupressus leylandii*	Regulated	Moderate	5.76 metres	This tree is considered to be in fair condition as indicated by the reduced overall structural rating, whilst having minor dieback and retained deadwood the tree remains in good health.
24	*Cupressus leylandii*	Regulated	Moderate	5.76 metres	This tree is considered to be in fair condition as indicated by the reduced overall structural rating, whilst having minor dieback and retained deadwood the tree remains in good health. However, it does have acute branch/trunk unions impacting its overall rating.
25	*Fraxinus angustifolia ssp. oxycarpa 'Raywood'*	Exempt	Moderate	4.20 metres	This tree displays a minor history of branch failure however this has not noticeably impacted the tree's structure and it displays good health indicating it is in otherwise good condition.
26	*Syzygium smithii*	Exempt	Moderate	4.32 metres	The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.
27	*Platanus x acerifolia*	Exempt	Moderate	5.04 metres	The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.
28	*Flindersia australis*	Significant	High	8.30 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark and minor arboreal browsing however this is not significant.

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Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	NRZ Radius	Observations
29	*Ulmus parvifolia*	Regulated	Moderate	4.20 metres	The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.
30	*Jacaranda mimosifolia*	Regulated	Moderate	3.73 metres	The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.
31	*Cinnamomum camphora*	Exempt	Moderate	8.40 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is evidence of early stage included bark however this is not significant or impacting the structural rating for this tree.
32	*Jacaranda mimosifolia*	Regulated	Moderate	6.00 metres	The health and structure of this tree indicate it is in good overall condition. Whilst there is modest decay this is not impacting on the overall stability of the tree nor is the established epicormic growth.
33	*Jacaranda mimosifolia*	Regulated	Moderate	5.16 metres	The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.
34	*Pyrus calleryana*	Regulated	Moderate	5.76 metres	The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.
35	*Pyrus calleryana*	Significant	Moderate	7.04 metres	This tree is considered to be in fair overall condition due to the presence of a moderate level of decay and a currently stable included bark union in the primary trunk division. This tree also had large exposed surface roots, within the garden bed area.

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Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	NRZ Radius	Observations
36	*Hymenosporum flavum*	Regulated	Moderate	6.24 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
37	*Pyrus calleryana*	Regulated	Moderate	4.44 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
38	*Pyrus calleryana*	Regulated	Moderate	3.84 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
39	*Pyrus calleryana*	Regulated	Moderate	4.08 metres	The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.
40	*Pyrus calleryana*	Regulated	Moderate	6.96 metres	This tree is considered to be good overall condition however it is worth noting the tree was previously lopped and the majority of the crown is of epicormic origin.
41	*Ulmus parvifolia 'Yarralumla'*	Regulated	Moderate	5.28 metres	This tree is considered to be in fair overall condition due the historic lopping and now has a modified form.
42	*Hymenosporum flavum*	Regulated	Low	3.49 metres	This tree is considered to be in fair overall condition due to the presence of a moderate level of decay and a currently stable included bark union in the primary trunk division.
43	*Callistemon viminalis*	Regulated	Low	4.32 metres	This tree is considered to be in fair overall condition due to the level of epicormic regrowth which is not as stable as normal growth.
44	*Callistemon viminalis*	Regulated	Low	3.59 metres	This tree is considered to be in fair overall condition as evidenced by the moderate level of epicormic growth, evidence of decay and the stable included bark union.

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Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	NRZ Radius	Observations
45	*Hymenosporum flavum*	Regulated	Moderate	4.56 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
46	*Eucalyptus leucoxylon*	Regulated	Moderate	7.20 metres	The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating. The dimensions have been estimated due to access restrictions.
47	*Jacaranda mimosifolia*	Regulated	Moderate	5.04 metres	The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.
48	*Jacaranda mimosifolia*	Significant	Moderate	4.87 metres	The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.
49	*Jacaranda mimosifolia*	Regulated	Moderate	4.44 metres	The health and structure of this tree indicate it is in good overall condition. Whilst there is modest decay this is not impacting on the overall stability of the tree nor is the established epicormic growth.
50	*Jacaranda mimosifolia*	Regulated	Moderate	4.20 metres	The health and structure of this tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.
51	*Jacaranda mimosifolia*	Regulated	Moderate	4.20 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious lifting of the pavers and adjacent concrete garden plinth.

Attachment B

Felixstow (Aldersgate) Intergenerational Community Code Amendment

Code Amendment Fact Sheet

ekistics

Felixstow (Aldersgate) Intergenerational Community Code Amendment - Fact Sheet

This fact sheet provides information on a Draft Code Amendment that seeks to change the existing zoning to support the creation of a connected, intergenerational community.

What is being proposed?

The Erwin Vogt Foundation Inc. (the 'Designated Entity' and owners of the land) is proposing to rezone the land at 160-168 OG Road, Felixstow from the General Neighbourhood Zone to the **Urban Corridor (Boulevard) Zone**.

What land is impacted?

The Affected Area encompasses the land known and operated as the '*Aldersgate Residential Aged Care Facility*'. The Affected Area is approximately 2.3 hectares in area with frontages to O.G. Road, Turner Street and Aldersgate Drive.

The Affected Area is situated directly opposite key community facilities, including the Payneham Library & Community Facility, the Payneham Memorial Swimming Centre, and Patterson Reserve.

What changes are being Proposed?

The following changes are proposed over the Affected Area:

- Rezone the Affected Area from the **General Neighbourhood Zone** to the **Urban Corridor (Boulevard) Zone**
- Apply a **Concept Plan**
- Apply a **maximum building height** of 6 levels/23 metres
- Apply a **minimum primary street setback** of 3m
- Apply the **Interface Height building envelope** policy
- Apply the **Design Overlay**
- Remove the Urban Tree Canopy and Stormwater Management Overlay



Level 3, 431 King William St, Adelaide SA 5000 **P** 08 7231 0286 **E** engagement@ekistics.com.au **W** ekistics.com.au

Why is the Amendment Needed?

Uniting Communities (UC), the Controlling Entity of the Erwin Vogt Foundation Inc., are an inclusive not-for-profit organisation working alongside more than 80,000 South Australians each year. UC value diversity and are committed to providing respectful, accessible services. Uniting Communities strive to help people live the best lives they can.

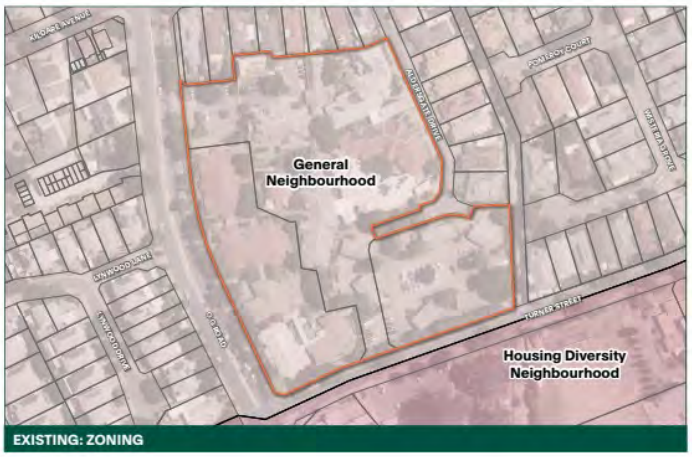
Uniting Communities has taken the opportunity to develop a Master Plan for the Affected Area with the objective of establishing:

> *"Open, accessible, and uplifting, UC Felixstow will be an integrated community of diverse individuals and shared experiences. A place for all ages and all walks of life. Where participation and interaction are facilitated by inspiring spaces and engaging design. Where an innovative mix of residence, learning, community partnerships and holistic healthcare services enrich life in new ways."*

From the master planning process, the following key land uses were identified as being needed or desired:

- Aged care/nursing home & Independent retirement living
- Social/affordable housing & Built-to-rent housing
- Specialist and independent disability housing
- Early learning/child care
- Specialised Assistance School for Youth
- Medical and Allied Health consulting rooms; and
- Community facilities

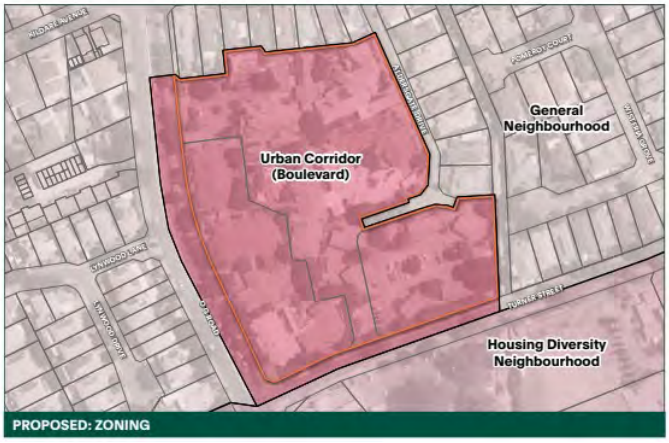
What is the current Zoning?



The Affected Area is currently situated within the **'General Neighbourhood Zone'**.

This zoning encourages low-rise (1-2 storey), low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Complementary employment and community services are also envisaged to contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

What is the proposed Zoning?



The proposal seeks to change the zone to the **'Urban Corridor (Boulevard) Zone'.**

The 'Urban Corridor (Boulevard) Zone' encourages a range of medium rise (3-6 storey), medium to high density dwelling typologies and supports mixed use development that primarily consists of retirement living, supported accommodation,

educational establishments, childcare facility, community facilities and medical consulting rooms.

The Zone applies along some of Adelaide's major road corridors where mixed-use development is envisaged in a manner that frames the corridor (for example, within the inner north-eastern suburbs along portions of Lower North-East Road and sections of Payneham Road).

Why is the Urban Corridor (Boulevard) Zone proposed?

The current zoning allows for low-rise housing and small community services, like childcare or local shops. While this supports a quiet, walkable neighbourhood, it limits the potential for larger developments.

As the site is large, situated along a major road corridor and located next to major community facilities like the library and swimming centre, the proposed zoning will allow future development that can provide a range of housing options and services to the community helping to create a lively, mixed-use area with homes, services, and green spaces, making better use of nearby amenities and encouraging a vibrant community feel.

What other changes are Proposed?

The Draft Code Amendment seeks to retain the 'Overlays' that currently apply to the Affected Area with the exception of:

- Removing the Stormwater Management Overlay and Urban Tree Canopy Overlay; and
- Apply the Design Overlay.

The Draft Code Amendment also seeks to introduce the following 'Technical and Numeric Variations (TNVs)':

- Apply a Concept Plan;
- Change the maximum building height to 6 building levels and 23 metres;
- Apply a minimum primary street setback is 3m; and
- Apply the Interface Height policies – where development should be constructed within a 45-degree plane, measured above natural ground level at the boundary of an allotment in a 'Neighbourhood Type Zone'.

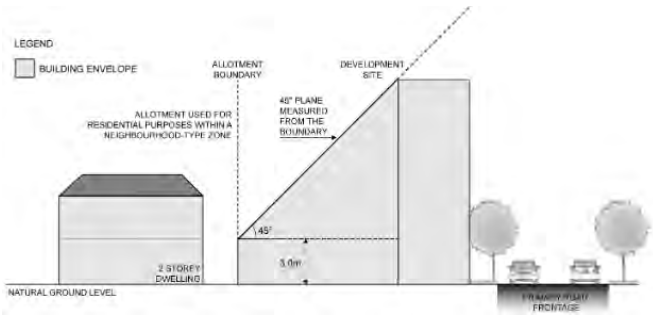
What could future development look like?

The Code Amendment only seeks to change the policies that would apply to future proposals to develop the site.

Anything to be built on the site - including new housing or community facilities would need to be subject to a future detailed design and Development Application process following rezoning.

How will building heights be managed?

The Urban Corridor (Boulevard) Corridor Zone includes Performance Outcome (PO) 4.1 that '*buildings mitigate impacts of building massing on residential development within a neighbourhood-type zone.*' The associated Designated Performance Feature (DPF) provides a building envelope to guide on how this is accomplished as outlined above.



In addition, the proposed Concept Plan identifies a preference for a landscaped interface and a building height to transition down to a maximum of 3 levels along the boundaries with adjoining residential housing.

How will Forsyth House (a State Heritage Place) be protected?

The site includes a state heritage place (Forsyth House) protected under the *Planning, Development and Infrastructure Act* 2016 and *Heritage Places Act* 1993.



Historical Image of Forsyth House (Source: SA Heritage Places Database)

The Code Amendment does not change any planning policies relating to the heritage place, and any future development of the site will need to ensure that the place is protected. The proposed Concept Plan also seeks that new development be sited to preserve the view lines to Forsyth House.

How will future increases in traffic be handled?

Existing policies within the Code will ensure that the assessment of any increased traffic volumes arising from future development is assessed.

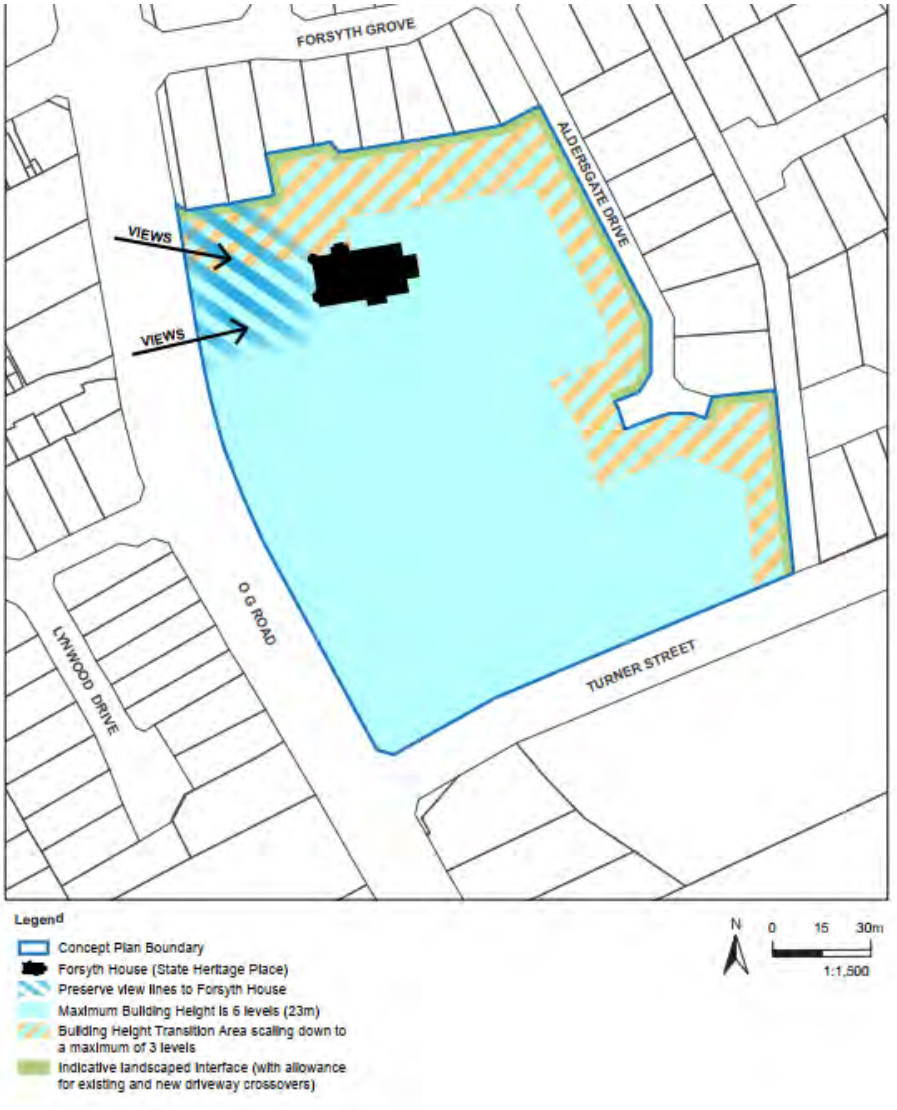
The Code seeks to ensure the provision of safe and convenient access for development is achieved with consideration on the capacity of surrounding road networks and amenity of nearby land.

What is a Concept Plan?

The Designated Entity is proposing the introduction of a Concept Plan to provide greater certainty for future development outcomes on certain matters.

The Concept Plan will provide for:

- Protection of views to Forsyth House;
- A transition down from a maximum of 6 storeys to 3 storeys to properties in the adjacent General Neighbourhood Zone
- The inclusion of landscaping at the interface with properties along the eastern and northern boundaries.



How can I have my say?

We would like to hear your views on the proposed zone changes. The Code Amendment will be available for public feedback for a six (6) week period commencing Wednesday, 3 September 2025 **until Friday, 17 October 2025 (11.59 pm).**

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- Making an online submission (www.plan.sa.gov.au)
- Emailing: engagement@ekistics.com.au
- Mail: Level 3, 431 King William Street, Adelaide 5000

How do I find out more?

You can view the Code Amendment and supporting technical documents on the Plan SA website: plan.sa.gov.au/have_your_say/code_amendments or scan the **QR Code** on this fact sheet.

Hard copies are available to view at:

- Payneham Library (Tirkandi) - 2 Turner St, Felixstow; and
- Norwood Town Hall, 175 The Parade, Norwood.

If you have any questions, you can contact us on (08) 7231 0286 or by emailing engagement@ekistics.com.au

Attend a 'Drop In' session:

You can talk to members of the project team about the proposal at **two drop-in information sessions** to be held at the Payneham Library (Tirkandi), 2 Turner St, Felixstow on:

- Tuesday 9 September 2025 (10 am –11.30 am)
- Thursday 11 September 2025 (5.30 pm –7 pm).

How will my feedback be used?

All submissions will be formally reviewed, summarised, and acknowledged via email. Submissions will be published on the PlanSA website, excluding personal contact details such as residential addresses, email addresses, and phone numbers; however, business-related information may be disclosed.

Upon conclusion of the consultation period, an Engagement Report will be prepared, detailing the feedback received and any resulting amendments to the proposal. This report will be publicly accessible via the PlanSA website. Participants may also be invited to complete a brief survey regarding their engagement experience.

How will my feedback influence the Amendment?

The feedback you provide will inform the content of the final Code Amendment.

Feedback you provide cannot change:

- The Affected Area identified for the Code Amendment;
- Other instruments which are separate from the Code, such as the *Planning, Development and Infrastructure Act* 2016 and its associated regulations; and
- Existing policy wording within the Code (policies contained with Zone, Overlays and General Development Policies).

How can I stay informed?

We will get in contact with everyone who participates in this engagement and provide them with information on what we heard and the next steps.

Any updates will be made available on the Plan SA website. This website also allows you to subscribe to receive notifications for any updates to the Code Amendment.

Do you need information translated?

If you need **translation services**, please contact us at engagement@ekistics.com.au.

如果您需要翻译服务，请通过电子邮件 engagement@ekistics.com.au **与我**们联系。

Se ha bisogno di servizi di traduzione, La preghiamo di contattarci all'indirizzo engagement@ekistics.com.au.

Attachment C

Felixstow (Aldersgate) Intergenerational Community Code Amendment

Council Feedback on Intent to Initiate A Code Amendment

File Number: fA30048
Enquiries To: Eleanor Walters
Direct Telephone: 8366 4521

City of Norwood Payneham & St Peters

1 March 2024

Ms Zoë Garnaut
Senior Associate
Ekistics

Via Email: zgarnaut@ekistics.com.au

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townhall@npsp.sa.gov.au

Website
www.npsp.sa.gov.au

Dear Ms Garnaut

NOTIFICATION OF INTENT TO INITIATE A CODE AMENDMENT – 160-168 OG ROAD FELIXSTOW

Thank you for your letter dated 20 February 2024, regarding an intent to undertake a 'proponent initiated' Code Amendment affecting land at 160-168 OG Road Felixstow. I also note your previous engagement with the Council including a meeting held on 13 February 2024, attended by myself and the Manager Urban Planning & Sustainability, Eleanor Walters and a stakeholder briefing held at Planning and Land Uses Services on 13 December 2023. The Council notes and commends you on the comprehensive process of engagement undertaken to date to appraise the Council, stakeholders and local community of the details of this significant redevelopment proposal.

The Council acknowledges that the subject land is well placed to accommodate a mixed-use development which has potential to provide broader community benefit, such as access to services and a range of accommodation options, as anticipated in the masterplan prepared for the subject site. It is also recognised that the existing General Neighbourhood Zone is unlikely to facilitate a development of this nature and scale, and the Council therefore understands the rationale for pursuing a Code Amendment. Given the scale and complexity of this proposal, a variety of matters will need to be taken into consideration when preparing the Code Amendment, and these are outlined briefly below.

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Built Form and Associated Impacts

The masterplan anticipates a development of up to six (6) storeys in the southern portion of the site. The Council understands the design principle of incorporating medium-rise development to facilitate a greater level of open space and landscaping at the ground level, and minimising impacts on the State Heritage listed Forsyth House. However, the details of policy parameters such as building height, setback and building envelope, will need to be carefully considered when the Code Amendment has been prepared to determine the potential impact on nearby properties and streetscape, given the locality consists of predominately one and two storey built form.

Traffic and Access

A future development of the scale anticipated will increase vehicle movements to and from the site, and the Council is cognisant of the potential negative impacts on the local street network. The median restrictions on OG Road will place some reliance on access/egress from Turner Street and Forsyth Grove / Aldersgate Drive. The masterplan is designed to not have internal access for vehicles across the site, which whilst positive for the safety and amenity of users of the site, will also place reliance on vehicle access points via the local streets (e.g. vehicle access to Stage 1 of the future development would only be via

Turner Street or Forsyth Grove / Aldersgate Drive, rather than OG Road). Of particular concern, Forsyth Grove and Aldersgate Drive are relatively narrow, local access “dead-end” streets with limited capacity. As such, a detailed traffic impact study will be required as part of the Code Amendment process to assess the potential impacts on the local road network.

Heritage

The Council is supportive of the investment the Proponent is considering for the upgrade of the State Heritage listed Forsyth House. The extent of open landscaped areas and placement of other buildings indicated on the masterplan is considered a positive approach to preserving and enhancing the heritage value of the Place and it is noted that a heritage impact assessment will be undertaken as part of the Code Amendment investigations for further consideration.

Flooding

The Council notes identification of the site being partially affected by the Hazards (Flooding – General) Overlay and will give further consideration to these matters once the detailed flooding, hydrology and stormwater investigations are undertaken through the Code Amendment process.

Proposed Zone Selection

The Council understands that the Urban Corridor (Boulevard) Zone has been nominated as the proposed new zone as it is one of a limited number of Code Zones which could facilitate a development of the scale anticipated. For similar reasons, Urban Corridor Zones have been applied to other ‘spot rezoned’ sites such as the former Schweppes factory site on Payneham Road, the Hackney Hotel site on Hackney Road, and the former Caroma site on Magill Road (among others). The Urban Corridor Zones were originally intended to facilitate uplift in continuous, linear corridors, to support the efficient provision of infrastructure and services, and to create uniform streetscape outcomes. For example, a reduced car parking policy works best in an Urban Corridor context with a concentrated demand for other modes of transport. The Council has previously raised concerns with the State Government regarding the lack of strategic context in some instances where the Urban Corridor Zone has been applied to standalone sites and considers that there is an opportunity in the Code library for a new zone which better suits large, isolated sites which are suitable for large scale renewal or redevelopment, but do not form part of a “corridor”. It is noted, however, that Proponents pursuing a private Code Amendment cannot seek to create new Code zones or change existing zone policy, which in this case highlights a lack of suitable Code zone options.

A negative effect of adopting the Urban Corridor (Boulevard) Zone is the removal of the Urban Tree Canopy and Stormwater Management Overlays. The Council has previously raised concerns with the State Government regarding the lack of specific and instructive policy relating to tree planting and stormwater management which can be applied to developments outside of these Overlays. Again, it is acknowledged that this sits outside the scope of a private Code Amendment but should be addressed through State Government Code Amendments. Despite these limitations of the current Planning and Design Code, it is expected that the Code Amendment investigations demonstrate how a comprehensive landscaping and stormwater management outcome will be achieved for the site.

Opportunity for a Concept Plan

Given the potential development considerations outlined above, the Council supports the intent of incorporating a concept plan as part of the proposed Code Amendment. The framework of the Code significantly limits the ability to include ‘bespoke’ contextual policies which respond to site specific constraints and opportunities, therefore a concept plan could provide some important spatial guidance for future development of the site, including appropriate locations for building setbacks, vehicle and pedestrian access, adequate separation from the State Heritage Place and suitable building heights. While a Code Amendment should not pre-determine the nature of development on the site, guidance as set out in a concept plan is likely to provide greater clarity and comfort over the likely development outcomes, particularly during the community engagement process.

Area Affected – Aldersgate Drive

It is acknowledged that the Proponent has commenced a separate process requesting the Council to enter into a Memorandum of Understanding regarding a potential road closure and land purchase for

land at the cul-de-sac head of Aldersgate Drive. This proposal is currently being considered by the Council's General Manager, Governance & Civic Affairs.

The Council is unable to foreshadow the outcome of that process, but will follow the necessary processes under the Local Government Act 1999, for its consideration and subject to the approval of the Council (and any relevant conditions) will transfer the land to Uniting Communities.

Thank you for providing the Council with the opportunity to provide comments at this preliminary stage of the Code Amendment process. The Council reserves the right to provide further comments and form a position of support or otherwise on a proposed rezoning when the draft Code Amendment is available for review.

Should you have any questions regarding these comments, please do not hesitate to contact the Council's Manager Urban Planning & Sustainability, Eleanor Walters on 8366 4521 or by email: ewalters@npsp.sa.gov.au

Yours sincerely



Carlos Buzzetti RPIA (Fellow)
GENERAL MANAGER
URBAN PLANNING & ENVIRONMENT

Attachment D

Felixstow (Aldersgate) Intergenerational Community Code Amendment

Engagement Plan

D1

ekistics

Felixstow (Aldersgate) Intergenerational Community Code Amendment

Engagement Plan

29 MAY 2025

REF#01690-012

ACKNOWLEDGEMENT TO COUNTRY

Ekistics respectfully acknowledges the traditional owners and custodians of the land on which we work and we pay our respects to Elders past and present.

PROPRIETARY INFORMATION STATEMENT

The information contained in this document produced by Ekistics Planning and Design (ABN 39 167 228 944) is solely for the use of the Client as identified on the cover sheet for the purpose for which it has been prepared and Ekistics Planning and Design undertakes no duty to or accepts any responsibility to any third party who may rely upon this document. All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Ekistics Planning and Design.

Revision	Description	Author	Date
Version 1	Engagement Plan (Draft)	RH	29 May 2025
Version 2	Engagement Plan (Draft)	ZG	29 May 2025
Version 3	Engagement Plan – Final (client feedback)	RH	9 July 2025
Version 4	Engagement – Final (minor updates, Section 8)	RH	12 August 2025

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1. INTRODUCTION

1.1. The Engagement Plan

Ekistics Planning and Design Pty. Ltd. has been commissioned by Erwin Vogt Foundation Inc. (the 'Designated Entity') to provide independent stakeholder and community engagement services for the Felixstow (Aldersgate) Intergenerational Community Code Amendment including the preparation of an Engagement Plan (this plan), its implementation, and an Engagement Report.

This Engagement Plan has been prepared to guide the implementation of engagement activities that ensure robust, genuine and inclusive stakeholder and community engagement on the proposal in accordance with the State Planning Commission's *Engagement Charter* and *Practice Direction 2 – Consultation on the Preparation of Amendment of a Designated* Instrument.

Rick Hutchins and Zoe Garnaut from Ekistics Planning and Design Pty Ltd are fully accredited IAP2 specialists with extensive skills and experience in community engagement as required by *Practice Direction 2*.

1.2. Background to the Code Amendment

Uniting Communities (UC) who is the Controlling Entity of the Erwin Vogt Foundation Inc. (owners of the Affected Area) are an inclusive not-for-profit organisation working alongside more than 80,000 South Australians each year. UC value diversity and are committed to providing respectful, accessible services. Uniting Communities strive to help people live the best lives they can.

UC own and operate the existing '*Aldersgate Residential Aged Care Facility'* which includes the State Heritage listed 'Forsyth House,' a former residential house currently utilised as administration and training/meeting offices. UC are aware that the current facility, in particular the independent living units (ILU's) fronting Turner Drive, are either approaching or have reached the end of their life expectancy and are in need of revitalisation.

UC has taken the opportunity to develop a Master Plan for the Affected Area with the objective of establishing an:

> *"Open, accessible and uplifting, UC Felixstow will be an integrated community of diverse individual and shared experiences. A place for all ages and all walks of life. Where participation and interaction are facilitated by inspiring spaces and engaging design. Where an innovative mix of residence, community partnerships and holistic healthcare services enrich life in new ways*."

The Master Plan is guided by the place pillars to heal, unify and grow. UC engaged Hayball Architects to lead a multi-discipline project team to inform and shape the Master Plan.

The development of the Master Plan also involved 23 key stakeholder and adjoining neighbour information sessions and workshops involving over 100 participants. From these sessions, key land uses were identified as being needed or desired over the Affected Area, as follows:

- Residential aged care (nursing home);
- Independent retirement living units (retirement village);
- Social/Affordable Housing units;
- Build to Rent units;
- Specialist and Independent Disability Living units;
- Early learning centre (child care facility);

- Specialised Assistance School for Youth;
- Medical and Allied Health consulting rooms;
- Community facilities; and
- Supportive food and beverage offerings.

The Master Plan is also informed by recent academic research into multigenerational households and intergenerational living. The research has shown that intergenerational living is not only driven by economic factors but also by the desire for safety, support and a sense of community[1]. Intergenerational communities were found to "create a safe and nurturing environment for both children and adults." Intergenerational communities were also found to promote environmental sustainability by expanding easy and convenient access to high quality childcare and eldercare services.

The University of Wisconsin- Madison's centre for aging research and education found that traditional nursing homes or dementia units *"created facilities that keep people safe, so they survive, but they don't really thrive*." Their studies also found that "…*when you bring generations together, children have people who have time to look at them, listen to them, play with them, and enjoy them. Seniors have a purpose in mentoring parents and children*[2]*."*

Similarly, a New Zealand study found that "*intergenerational relationships gave those in their later years a "sense of life" during a time when their involvement in society and contact with other ages is often decreasing. "Just seeing children made them feel connected."* With intergenerational living being identified as central to New Zealand's ageing strategy and a 'win- win' for every one[3].

1.2.1. THE AFFECTED AREA

An amendment to the Planning and Design Code is proposed to rezone the Affected Area located at 160-168 O.G. Road, Felixstow (the Affected Area) as shown in ***Figure 1-1***.

The Affected Area comprises 2.3 hectares and has a primary street frontage to O.G Road of 176m, a secondary street frontage to Turner Street of approx. 136m and a frontage to Aldersgate Drive of approx. 133m. The Third Creek culvert adjoins the site at its south-eastern end. The Affected Area is subject to a 2.6m x 3.5m easement over the land marked 'A' on Allotment 502 adjoining O.G. Road to 'Distribution Lessor Corporation' for an electricity transformer box.

As identified on ***Figure 1.1***, the Affected Area also contains a portion of the Aldersgate Drive Road Reserve which is in the process of formal Road closure process with the City Norwood, Payneham and St. Peters ('City of NPSP'). The Designated Entity has commenced a procedure to entered into a Memorandum of Understanding (MOU) with the City of Norwood, Payneham and St Peters to purchase following the conclusion of the current road closing process. Council has indicated that subject to the approval of Council (and any relevant conditions) they will transfer the land to the Erwin Vogt Foundation Inc.

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[1] *Elkins, Jessica 2023, 'The Benefits of Intergenerational Living'* - The Benefits of Intergenerational Living: | by Jessica Elkins | Medium

[2] University of Wisconsin-*Madison 2022, '*Our House*: The benefits of intergenerational housing"*- Our House: The Benefits of Intergenerational Housing – Centre for Aging Research and Education – UW–Madison (wisc.edu)

[3] The Sterline Kaiapoi, 2023 – How Intergenerational Living can benefit our life – How Intergenerational Living Can Benefit Your Life – The Sterling, Kaiapoi



***Figure 1-1** Affected Area*

The Affected Area currently contains the Uniting Communities (the Controlling Entity of the Erwin Vogt Foundation Inc.) owned and operated '*Aldersgate Residential Aged Care Facility*' which includes the State Heritage listed 'Forsyth House,' a former residential house utilised as administration and training/meeting offices. The age of existing built form and typology varies over the Affected Area as it has been expanded over time. Independent Living Units (ILU) are located on the Affected Area fronting O.G Road and Turner Street, some of which are beyond their useful life expectancy and have been vacated.

The site has a gentle slope in a south-east to north-west direction towards the River Torrens/ Karrawirra Parri.

O.G. Road is a State Maintained Road under the care and control of the Commissioner of Highways via the Department for Infrastructure and Transport (DIT). Turner Street and Aldersgate Drive are both local roads under the care and control of the City of NPSP. There is a signalised intersection at the corner of O.G. Road and Turner Street.

The Affected Area is serviced by two (2) public transport bus routes with Bus stops immediately adjoining the site on O.G. Road and Turner Street. The Affected Area is located within 550m (or 7 minutes' walk) to Klemzig O-Bahn bus interchange offering convenient access to fixed high-frequency transport. The Affected Area is also located within 400m of high-frequency bus services on Payneham Road to the south

The Affected Area is currently located within the '**General Neighbourhood Zone'** of the Planning and Design Code (Version 2025.9 dated 15 May 2025), which seeks "*low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity*."

Whilst the existing 'General Neighbourhood Zone' does envisage complementary non-residential land uses which support an active, convenient walkable neighbourhood such as community facilities, child care, small scale consulting rooms and shops, it is envisaged at a low-rise (1-2 building level) and low to medium density built form.

As a large, amalgamated land holding adjacent to significant community facilities, this Code Amendment seeks to rezone the Affected Area to facilitate higher density, taller built form to maximise use of the significant regional level facilities and create an active and vibrant community focused mixed use precinct that also provides for a well landscaped and inviting setting.

1.2.2. SUMMARY OF PROPOSED POLICY CHANGES

The Code Amendment intends to replace the existing 'General Neighbourhood Zone' with the '**Urban Corridor (Boulevard) Zone'** over the Affected Area (as shown in **Figure 1.2**) in order to facilitate a range of medium rise, medium to high density dwelling typologies and support mixed use development that is primarily consisting of retirement living, supported accommodation, educational establishments, childcare facility, community facilities and medical consulting rooms.

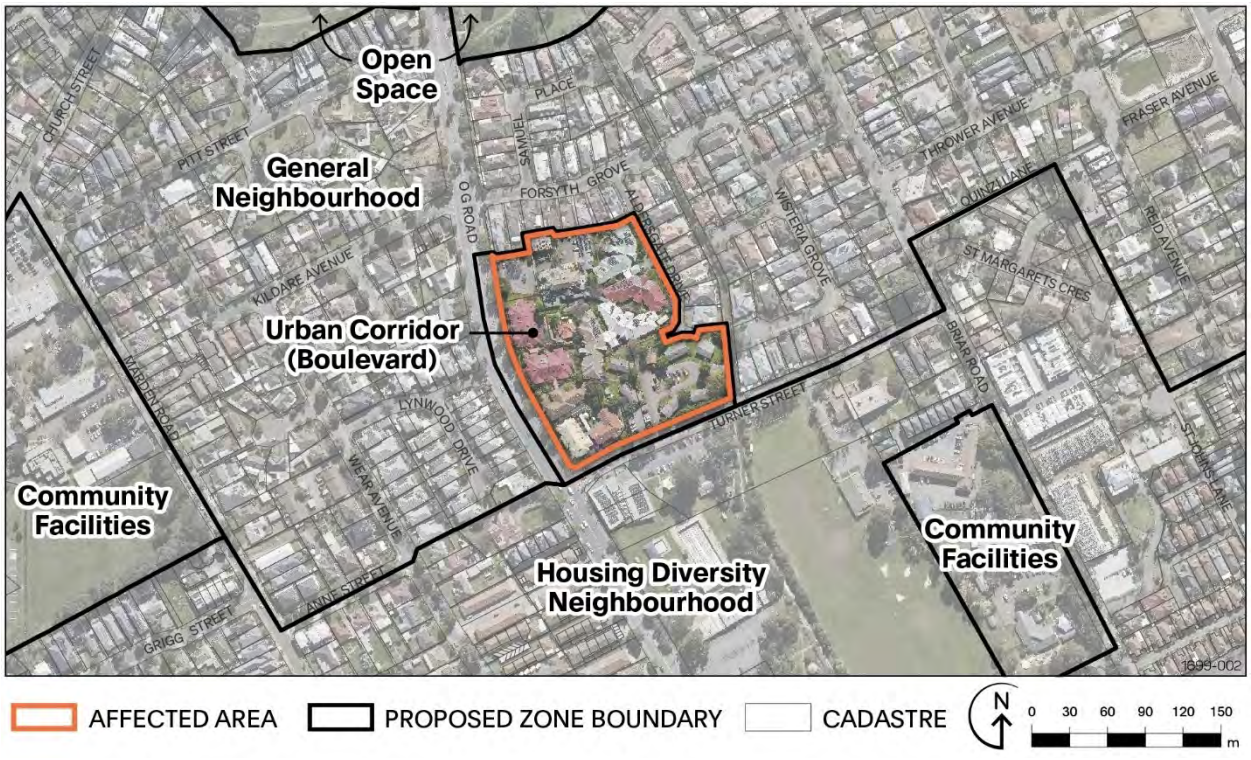


Figure 1-2 - *Proposed Zoning*

Following is a list of the recommended policy changes which are proposed in response to the investigation undertaken in support of the Code Amendment:

- Rezone the Affected Area from the **General Neighbourhood Zone** to the **Urban Corridor (Boulevard) Zone**;
- Apply **Concept Plan X – Felixstow t**o the entire Affected Area;

- Apply the **Maximum Building Height is 6 building levels** and **23 metres** TNV to the entire Affected Area;
- Apply the **Minimum Primary Street setback is 3m** to the entire Affected Area;
- Apply **Interface Height – Development should be constructed within a 45 Degree plane**, measured 3m above natural ground level at the boundary of an allotment to the entire Affected Area;
- Apply the '**Design Overlay'** to the entire Affected Area; and
- **Remove** the 'Urban Tree Canopy Overlay' and the 'Stormwater Management Overlay' from the Affected Area.

2. STATUS OF THE CODE AMENDMENT

The Code Amendment process includes a number of steps which must be undertaken before any changes to zoning or policy can be implemented. An overview of the Code Amendment processes can be viewed on the SA Planning Portal website at https://plan.sa.gov.au/have_your_say/code_amendments. The current stage of this Code Amendment Process is at the 'on Consultation' Stage (refer to **Figure 2.1** below).

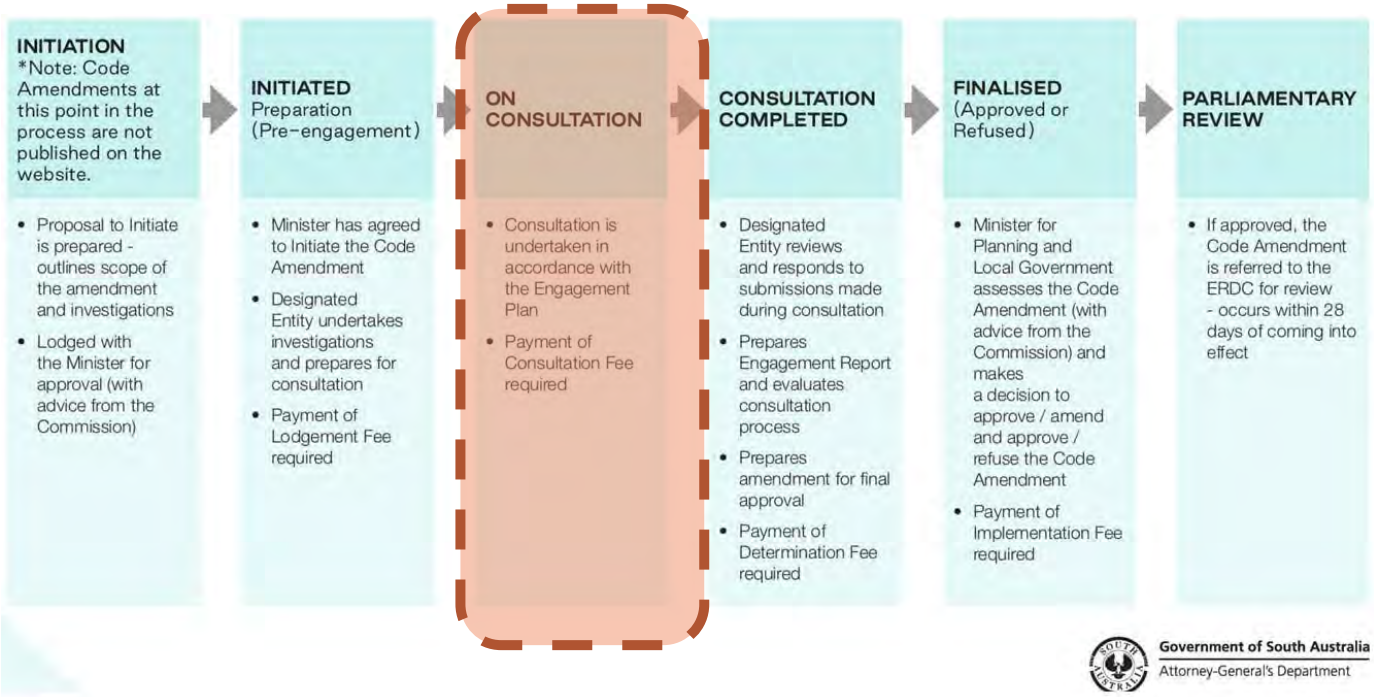


***Figure 2-1** Code Amendment Steps*

3. ENGAGEMENT PURPOSES

Ekistics has been commissioned to consult with stakeholders and the community with the purpose of raising awareness of the proposed Code Amendment, gaining a comprehensive understanding of how the community feels about the proposed changes and providing opportunities for direct feedback that will be used to inform the final form of the Code Amendment.

Stakeholder Engagement is a critical component of this Code Amendment proposal, and the value associated with a genuine and inclusive engagement of impacted communities will result in a robust Code Amendment process.

The purpose of the engagement is to:

- **Raise awareness** about the proposed Code Amendment, including information on the proposal, the area to which the changes will be applied and the likely impacts the changes will facilitate.
- **Facilitate feedback** to inform the development of the proposed Code Amendment and its refinement prior to finalisation.
- **Build lasting relationships** and a community of interest to support future activities relating to this site.
- **Meet the requirements** of the *Planning Development and Infrastructure Act 2016* as they relate to community and stakeholder engagement.

4. ENGAGEMENT OBJECTIVES

Active, ongoing, and timely communication with impacted communities and key stakeholders will be provided in addition to opportunities for meaningful input into the proposal. The proposed Code Amendment may have direct impacts on the community, and as such, the concerns of those individuals and groups affected will be addressed as part of the process. To promote awareness of the proposed code change, continuous engagement with affected and interested parties will be accommodated using a variety of tools, including high-quality written and visual materials, direct face-to-face contact and community information sessions. The specific engagement objectives are to:

- Ensure that stakeholders and the community have a strong understanding of the nature of the proposed Code Amendment and its rationale;
- Ensure early engagement of community and stakeholders so as to inform the development of the Code Amendment in its formative stages;
- Encourage stakeholders to ask questions about the proposed Code Amendment and how it might affect them;
- Obtain localised knowledge and perspective to inform the Code Amendment;
- Provide opportunities for Traditional Owners, community groups, the general public, and adjacent landowners and occupants to comment on the proposed Code Amendment;
- Establish and maintain good relationships with stakeholders and the community through timely and direct communication channels;
- Follow through on commitments made over the duration of the consultation process and ensure that all documentation is easily accessible to the public;
- Integrate a feedback loop and evaluation process into the engagement process;
- Ensure that engagement with stakeholders and the community is sufficiently resourced and managed to deliver high-quality results; and
- Implement an engagement approach that is directed by the principles of IAP2 and the State Planning Commission's Community Engagement Charter in accordance with the requirements of the *Planning Development, and Infrastructure Act 2016.*

5. SCOPE OF INFLUENCE

The following aspects of the project that stakeholders and the community ***can*** influence are:

- Integration of issues, concerns and opportunities that should be addressed as part of the investigations to inform the policy changes proposed in the Code Amendment;
- Application of the 'Urban Corridor (Boulevard) Zone' to the Affected Area;
- Application of Overlays and Technical and Numeric Variations to the Affected Area; and
- The development of, and content of, a concept plan to guide the future development of the site.

Aspects of the project which stakeholders and the community ***cannot*** influence are:

- Policy contained within the Planning and Design Code modules; and
- The geographic extent of the Affected Area.

5.1. Stakeholder Level of Participation

Overall, the aim of the engagement process is to provide a level of engagement to ensure that all feedback (including through formal written submissions) are understood, considered and reflected in the Code Amendment process.

Figure 5.1 below summaries the level of consultation which is considered most suitable based on the scope of influence of the identified stakeholders (refer Section 7).

Increasing impact on the decision

	Inform	Consult	Involve	Collaborate	Empower
Public Participation Goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
Promise to the Public	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Figure 5-1 *IAP2 Spectrum of Public Participation*

6. KEY MESSAGES

The following key messages apply to the engagement process for the Felixstow (Aldersgate) Intergenerational Community Code Amendment:

- The Code Amendment will change existing planning policy to facilitate a vibrant intergenerational community in an accessible location.
- The Code Amendment aims to provide a supportive planning policy to address an existing demand for more aged care retirement living.
- The proposed Zone, **Urban Corridor (Boulevard) Zone** will support a mix of medium and high-density urban development framing strategic main road corridors and areas of significant open space, and will enable a greater variety and mix of land uses than the current zoning.
- The preparation of the Master Plan that has informed the Code Amendment involved extensive research, expert technical inputs, and key stakeholder and adjoining neighbour information sessions and workshops involving over 100 participants.
- The Code Amendment proposes the following changes to the Planning and Design Code:
  - Rezone the Affected Area from the **General Neighbourhood Zone** to the **Urban Corridor (Boulevard) Zone**;
  - Apply a **Concept Plan t**o the entire Affected Area to support the orderly development of the land;
  - Apply a **Maximum Building Height of 6 building levels** and **23 metres** to the entire Affected Area;
  - Apply a **Minimum Primary Street setback is 3m** to the entire Affected Area;
  - Apply a '**building envelope/interface'** policy that seeks new development to be constructed within a 45 Degree plane, measured 3m above natural ground level at the boundary of an allotment to the entire Affected Area;
  - Apply the '**Design Overlay'** to the entire Affected Area; and
  - **Remove** the 'Urban Tree Canopy Overlay' and the 'Stormwater Management Overlay' from the Affected Area.
- Stakeholder and community input will ensure robust and locally sympathetic planning policy that will guide future development of the site.
- Undertaking meaningful engagement with the local community and stakeholders is an important part of the Code Amendment process and feedback received will be used to inform the final Code Amendment.

7. STAKEHOLDER AND COMMUNITY MAPPING

Stakeholder	Level of Interest in the Project (ie High, Medium or Low)	Nature of Interest In the Project and / or the Potential Impact of the Project	Level of Engagement (ie Inform, Consult, Involve, Collaborate)	Stakeholder Needs / Expectations for Engagement in the Project
Aboriginal Groups/ organisations/traditional owners including: • Kaurna Yerta Aboriginal Corporation RNTBC • Ramindjeri Heritage Association	High/Med	Traditional Owners of the land and/or organisations/groups that have an interest in where the Affected Area is located.	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.
City of Norwood, Payneham and St Peters – Council Administration & Elected Members	High	It is expected that interest will be high, particularly in relation to assets that will be under its care and control, opportunities associated with additional intergenerational housing, impacts on its residents and land owners, and alignment with its strategic plans.	Involve/Collaborate	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.

Stakeholder	Level of Interest in the Project (ie High, Medium or Low)	Nature of Interest In the Project and / or the Potential Impact of the Project	Level of Engagement (ie Inform, Consult, Involve, Collaborate)	Stakeholder Needs / Expectations for Engagement in the Project
		Council will be a collaborative stakeholder throughout the process and be provided with the opportunity to contribute feedback to ultimately influence the outcome.		
Owners or occupiers of the land and adjacent land, in accordance with Regulation 20 of the *PDI Regulations*, 2017	High	Amendment may impact on the functionality, appearance and character of the area and have implications for the surrounding locality.	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.
Participants from the 23 key stakeholder and adjoining neighbour information sessions and workshops involving over 100 participants – undertaken as part of the preparation of the Site Master Plan; including: • Specialised Assistance School for Youth (SASY) • Montessori Child Care Centre	High	It is expected that interest will be high given involvement in the preparation of the site Master Plan and to understand how the Amendment may impact on the functionality of the site.	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.

Stakeholder	Level of Interest in the Project (ie High, Medium or Low)	Nature of Interest In the Project and / or the Potential Impact of the Project	Level of Engagement (ie Inform, Consult, Involve, Collaborate)	Stakeholder Needs / Expectations for Engagement in the Project
• Internal Uniting Communities staff • Health Care providers – Pro Health • Uniting Community service users				
Minister for Planning, Minister for Housing and Urban Development	High	The Minster for Planning with be the approval authority for the Code Amendment	Inform	The authority will be provided with the Engagement Report once the consultation process has been completed
State Member for Hartley - The Hon Vincent Tarzia, MP	Medium	Interest in development of land within the MPs electorate. Interest in the views of constituents.	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.

Stakeholder	Level of Interest in the Project (ie High, Medium or Low)	Nature of Interest In the Project and / or the Potential Impact of the Project	Level of Engagement (ie Inform, Consult, Involve, Collaborate)	Stakeholder Needs / Expectations for Engagement in the Project
Federal Member for Sturt – Claire Clutterham MP	Medium	Interest in development of land within the MPs electorate. Interest in the views of constituents.	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.
Industry Advocacy Groups: • UDIA • PCA • PIA	Medium	Interest in alignment with the objectives of each respective organisation.	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.
Department for Environment and Water (DEW) including Green Adelaide	Medium	Interest in alignment of the Amendment with strategic outcomes relevant to the environment including urban greening, circular economies, biodiversity and climate change.	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.
Department for Housing & Urban Development - Planning and	High	Preservation of the intent of the Planning and Design Code and compliance with Practice Direction 2 – Preparation and Amendment of Designated Instruments.	Involve/Collaborate	Ensure that the Community Engagement Plan and process(es)

Stakeholder	Level of Interest in the Project (ie High, Medium or Low)	Nature of Interest In the Project and / or the Potential Impact of the Project	Level of Engagement (ie Inform, Consult, Involve, Collaborate)	Stakeholder Needs / Expectations for Engagement in the Project
Land Use Services (DHUD-PLUS) (planning considerations)				achieve the intent of the Community Engagement Character.
Department for Infrastructure and Transport (DIT);	High	Interest to ensure the Code Amendment facilitates development outcomes that maintain safe and efficient operation of State Maintained Roads	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.
Environment Protection Authority (EPA)	Low	Interest in ensuring any change to a more sensitive land use facilitated by this Code Amendment is suitable for its intended use.	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.
Affordable Housing Unit of the SA Housing Authority	Medium	Interest in the alignment of Amendment to strategic outcomes to promote supply of affordable housing	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.
Department for Health and Wellbeing, SA Health	Medium	Interest to ensure the Amendment supports healthy and liveable communities.	Consult	To be consulted throughout the process and be given the opportunity

Stakeholder	Level of Interest in the Project (ie High, Medium or Low)	Nature of Interest In the Project and / or the Potential Impact of the Project	Level of Engagement (ie Inform, Consult, Involve, Collaborate)	Stakeholder Needs / Expectations for Engagement in the Project
				to provide feedback that is heard and responded to.
Office for Ageing Well, SA Health	Medium	Interested to ensure the Amendment supports healthy and liveable communities.	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.
Department for Education (DoE), and specifically Felixstow Primary School	Medium	Interested to ensure the Amendment supports provision of education services.	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.
Emergency Services, including: • South Australian Fire and Emergency Services Commission (SAFECOM); • SA Ambulance Service;	High/Medium	Interest in the development of the Affected Area and the future ability to provide emergency services to future development over the land.	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.

Stakeholder	Level of Interest in the Project (ie High, Medium or Low)	Nature of Interest In the Project and / or the Potential Impact of the Project	Level of Engagement (ie Inform, Consult, Involve, Collaborate)	Stakeholder Needs / Expectations for Engagement in the Project
• State Emergency Service (SES); • Metropolitan Fire Service (MFS); and				
Adelaide Airport Limited	Medium	Interest in ensuring safe operations of Adelaide Airport	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.
Australian Civil Aviation Safety Authority (CASA)	Medium	Interest in ensuring safe airport operations.	Consent	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.
Green Building Council of Australia (GBCA)	Medium	Interest in the project aspirations of the Designated Entity for a high green building and sustainable communities rating.	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.

Stakeholder	Level of Interest in the Project (ie High, Medium or Low)	Nature of Interest In the Project and / or the Potential Impact of the Project	Level of Engagement (ie Inform, Consult, Involve, Collaborate)	Stakeholder Needs / Expectations for Engagement in the Project
Utility Providers: • SA Power Networks • Electranet • APA Group • SEAgas • Epic Energy • SA Water • Telecommunications companies including NBN Co, Telstra, Optus and Vodafone.	Medium	The Code Amendment may impact on the existing infrastructure and services they provide or manage. It could also require assessments to be undertaken for any new infrastructure and service requirements	Involve	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.
Local Resident, Community & Business Groups: • Felixstow Community Group	Medium	Interest in ensuring the Amendment supports the functionality, appearance and character of the area and surrounding locality, as well as interest in the local community, economy and environment.	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.

Stakeholder	Level of Interest in the Project (ie High, Medium or Low)	Nature of Interest In the Project and / or the Potential Impact of the Project	Level of Engagement (ie Inform, Consult, Involve, Collaborate)	Stakeholder Needs / Expectations for Engagement in the Project
• St Peters Residents Association				
General Community	Medium/Low	Amendment will provide new local and service employment opportunities and may impact the functionality, appearance and character of the local area and have implications on the surrounding locality	Consult	To be consulted throughout the process and be given the opportunity to provide feedback that is heard and responded to.

8. COMMUNITIES OF INTEREST

Figure 8.1 below illustrates the key communities of interest that will be the target of community engagement activities. Landowners and occupiers identified as being within the primary and secondary communities of interest will receive a mailed fact sheet.

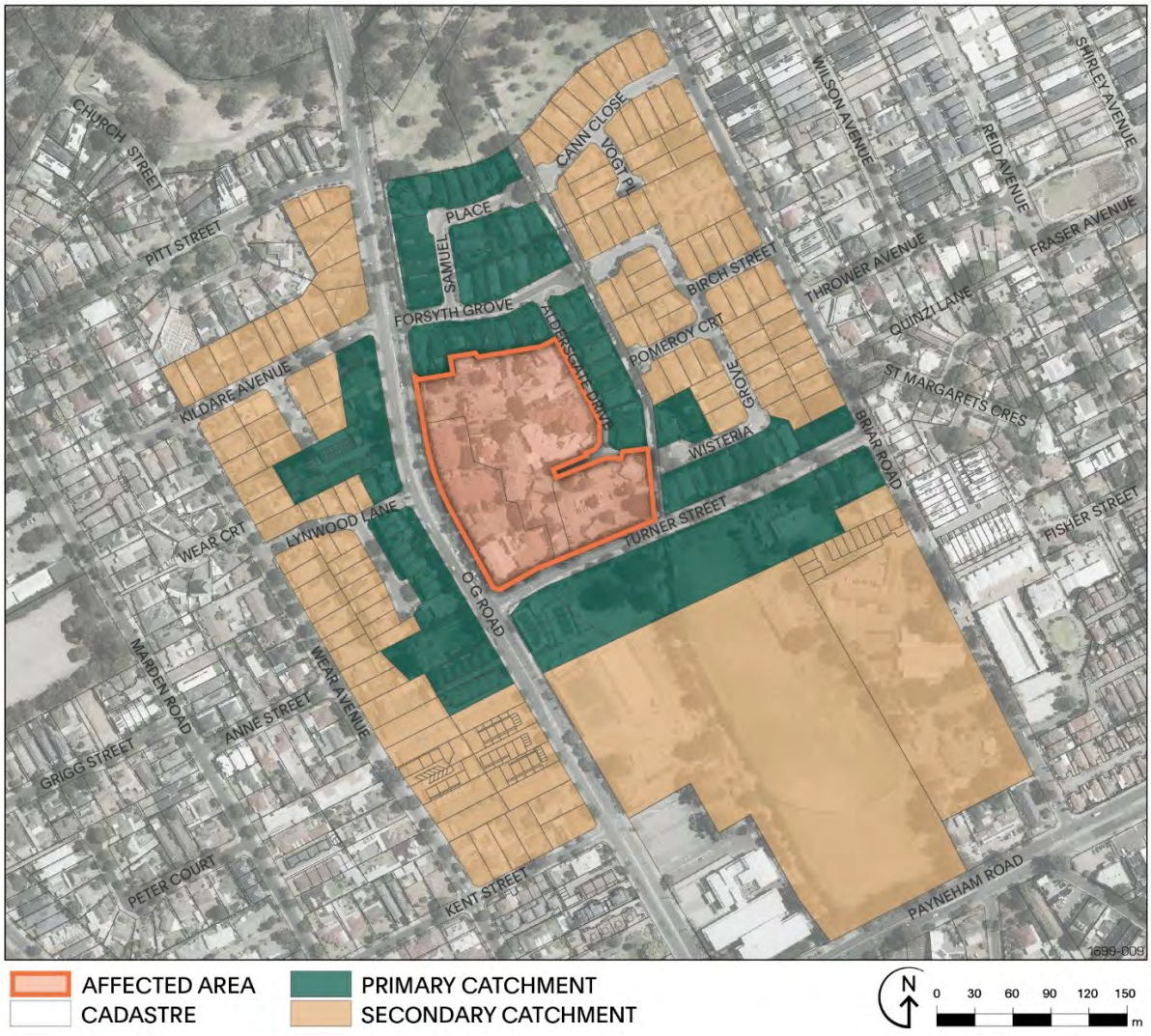


***Figure 8-1** Communities of Interest Catchment Areas*

9. APPLYING THE CHARTER PRINCIPLES

Stakeholder	Engagement Need to Technique
Aboriginal Groups/ organisations/traditional owners including: • Kaurna Yerta Aboriginal Corporation RNTBC • Ramindjeri Heritage Association	Written consultation, meetings where required.
City of Norwood, Payneham & St Peters	Written consultation, staff meetings and briefing to Council staff, elected members and Council meetings where required
City of Norwood, Payneham & St Peters – Local Ward Members	In addition to above, offer of an individual briefing.
State Member for Hartley - The Hon Vincent Tarzia, MP	Briefings (written or in person), written consultation
Federal Member for Sturt – Claire Clutterham MP	Briefings (written or in person), written consultation
Minister for Planning, Minister for Housing and Urban Development	Informed of the Engagement process and outcomes via the Engagement Plan prior to commencement of the consultation and Engagement Report following the consultation period.
Owners and occupiers of the land and adjacent land	Written consultation, face to face engagement, information sessions and invitations to submit feedback online
Participants from the 23 key stakeholder and adjoining neighbour information sessions and workshops involving over 100 participants – undertaken as part of the preparation of the Site Master Plan	Written consultation, face to face engagement, information sessions and invitation to submit feedback online
Department for Housing and Urban Development – Planning and Land Use Services (DHUD-PLUS)	Provide engagement materials (and Draft Code Amendment package for consultation) to the Department a minimum of three (3) weeks before the commencement of the engagement
Other Government Departments/Agencies/Advisory Bodies (including DEW, DIT, EPA, DHUD-PLUS, Affordable	Written consultation, meetings (if required)

Stakeholder	Engagement Need to Technique
Housing Unit, Office of Ageing Well, DoE, SA Health, EPA, SAFECOM, SA Ambulance Services, SES, MFS, CASA)	
Utility Providers (including SAPN, Electranet, APA Group, SEAgas, Epic Energy, SA Water, telecommunications)	Written consultation, meetings (if required)
Adelaide Airport Limited	Written consultation, meetings (if required)
Australian Civil Aviation Safety Authority (CASA)	Written consultation, meetings (if required)
Utility Providers	Written consultation, meetings (if required)
Local Resident, Community & Business Groups	Written consultation, face-to-face engagement, information sessions and invitations to submit feedback online
Industry Advocacy Groups	Written consultation, meetings (if required)
General Community	On-line materials, face-to-face engagement, information submissions and invitations to submit feedback.

10. ENGAGEMENT STAGING

Stage	Objective	Stakeholders	Level of Engagement	By When
Stage 1: Early Engagement	Early engagement to inform stakeholders of the Code Amendment and consultation timelines. Opportunity to review and refine engagement methods if required.	• Traditional Owners • City of Norwood, Payneham & St Peters • City of Norwood, Payneham & St Peters – Ward Members • State Member for Hartley • Federal Member for Sturt	Consult	To be contacted 2 weeks prior to engagement commencing
Stage 2: Engagement	Undertake stakeholder engagement activities to communicate details about the code amendment and seek feedback.	• City of Norwood, Payneham & St Peters • Neighbouring landowners, businesses and residents • Traditional Owners • State and Federal MPs • Government Departments and Agencies	Consult	6-week period

Stage	Objective	Stakeholders	Level of Engagement	By When
		• Utility Providers Participants in information sessions & workshops to inform the preparation of the Site Master Plan • Industry and Advocacy Groups • Local Community and Business Groups • General Public		
Stage 3: Engagement Review	Send feedback on the engagement process	City of Norwood, Payneham & St Peters and anyone who provided written feedback	Inform	Update Council re: submission sentiment during the consultation period and following close of consultation period to stakeholders who provided written feedback
Stage 4: Closing the Loop	Present stakeholders with engagement outcomes and address any concerns raised	All	Inform	Following decision on the Code Amendment by the Minister for Planning

11. ENGAGEMENT ACTIVITIES

Stage	Engagement Activity	Stakeholder / Target Audience	Who's Responsible?	Resources Required	Risks and Mitigation
Stage 1: Early Engagement	• Meeting/liaison with City of Norwood, Payneham & St Peters staff • Invitation to undertake Council Staff and Elected Member briefing • Invitation of individual briefing to Council Ward Members • Letter to Traditional Owners, and offer of individual briefing • Offer to provide briefing to local State and Federal MPs	City of Norwood, Payneham & St Peters Traditional Owners Local State and Federal MPs	Ekistics	Letters / emails Information Fact Sheet Meeting rooms or on-line meeting capacity	Inform of the proposed Code Amendment and consult on engagement delivery, the Code Amendment process and early issues and opportunities

Stage	Engagement Activity	Stakeholder / Target Audience	Who's Responsible?	Resources Required	Risks and Mitigation
Stage 2: Engagement	Use of the SA Planning Portal: • Notice • Fact Sheet/s • FAQs • Background Information • Survey/invitation to comment	Neighbouring landowners, businesses and residents (Primary and Secondary Communities of Interest as per ***Figure 8.1***) Key community groups General Public	Ekistics	SA Planning Portal – Code Amendment website Letters/emails Information Fact Sheet/s Venue (TBC - Payneham Library) Phone Number Submission Form	Ensure consultation material is accessible on the SA Planning Portal from the date consultation is scheduled to begin
	Fact sheet/s mailed to primary and secondary catchment areas	Neighbouring landowners, businesses and residents Government	Ekistics	As above	Inform of the proposed Code Amendment, engagement opportunities and to seek feedback
	Email/letter to key stakeholders including fact sheet/s and link to online information	Department/Agencies Utility Providers	Ekistics	As above	Inform of the proposed Code Amendment, engagement

Stage	Engagement Activity	Stakeholder / Target Audience	Who's Responsible?	Resources Required	Risks and Mitigation
		State & Federal MPs			opportunities and to seek feedback
	'Open House' (Drop-In) sessions to be held at a local community venue – two (2) 1.5-2 hr sessions to be held including one day-time and one evening or weekend session (Dates & Times TBC)	Neighbouring landowners, businesses and residents General Public	Ekistics	Session to be held at the Payneham Library	Early booking to ensure venue availability
	Sign on the Affected Area with QR code link	General Public	Ekistics	Sign	Take photos when erected to provide evidence – in event that sign is removed.
	Online survey to gather feedback on the Amendment	All	Ekistics	Survey	
Stage 3: Engagement Review	Seek review on the engagement process via evaluation survey	All respondents who made a submission	Ekistics	Contacts details for respondents	To evaluate the code Amendment process (as required by the Charter)

Stage	Engagement Activity	Stakeholder / Target Audience	Who's Responsible?	Resources Required	Risks and Mitigation
Stage 4: Closing the Loop	Provide a copy of the Engagement Report and 'What We Heard' factsheet	All respondents who made a submission	Ekistics	Contact details for respondents	Provide respondents with an engagement summary report, detailing what was heard through engagement and how it affected the final Code Amendment.
	Update PlanSA website with outcomes of engagement	All	PLUS	SA Planning Portal – Code Amendment website Contact details for respondents	When the Code Amendment is finalised, update the PlanSA website and notify respondents.

12. APPLYING THE CHARTER PRINCIPLES IN PRACTICE

Charter Principles	How Does Engagement Approach / Activities Reflect This Principle In Action?
Engagement is genuine	Methods of engagement will reflect the commitment to create awareness of the code amendment and its objectives. Prior to finalising the Code Amendment, the engagement process will allow for stakeholders and the community to express their concerns, and to have these issues analysed and addressed.
Engagement is inclusive and respectful	Stakeholders will have opportunities to influence the outcome through varied means of engagement. Engagement activities are tailored to the stakeholder group.
Engagement is fit for purpose	Engagement collateral is tailored to the needs of each stakeholder group to allow for clear communication and understanding the desired outcomes.
Engagement is informed and transparent	The material is delivered in a straightforward and easily digestible style. Details of the proposal are easily accessible on the PlanSA Planning Portal and it is made clear throughout the consultation, what part of the proposal can and cannot be changed.
Engagement is reviewed and improved	Success indicators are defined and measured at the completion of the engagement. The outcomes will be documented in the Engagement Report.

13. MEASURING SUCCESS

#	Charter Criteria	Charter Performance Outcomes	Respondent	Indicator	Evaluation Tool	Measuring Success of Project Engagement
1	**Principle 1:** Engagement is genuine	People had faith and confidence in the engagement process	Community	I feel the engagement **genuinely sought** my input to help shape the proposal	Likert scale - strongly disagree to strongly agree	Per cent from each response.
2	**Principle 2:** Engagement is inclusive and respectful	Affected and interested people had the opportunity to participate and be heard	Community	I am **confident my views were heard** during the engagement The **engagement reached** those identified as community of interest.	Likert scale - strongly disagree to strongly agree • Representatives from most community groups participated in the engagement • Representatives from some community groups participated in the engagement	Per cent from each response

#	Charter Criteria	Charter Performance Outcomes	Respondent	Indicator	Evaluation Tool	Measuring Success of Project Engagement
					• There was little representation of the community groups in engagement.	
3	**Principle 3:** Engagement is fit for purpose	People were effectively engagement and satisfied with the process People were clear about the proposed change and how it would affect them	Community	I was given **sufficient information** so that I could make an informed view. I was given an **adequate opportunity to be heard**	Likert scale – strongly disagree to strongly agree	Per cent from each response
4	**Principle 4:** Engagement is informed and transparent	All relevant information was made available and people could access it People understood how their views were considered, the reasons for the outcomes and the final decision that was made	Community	I felt **informed** about why I was being asked for my view, and the way it would be considered.	Likert scale – strongly disagree to strongly agree	Per cent from each response

#	Charter Criteria	Charter Performance Outcomes	Respondent	Indicator	Evaluation Tool	Measuring Success of Project Engagement
5	**Principle 5:** Engagement processes are reviewed and improved	The engagement process was review and improvements recommended	Project Lead	**Engagement was reviewed** throughout the process and improvements put in place, or recommended for future engagement	Reviewed and recommendations made Reviewed but no system for making recommendations Not reviewed	Per cent from each response
6	Engagement occurs early	Engagement occurred before or during the drafting of the planning policy, strategy or scheme when there was an opportunity for influence	Project Lead	Engagement **occurred early enough** for feedback to genuinely influence the planning policy, strategy or scheme	Engaged when there was opportunity for input into scoping Engaged when there was opportunity for input into first draft Engaged when there was opportunity for minor edits to final draft	Per cent from each response

#	Charter Criteria	Charter Performance Outcomes	Respondent	Indicator	Evaluation Tool	Measuring Success of Project Engagement
					Engaged when there was no real opportunity for input to be considered	
7	Engagement feedback was considered in the development of planning policy, strategy or scheme	Engagement contributed to the substance of a plan or resulted in changes to a draft	Project Lead	Engagement **contributed to the substance of the final plan**	In a significant way In a moderate way In a minor way Not at all	Per cent from each response
8	Engagement included 'closing the loop'	Engagement included activities that 'closed the loop' by providing feedback to participants / community about outcomes of engagement	Project Lead	Engagement **provided feedback to community** about outcomes of engagement	Formally (report or public forum) Informally (closing summaries) No feedback provided	Per cent from each response
9	Charter is valued and useful	Engagement is facilitated and valued by planners	Project Lead	Identify **key strength** of the Charter and Guide		

#	Charter Criteria	Charter Performance Outcomes	Respondent	Indicator	Evaluation Tool	Measuring Success of Project Engagement
				Identify key challenge of the charter and Guide		

14. CLOSING THE LOOP AND REPORTING BACK

How Will You Respond to Participants?	Who's Responsible?	Timing
Acknowledgement of feedback received - we will send an email and/or letter acknowledging that stakeholder feedback has been received and is being considered. This will be accompanied by a brief description of the process moving forward and timelines around when the feedback analysis will be available	Ekistics	On receipt of a written submission provide a written acknowledgement
Provide analysis to feedback received by stakeholders and identifying key themes. This will be included in the engagement report, which will be available on the Plan SA Portal	Ekistics	At the end of the consultation process
Issue an evaluation survey to participants who were involved in the consultation process and provided feedback	Ekistics	At the end of the consultation process
Final letter – we will send out a notification to stakeholders, by email and/or mail, detailing the outcome of the Code Amendment	Ekistics	Following decision on the Code Amendment by the Minister

Attachment E

Felixstow (Aldersgate) Intergenerational Community Code Amendment

Draft Council Submission

CITY OF NORWOOD PAYNEHAM & ST PETERS

SUBMISSION ON FELIXSTOW (ALDERSGATE) INTERGENERATIONAL COMMUNITY CODE AMENDMENT

City of Norwood Payneham & St Peters
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City of Norwood Payneham & St Peters

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1. Executive Summary

The draft Code Amendment proposes to amend the *Planning & Design Code* by rezoning the land located at 160-168 O.G. Road, Felixstow, from General Neighbourhood Zone to Urban Corridor (Boulevard) Zone.

The Council is generally supportive of the draft Code Amendment as proposed by the Proponent, given that the Code Amendment will facilitate a diverse range of living opportunities for citizens of all ages and for citizens with disabilities and their carers, together with a range of educational, social support, medical, allied health and food and beverage offerings. The proposed mix of land uses is considered generally appropriate for the site, subject to the application of appropriate Code policies to address, among other things, vehicular access and traffic impacts, heritage considerations for Forsyth House and design impacts associated with building height, building mass, interface management and other amenity considerations.

The draft Code Amendment is considered to align well with the Greater Adelaide Regional Plan (GARP) and relevant State Planning Policies because it supports dwelling diversity and employment growth in a highly accessible location that is well served by public transport services (buses along O.G. Road and Turner Street and the nearby O-Bahn bus route). The draft Code Amendment also aligns with the "living locally" principles of the of the GARP, which espouse, among other things, walkability, housing choices at all stages of life, public transport options, local learning opportunities and a sense of community.

The draft Code Amendment is considered to apply a range of suitable policies to address built form outcomes and residential amenity impacts as part of the assessment of future development applications for the site. However, the application of the 'significant development site provisions' of the Urban Corridor (Boulevard) Zone is of substantial concern. The practical implication of the application of the significant development site Zone provisions for the Aldersgate property, is that a future development on the site could be up to 30% (two storeys) higher than the maximum six (6) storey height limits contained in the proposed maximum building height limits in the Urban Corridor (Boulevard) Zone. This could result in a future eight-storey development scale on the Aldersgate site, which would be undesirable and out of context with its surrounding built form environment.

The future construction of an eight (8) storey development at the Aldersgate property is highly likely to be too visually jarring and excessive for the locality and would create an overall form that would loom large over adjacent existing low-rise, low-density residential developments. In addition, a larger scale and intensity of development to that which can be reasonably anticipated through the application of the maximum building height Zone provisions, is likely to create additional amenity impacts, particularly with respect to visual amenity and traffic and parking issues that may be problematic. In this context, the Council strongly advocates for and requests that the maximum building height for the Aldersgate site be capped at a maximum of six (6) storeys, by which ever Zone provisions allow the greatest building height and development yield to be achieved. In this regard, if the application of the significant development site provisions is retained in the Urban Corridor (Boulevard) Zone for the Aldersgate site, the Council strongly objects to the proposed building height limit TNV of six (6) storeys and requests that the Proponent and the State Planning Commission, in assessing the suitability of the proposed Code Amendment, consider reducing the maximum building height TNV to four (4) storeys, noting that this would still enable the Proponent to realise a six (6) storey building height for the Aldersgate site, through the application of the significant development site provisions in the assessment of future development applications.

It is also recommended that the State Planning Commission, in assessing the suitability of the proposed Code Amendment, notes that there will be a need to review the signal phasing at Turner Street, as part of any future development of the property to accommodate the increase in traffic, given that the vehicular traffic queue, as forecast by the Proponent's Traffic Engineering Consultants CIRQA, extends beyond the proposed access point to the site on Turner Street, which has the potential to create queueing issues and difficulties for occupants to enter the traffic flow on Turner Street.

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2. Future Land Uses & Suitability of the Site

The Felixstow (Aldersgate) Intergenerational Community Code Amendment proposes to rezone land adjacent to an arterial road intersection in Felixstow to the Urban Corridor (Boulevard) Zone. If approved, it would result in increased development potential including for a diverse range of living opportunities for citizens of all ages and for citizens with disabilities and their carers, together with a range of educational, social support, medical, allied health and food and beverage offerings, which is considered generally appropriate for a site fronting O.G. Road and Turner Street, subject to the application of appropriate Code policies, vehicular access, and design.

The suitability of the Aldersgate site for the proposed land use mix is reinforced by its close proximity to a range of community, commercial, educational, open space, recreational, educational and religious facilities including, but not limited to, the Payneham Library, Payneham Memorial Swimming Centre and Patterson Sportsground on the southern side of Turner Street. The site also benefits from direct access to bus routes on Turner Street and O.G. Road and is located approximately 550 metres from the Klemzig O-Bahn bus Interchange.

The Council is aware that the diversity of future occupants in social and affordable housing may be of some concern to some citizens. In this regard, the Council notes that the social and affordable housing offerings will be managed and controlled by the Proponent and will not be traditional social housing that is under the care and control of the South Australian Housing Trust. As such, the Proponent will determine the suitability of residents and occupants for the Aldersgate site.

The diverse living and service offerings that this Code Amendment will facilitate is deliberately aimed at providing living, educational and allied health and social support services to all ages and demographics. In this regard, the Council notes that Uniting Communities' U City development in the Adelaide CBD has shown that providing a range of living, commercial offerings and social support services within an integrated vertical community can work very well.

Given the above context, the Council raises no objective to the proposed diversity of living and service offerings that would be facilitated by the Code Amendment.

3. Heritage

The Council supports the intent to retain and maintain Forsyth House, which is listed as a State Heritage Place and it is pleasing to note that the redevelopment of the Aldersgate property that will be facilitated by the Code Amendment will enable further investment, repair and ongoing maintenance to Forsyth House.

The Council notes that the Proponent has engaged Dash Architects to consider the potential impacts on Forsyth House. The Council concurs with the assessment provided by DASH that notes that the retention of the 'State Heritage Place' Overlay and the 'Heritage Adjacency Overlay' will ensure that most development over the affected area will require a referral to the Minister responsible for the administration of the *Heritage Places Act 1993*, regardless of which part of the affected area future development is proposed for. It is further noted that the application of these Overlay provisions of the Code provides appropriate guidance for future developments to include a sensitive interface with Forsyth House. Importantly, the Council understands that the Minister has the power of direction under such referrals and can direct design changes if they are not satisfied with the building design and its impacts on vistas to and the curtilage of Forsyth House.

DASH has also advised that the Heritage Overlay provisions in the Code are considered to provide sufficient guidance for a future development to not unduly impact the heritage value of the Forsyth House. In addition, the inclusion of a Concept Plan in the draft Code Amendment provides an important level of guidance for the future development of the Aldersgate site and will require the retention of vistas and views of Forsyth House from O.G. Road. This requirement, together with the need to retain an appropriate curtilage around Forsyth House will provide an appropriate suite of policies to ensure any future development of the site that is facilitated by the Code Amendment will achieve a sensitive interface with Forsyth House.

4. Traffic Impacts

The Council notes that a future development of the Aldersgate property has the potential to impact upon both traffic volumes and movements on O.G. Road, Turner Street and Forsyth Grove and to a lesser extent Samuel Place. The affected area is covered by two Code Overlays which seek to manage impacts on arterial roads – Traffic Generating Development and Urban Transport Routes Overlays. The policies contained in these Overlays operate in conjunction with a prescribed referral to the Department of Infrastructure and Transport and are considered reasonable in managing potential impacts on arterial roads. However, potential impacts on the local traffic network require further consideration.

A Transport Impact Assessment (TIS) has been prepared by CIRQA on behalf of the Proponent and the Council notes and agrees with CIRQA's assessment, namely that:

- forecast traffic volumes and distribution are within acceptable levels of the existing road networks and, generally, reflective of existing conditions;
- a review of the Planning & Design Code policies relevant to the likely zoning has not found any specific policies which would be problematic for the anticipated uses in the Affected Area;
- given the size and configuration of the Affected Area, on-site parking and bicycle parking policies can generally be satisfied with development in the Affected Area; and
- overall, the development that will be facilitated by the proposed rezoning will have only a very minor impact on traffic volumes on the adjacent road network.

The Council notes CIRQA's conclusions that the volumes of traffic likely to be generated as a result of future development of the Aldersgate site would easily be within the capacities of the respective access points and that there would be relatively low levels of queuing and delay at the access points such that the resulting conditions would be well within acceptable limits for access points on both the Arterial and local roads. Notwithstanding this, the Council's Manager, Traffic & Integrated Transport has completed a high-level review of the CIRQA Traffic Impact Assessment and whilst the Council has not identified any major concerns with the TIS, the Manager, Traffic & Integrated Transport has identified that there will be a need to review the signal phasing at Turner Street to accommodate the increase in traffic, given that the forecast traffic queue extends beyond the proposed access point to the site on Turner Street, which has the potential to create queueing issues and difficulties for occupants to enter the traffic flow on Turner Street.

The Council acknowledges that the issue of vehicular queueing on Turner Street could be resolved with an increased time allocation to Turner Street at the signalised intersection with O.G. Road in the peak traffic periods. However, queueing could be problematic if, for whatever reason, the timing sequence at the signalised intersection with O.G. Road in the peak traffic periods cannot be changed or sufficiently changed to address the potential queuing issue that may arise. Accordingly, it is recommended that the State Planning Commission, in assessing the suitability of the proposed Code Amendment, give careful consideration to the potential vehicular queueing issue that may arise on Turner Street from a future development of the Aldersgate site that would be facilitated by the draft Code Amendment.

5. Building Heights and Interface Management

With respect to building height and interface management issues that may arise as a result of a future development of the Aldersgate site, the Council notes that the Aldersgate site is located to the south and west of adjoining residential properties and as such, any future development is unlikely to have adverse overshadowing impacts on adjoining north facing habitable room windows and private open space areas. Accordingly, interface impacts mainly relate to visual aspect of future development.

The Urban Corridor (Boulevard) Zone contains several Performance Outcomes that are aimed at mitigating the impacts of building massing on adjacent residential properties. In addition, the proposed inclusion of a Concept Plan specifies a building height transition area along the northern and eastern boundaries, which will ensure that future buildings will include a transition down in scale to a maximum of three (3) storeys near the northern and eastern allotment boundaries.

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This downward transition in building heights adjacent to the northern and eastern allotment boundaries, together with the application of a 45-degree building envelope policy, building set back requirements and a landscaped setting should provide an appropriate degree of transition between future buildings on the Aldersgate site and adjacent residential developments.

The proposed maximum building height of six (6) storeys is considered appropriate for the site, as long as the transitional height requirements outlined in the concept plan is included in the final version of the Code Amendment.

The suitability of the site for six (6) storey development is strongly influenced by its location being adjacent to an arterial road, in close proximity to local services, open space, recreational facilities and public transport, together with having an interface with community facilities along the southern side of Turner Street and an interface with the third creek drainage reserve along the front section of the eastern allotment boundary.

The Council acknowledges that the scale of housing along the northern side of Turner Street, east of the third creek drainage reserve, is all single-storey. However, all of those dwellings, except for No. 31 Turner Street front Wisteria Grove and as such, none of the houses fronting Wisteria Grove contribute to the streetscape character of Turner Street. Rather, the northern side of Turner Street is characterised by a long, continuous expanse of colorbond fencing above a low red brick base wall and this provides little, if any, aesthetic value to the streetscape. In this context, the juxtaposition of future buildings up to six (6) storeys on the Aldersgate site is not likely to compromise or have an adverse aesthetic impact on the existing residential streetscape character along the northern side of Turner Street.

A future six (6) storey building has the potential to look more jarring and out of character with the scale of adjacent residential properties on the O.G. Road frontage of the site, given that residential development adjacent to the Aldersgate site along O.G. Road is predominantly single storey and makes a collective positive aesthetic contribution to the streetscape character along O.G. Road within close proximity to the Aldersgate site. However, the inclusion of the Concept Plan within the draft Code Amendment specifies the need to retain views to Forsyth House from O.G. Road. This provision, together with the building height transition area adjacent to Forsyth House and the northern allotment boundary is considered to provide an appropriate level of policies to guide a future development outcome that will include a downward transition in building scale adjacent to the northern allotment boundary. The proposed policy changes will facilitate the development of buildings that incorporate a staggered building height and scale that will incorporate a complementary scale and mass of development relative to existing residential development to the immediate north of the Aldersgate site.

The proposed re-zoning will facilitate a significant re-development of the Aldersgate site, which has the potential to adversely impact on residential amenity that is currently enjoyed by adjacent and nearby residents. However, it is considered that the Proponent has robustly demonstrated how amenity issues that may arise from a future development, such as building interface, noise, traffic, heritage, overlooking, can be appropriately mitigated through the application of the relevant provisions of the Planning & Design Code.

The draft Code Amendment includes a statement that due to the size and street frontage of the Aldersgate site, which exceeds 2500m² and includes a frontage exceeding 25 metres to a State maintained road, the site would satisfy the criteria for designation as a ‘significant development site’ under the proposed Urban Corridor (Boulevard) Zone.

The Council understands that the significant development site provisions in the Code are aimed at facilitating increased development yield, provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision or sustainability features.

The practical implication of the significant development site provisions is that a Proponent may be able to gain an additional 30% increase above the maximum building height specified in Zone, rounded to the nearest whole number, provided that the site incorporates the retention, conservation and reuse of a building that is heritage listed and that more than 15% of affordable housing is provided and that high quality open space, or among other things, a child care centre, is provided, all of which can be achieved in the future re-development of the Aldersgate site.

Given the above context, the Council is concerned that the Proponent could submit a future Development Application for an eight-storey development that could conform to the significant development site provisions of the Code, despite the fact that the maximum building height proposed in the draft Code Amendment is six (6) storeys for the Aldersgate site.

The inclusion of significant development site provisions in the Urban Corridor (Boulevard) Zone creates a degree of uncertainty as to what scale and height of development can be reasonably anticipated for the Aldersgate site because they can facilitate developments with a greater yield, scale and intensity than what is specified by the maximum building height provisions in the Zone.

The Council is of the view that any future development of an eight-storey building, would create a built form that is too visually jarring and excessive for the locality and would most likely create an overall form that would loom large over adjacent existing low-rise, low-density residential developments. In addition, a larger scale and intensity of development than that which is anticipated for by the maximum building height Zone provisions, is likely to create additional amenity impacts, particularly with respect to visual amenity and traffic and parking issues that may be problematic.

It is conceded that the setting of a maximum building height is only one design parameter and that it is entirely possible to design eight-storey buildings for the site that can have lesser impacts than buildings of a lesser height. However, notwithstanding this, it is considered reasonable and desirable that the local community is provided with a high degree of certainty in terms of what maximum building height should be anticipated within the affected area of the draft Code Amendment and that the maximum building height be capped at a level that will not create significant adverse impacts on residential amenity.

In light of the above context, the Council strongly objects to the maximum building height proposed, unless the significant development site provisions can be removed for the Urban Corridor (Boulevard) Zone provisions for the Aldersgate site. If this is not possible (which is understood to be the case), it is requested that the Proponent and the State Planning Commission set a maximum of six (6) storey height limit for the site, by which ever Zone provisions allow the greatest building height and development yield to be achieved. In this regard, if the significant development site provisions have to be retained in the Urban Corridor (Boulevard) Zone, then it is requested and recommended that the maximum building height for the Aldersgate property be reduced to four (4) storeys, noting that the Proponent could still achieve a six (6) storey future built form outcome for the site, by relying on the application of the significant development site provisions of the Zone to justify a building height that is above the maximum building height provisions specified in the Urban Corridor (Boulevard) Zone.

6. Concept Plan

Given the site-specific constraints relating to traffic movement and access, heritage, and interfaces with the General Neighbourhood Zone on adjacent properties, the Council welcomes and supports the inclusion of the Concept Plan in the draft Code Amendment to guide future development on the Aldersgate property. The framework of the Code significantly limits the ability to include ‘bespoke’ contextual policies which respond to the local constraints and a Concept Plan at a minimum, provides some spatial guidance for future development of the site, including the provision of adequate separation from Forsyth House and suitable building heights and building height transitions across the site.

7. Road closure

The Aldersgate property contains a portion of the Aldersgate Drive Road Reserve which has historically been incorporated into the site. The Proponent has commenced discussions with the Council to purchase the portion of road following the conclusion of a road closing process. However, Council staff are awaiting further information from the Proponent before the matter can be progressed further.

13.2 REVIEW OF E-SCOOTER PERMITS

REPORT AUTHOR:	Manager, Traffic & Integrated Transport
GENERAL MANAGER:	General Manager, Urban Planning & Environment
CONTACT NUMBER:	8366 4507
FILE REFERENCE:	qA186434
ATTACHMENTS:	Nil

PURPOSE OF REPORT

The purpose of this report is to provide information to the Council regarding future operation of e-scooters in the City of Norwood Payneham & St Peters.

BACKGROUND

At its meeting held on 7 April 2025, the Council resolved the following:

1. *That should the operators wish to continue in the City of Norwood Payneham & St Peters, an extension of the e-scooter permits be granted to Beam and Neuron until 31 December 2025, noting that should the City of Adelaide not extend the current permits operating in the City, then the permit to operate in the City of Norwood Payneham & St Peters will be cancelled.*

2. *That subject to the above, the Council notes that the Chief Executive Officer will write to the Minister for Infrastructure & Transport, seeking authorisation through exemption of e-scooters under the Road Traffic Act 1961 until 31 December 2025, or until such time as the proposed PMD legislation is enacted, removing the need for this authorisation.*

The Council has been involved in the current e-scooter trial since 14 May 2021, with several extensions being granted over that period. The current permits that have been issued to the two (2) commercial operators (Beam and Neuron), will expire on 31 December 2025, noting that the City of Adelade has also extended its permits to these operators.

The South Australian Government has recently introduced new road rules permitting the private use of e-scooters and other Personal Mobility Devices (PMDs), effective as of 13 July 2025. The State Government has also committed to reviewing the new regulatory framework in twelve (12) months' time. This review will include monitoring the use of PMDs in shared environments, such as footpaths and shared paths, to ensure pedestrian safety.

The new PMD legislation overrides the Minister's Exemption that was previously required and associated trial conditions (such as device mass and speed limits). Notwithstanding this, the Council retains the ability to enforce "no-go zones" and manage how devices are stored on Council land for shared schemes operators through a permit system.

This report considers the next steps regarding shared e-scooter schemes in the City of Norwood Payneham & St Peters, in the context of the new legislation and alignment with shared e-scooter scheme operations within the City of Adelaide. In addition this report canvasses an opportunity to harmonise the management of shared e-scooter scheme permits by collaborating with the City of Adelaide on a joint Expression of Interest Tender (EOI) process, regarding future micro-mobility operations in the City of Adelaide and City of Norwood Payneham & St Peters.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

The relevant Outcomes and Objectives contained in the Council's Strategic Plan, *CityPlan 2030*, are set out below:

Outcome 1 Social Equity
An inclusive, connected, accessible and friendly community

Objective:
1.2: A people-friendly, integrated and sustainable transport network.

Outcome 3 Economic Prosperity
A dynamic and thriving centre for business and services

Objective:
3.1: A diverse range of businesses and services.

Outcome 4: Environmental Sustainability
A leader in environmental sustainability

Objective:
4.4. Mitigating and adapting to the impacts of a changing climate.

FINANCIAL AND BUDGET IMPLICATIONS

The current permits issued to operators incorporates a fee that generates an income to the Council of $6,300 per annum, which is applied towards offsetting administrative costs to oversee the shared e-scooter schemes, such as maintaining access to the Ride Share mobility management platform, which enables Council staff to monitor performance of the schemes.

The financial model and permit can be reassessed as part of the larger body of work required as part of the EOI process, should the Council endorse the Council's participation. An alternative financial model that may be worthy of consideration, is the introduction of a base charge plus a per-device charge, which some other Councils have used. This approach would act as an internal regulator on the total number of devices deployed at any one time, subject to an agreed cap. It would also place greater responsibility on operators to optimise the number of deployed devices to maintain financial sustainability.

EXTERNAL ECONOMIC IMPLICATIONS

The transport and parking convenience offered by shared mobility devices, combined with the City's close proximity to the Adelaide CBD, means that the City of Norwood Payneham & St Peters is attractive for shared mobility device operators and users.

Increased local accessibility for citizens and visitors through micro-mobility devices can also increase the level of patronage and expenditure for local businesses and events in the Council area.

E-scooter use increases significantly during major events, such as the AFL Gather Round, Adelaide 500 and the Adelaide Fringe.

SOCIAL ISSUES

Shared mobility device schemes offer a convenient and affordable mode of transport to people who may not have the capacity or desire to travel by private car, ride share or taxi. This in turn can contribute to a healthier, more connected and more active community.

The flexibility offered by shared mobility devices can contribute to a reduction in reliance on car use and ownership, as part of a growing diversity of available options for accessible and convenient transport alternatives.

CULTURAL ISSUES

Not Applicable.

ENVIRONMENTAL ISSUES

Shared mobility devices, such as e-scooters, can be used to replace car journeys and therefore reduce carbon emissions and air pollution and congestion. Additionally, shared mobility device schemes provide a link for passengers to public transport, by offering a low-cost faster option of travelling to and from public transport stops (first and last mile transport).

RESOURCE ISSUES

The responsibility for managing e-scooter contracts lies with the Council's Traffic & Integrated Transport Unit.

A temporary increase in staff resources time to would be required undertake an EOI process and review elements of any future scheme design and conditions. This will create a peak demand for staff during the EOI process, however, once completed, resourcing will return to normal business levels. This can all be managed within the existing capacity of the Traffic & Integrated Transport Unit, with the short term refocusing of priorities to manage the EOI.

RISK MANAGEMENT

The recent ruling of the Victorian Civil and Administrative Tribunal (VCAT) in the matter brought forward by Shane Hryhorec, has reinforced that local councils cannot absolve themselves of responsibility in relation to upholding human rights obligations, including maintaining accessibility of footpaths for vulnerable users. VCAT specifically rejected the position that councils have no duty to protect people with disabilities, confirming that accessibility obligations must be actively managed by councils when administering shared mobility schemes such as e-scooters.

Accordingly, there are potential inherent risks to the Council should accessibility not be adequately maintained. Failure to act may expose the Council to further legal challenge, reputational damage, and erosion of public confidence in the safety and equity of shared transport programs.

To manage these risks, the Council has implemented a series of robust administrative controls that are designed to ensure that human rights are upheld and accessible footpaths are maintained, including:

- reporting processes for e-scooter storage to ensure rapid identification of issues;
- response time requirements placed on operators to remove devices obstructing footpaths;
- escalation protocols whereby Council staff will relocate devices if not addressed within the required timeframe; and
- deployment limits on the total number of devices across the City, informed by demand analyses, thereby significantly reducing the likelihood of widespread obstruction.

These controls materially reduce the Council's exposure to risks associated with obstruction of the public footpath and potential breaches of accessibility obligations. Notwithstanding, there remains residual risk should administrative controls not be consistently enforced, or should operators fail to meet required standards.

Further refinements and improvements to these processes will be assessed and incorporated as part of any future (EOI) process to ensure continuous improvement and alignment with Council's obligations under human rights law.

CONSULTATION

- **Elected Members**
  The Council last considered this matter at its meeting held on 7 April 2025.

- **Community**
  Not Applicable.

- **Staff**
  Manager, Traffic & Integrated Transport
  Traffic Engineer

- **Other Agencies**
  Beam.
  Neuron.
  City of Adelaide.
  Ride Report.

DISCUSSION

The State Government has made legislative updates legalising the use of PMD devices such as e-scooters, e-skateboards and e-solo-wheels across the state on
certain public roads and paths.

There are two separate, interrelated items to consider with respect to the recent legislative changes, namely, the private use of PMDs and Shared Scheme use of PMDs.

a. Private use of PMDs

Under the new rules, individuals aged sixteen (16) and over are now permitted to ride PMDs on footpaths, bike paths and many bike lanes and roads across the state.

Key requirements for riders include mandatory wearing of helmets and the display of a flashing light when riding at night or in low light conditions. Riders must also obey the following speed limits:

- 10km/h if riding on footpaths, shared paths and road crossings;
- 25km/h if riding to the left of any road where there is no bike lane on roads where the maximum speed limit is not greater than 50km/h; and
- 25km/h if riding within an on-road bike lane if one is provided and where the maximum speed limit is not greater than 60km/h.

It is important to note that riders are not required to hold a licence or register their device.

The Department for Infrastructure and Transport (DIT) remains the primary authority for road rules, whilst SAPOL is responsible for enforcing their use in accordance with the new laws.

The general management and enforcement of the operation of private PMDs are beyond the role of local government. Private PMDs remain prohibited in areas explicitly marked with 'no bicycle' or 'no wheeled recreational devices or toys' signs, and on public transport.

Where it can be demonstrated by the Council that the use of PMDs is not suitable on footpaths or other areas within the City of Norwood Payneham & St Peters, primarily due to concerns for safety of pedestrians, the use of these devices may be prohibited. This requires staff to prepare an application to DIT detailing the location, reasons and proposed method of prohibition of
PMD users, accompanied by a traffic impact statement. The DIT Operational Instruction states that Safety factors will be the sole criteria for assessing applications.

The South Australian Government is committed to reviewing these new rules within twelve months of their implementation. This review will specifically monitor the impact of PMD use on shared infrastructure environments, with a particular focus on pedestrian safety.

The Local Government Association has indicated its intention to consult with councils during this review process, providing an opportunity for local government input and feedback on the practical implications of these changes.

b. Shared scheme use of PMDs

(I) Shared scheme operators

The Council has issued two (2) permits to shared scheme operators to operate publicly accessible e-scooters within the City of Norwood Payneham & St Peters and these permits expire on 31 December 2025. On 2 July 2025, the parent companies of Neuron and Beam, the two e-scooter operators within the City of Norwood Payneham & St Peters, announced their intention to merge. At present, both Beam and Neuron continue to operate separately, with consolidation planned in the future. In the meantime, Council is managing two separate permits.

The Council has the authority to set conditions for these permits, including rules regarding where e-scooters can be parked or stored on footpaths, the use of geofencing technology to control operational areas and requirements for companies to hold appropriate insurance. However, the Council does not have the ability to set conditions that are captured in the legislation, such as speed limit, device mass limits etc.

As a result of the legislative changes, Permits can now be issued under Section 222 of the *Local Government Act 1999*, without the need for a Ministerial Exemption. This reduces the barriers for operators and provides greater certainty regarding rules and regulations.

Operators have advised Council staff that the trial conditions created uncertainty, particularly around mass limits and device requirements. Because these rules were subject to change, operators were less willing to invest in new fleet upgrades. As a result, many of the older e-scooter models were deployed in South Australia, compared to other regions in Australia. By contrast, legislative updates provide greater certainty and confidence in the rules and regulations, giving operators clearer requirements to invest against.

(II) Shared scheme operators – usages and data

A comparison of the usage trends between 2023-2024 and 2024-2025 has been completed by staff using data sourced from the Ride Share mobility platform for e-scooter use within the City of Norwood Payneham & St Peters. The key findings are summarised below:

- 73% of all trips had either an origin or destination within the City of Adelaide;
- in 2024-2025, the average number of trips per day per e-scooter was 0.61, consistent with 0.62 in 2023-2024, indicating stable utilisation per scooter despite an overall decline in total trips and fleet size;
- usage shows strong seasonality, with peak demand in March–April (aligning with events such as the Adelaide Fringe, Adelaide 500, and Gather Round) and the lowest demand recorded in June–July;
- between 2023-2024 and 2024-2025, total trips declined by 15% and total travel distance decreased by 27%;
- fleet deployment reduced by 17%, in line with the decrease in demand;
- the average trip length reduced from 1.84 km in 2023-2024 to 1.58 km in 2024-2025;
- a total of 27,058 trips were completed in 2024-2025; and
- an average of 115 e-scooters were deployed each day within Norwood Payneham & St Peters during 2024-2025.

Another unknown consideration is how the new PMD legislation, which allows private use of e-scooters and other devices, will affect demand for shared e-scooters, as there has not yet been sufficient time to establish clear trends.

What is clear is that demand for e-scooters has gradually reduced since 2023. It is difficult to know whether this demand is close to plateauing and what a future stable demand level is likely to be. Regardless, even with a lower demand, deployed numbers of e-scooters can be adjusted by operators assuming that continued operation in this market is deemed to be viable by them.

Lower demand for the shared e-scooter scheme is not necessarily a concern for the Council, if the Council is satisfied that the operators can continue to operate at the levels of compliance stipulated by permit conditions, in terms of things such as safety, amenity, operational responsiveness and reporting. Even at lower numbers, shared e-scooters can still provide a sustainable alternative transport option to car use.

(III) Mobility as a service

Mobility as a Service (MaaS) is an emerging transport concept that integrates different modes of travel—such as public transport, rideshare, car hire, e-scooters, bike share, and taxis—into a single, unified service. Instead of relying on private vehicle ownership, users can plan, book, and pay for trips across multiple modes using a smartphone or other digital platform.

The aim of MaaS is to deliver a seamless, flexible, and user-centred transport experience. By enabling easier access to a range of mobility options, MaaS can reduce reliance on private cars, optimise use of existing infrastructure, lower congestion and encourage more sustainable and active transport choices. It also has the potential to improve accessibility for people who may not have access to a private vehicle.

While MaaS has gained traction internationally, it remains an emerging concept in Australia and has not yet achieved full integration or market maturity. At present, shared e-scooter schemes operating in many cities represent an early and limited example of how individual services can form part of a broader MaaS ecosystem.

To realise the benefits of MaaS, significant advancements are still required in the digital integration across all transport modes, consistent payment systems, data sharing better public and private transport operators. Public transport services must be frequent, reliable, and well-connected to first- and last-mile options like e-scooters. Policy needs to support innovation and partnerships between government and private providers. These set the foundations for a user orientated transport system that doesn't rely on use of private motor vehicles.

It is important to be aware of this concept, especially noting the increase in higher density developments occurring within the Council area and the opportunity to reduce the reliance on private vehicles for these households.

(IV) Shared scheme operators – Next steps

There has been significant changes to the environment within which shared scheme e-scooters operate in 2025. As such, there is a need to explore the future of micro-mobility operators within this City.

Council staff approached other metropolitan Councils to gauge interest in participating in aJoint Expression of Interest process for e-scooter operators noting the recent changes in the legislation. Undertaking a Joint EOI would improve the viability of operations as this would seek to remove Local Government boundaries as barriers to users completing a seamless trip with like-for-like operating parameters. However, no other Councils expressed an interest, with the exception of the City of Adelaide.

At its meeting held on 26 August 2025, the City of Adelaide endorsed the following resolutions regarding e-scooter operations:

- *Administration to prepare a report setting out the standards that the City of Adelaide expects parties entering into an expression of interest process would be required to meet, including minimum safety and geo fencing parameters*
- *any recommended areas, for example, main streets or narrow footpaths, not suitable for e-scooter use, and*
- *the manner in which bike hire arrangements would be incorporated into the policy.*
- *Endorses the extension of the current e-scooter permits until Council determines its policy in relation to Business Operating Permits for e-scooters and bike hire in the City of Adelaide.*

As such, an indefinite extension has been awarded to the current operators, while the City of Adelaide staff prepare the required documentation to inform an EOI process.

Whilst the City of Adelaide has not yet formally endorsed the ongoing operation of e-scooters within the City, there are strong indications that this is likely to occur. These include:

- the inclusion of micromobility as a strategic direction within the City of Adelaide's Integrated Transport Strategy; and
- the indefinite extension of the current permit arrangements, pending the outcome of a report from Council staff, regarding the expectations and standards for any future Expression of Interest (EOI).

These actions demonstrate that a robust and considered approach is being taken with respect to the controls and governance of any future shared e-scooter scheme.

Council staff have continued to collaborate with staff from the City of Adeliade throughout the trial period, noting that the current e-scooter operations in this City remains conditional on the City of Adelaide maintaining e-scooter operations. As such, this Council is inherently tied to the City of Adelaide for e-scooter operations and realistically for any further permits, noting that most trips (73%) have the origin or destination with the City of Adelaide.

For the Council to extend the operation of e-scooter services beyond the current permit expiry date of 31 December 2025, it is considered important to collaborate with the City of Adelaide to establish shared expectations and standards that will guide a future Joint EOI process, if the Council is prepared to continue to support the operation of shared e-scooter schemes within the Council area.

This Council alone does not generate sufficient demand for shared e-scooters to justify developing this process and associated requirements independently, as the critical mass sits with viable e-scooter operations in the City of Adelaide. A joint approach will also avoid creating unnecessary complexity for operators if differing conditions, standards and reporting were imposed across neighbouring councils.

Given the above context, it is recommended that the Council authorise staff to enter into a joint Expression of Interest process with the City of Adelaide to inform the consideration of future shared scheme e-scooter operations in the City of Norwood Payneham & St Peters.

OPTIONS

Option 1: Extension of e-scooter operations in the City, with a longer term view

This option provides greater certainty to operators regarding the ongoing use of shared e-scooter schemes within the Council area.

Council staff would collaborate with the City of Adelaide to develop and agree on shared expectations and standards that would guide a future joint EOI process.

This approach enables staff to carefully work through requirements and expectations in advance of a considered market approach.

This process is expected to extend beyond the current permit expiry date of 31 December 2025. To maintain service continuity, an interim extension of the current permits would be required until the outcome of the Joint EOI process is finalised.

It is not considered viable for the Council to undertake its own EOI process independently of the City of Adelaide, as the two Local Government Areas are inherently linked in terms of commercial viability and trip options for users.

Option 2: Discontinue shared e-scooter operations

The Council could choose not to extend the shared e-scooter scheme permits due to public perceptions relating to public nuisance and safety concerns, with operations ceasing at the end of the current permit period being 31 December 2025.

This is not the recommended option. Recent legislative changes have made the operating and commercial environment in metropolitan Adelaide clearer for Operators and the City of Adelaide has demonstrated that it will likely continue e-scooter operation into future. In addition, the continuation of shared e-scooter scheme operations within the City of Norwood Payneham & St Peters demonstrates environmental leadership and shared mobility device schemes provide an important link for passengers to public transport, by offering a low-cost faster option of travelling to and from public transport stops (first and last mile transport).

CONCLUSION

E-scooters continue to provide a valuable and sustainable transport option for residents and visitors within the City of Norwood Payneham & St Peters. Despite some fluctuations in demand, approximately 27,000 trips were undertaken in 2024-2025, which reflects strong demand for e-scooters in the Council area. Shared e-scooter schemes remain an important element of the City's integrated transport network, offering affordable, flexible, and low-emission mobility alternatives that reduce reliance on private vehicles and support the City's climate and liveability objectives. Their proven role in connecting people to public transport, supporting local businesses and catering for major events further reinforces their strategic importance.

The recent introduction of State legislation provides greater clarity and consistency for both private and shared use of personal mobility devices, removing previous uncertainties and restrictions that constrained operator investment. By collaborating with the City of Adelaide on a joint EOI process, the Council can ensure that robust standards are applied, risks are effectively managed, and users experience a seamless and well-regulated service across council boundaries.

On this basis, the continuation of shared e-scooter operations, through a coordinated and carefully governed approach, is considered the most effective way to maximise the benefits of micro-mobility while supporting Council's broader transport, economic, and environmental objectives.

COMMENTS

If the City of Adelaide does not agree to enter into a joint EOI tendering process to guide the assessment of future operations of shared e-scooter schemes in the Council area and the City of Adelaide, a further report will be presented to the Council to canvass alternative approaches.

RECOMMENDATION

1. That the Council authorises the Chief Executive Officer to enter into a Joint Expression of Interest tendering process with the City of Adelaide for the future operation of e-scooter shared schemes in the Council area and the City of Adelaide.

2. That the Council authorises the Chief Executive Officer to grant an extension of the existing shared scheme e-scooter permits up until 31 December 2026, to maintain service continuity, until such time as a Joint Expression of Interest Tender process has concluded and new permits have been awarded.

3. The Council notes that a report will be be presented to the Council, regarding the outcome of the Joint Expression of Interest Tender process with the City of Adelaide, noting that the final decision to approve a shared e-scooter scheme will be made by the Council.

13.3 STOBIE POLE ART APPROVAL PROCESS

REPORT AUTHOR: Manager, Arts, Culture & Community Connections
GENERAL MANAGER: General Manager, Community Development
CONTACT NUMBER: 8366 4550
FILE REFERENCE: A1252859
ATTACHMENTS: A - B

PURPOSE OF REPORT

The purpose of the report is to seek the Council's approval of a new administration process to guide and approve the installation of artwork on stobie poles within the City.

BACKGROUND

Stobie pole art is a recognised way to add visual interest to local streets. As the asset owner, (i.e. the stobie poles) SA Power Networks (SAPN) manage the approval process when requests are made to install artwork on stobie poles. As a part of this process, SAPN requests applicants to consider obtaining approval from the local council where the pole is located.

The Council's *2024-2027 Arts and Culture Plan* identified the action of developing a stobie pole artwork approval process and scheduled it as a task to be undertaken in 2025.

At an Elected Member Information Briefing that was held on 28 July 2025 Elected Members were provided an opportunity to provide feedback on a draft Stobie Pole Art approval process.

Attachment A outlines the process to obtain Council approval to decorate a stobie pole.

Attachment B contains a neighbour approval template to assist applicants gain approval from their neighbours to decorate a stobie pole.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

- Arts and Culture Plan 2024-2027.
-

The relevant Strategic Outcomes and Objectives as set out in the Council's Strategic Management Plan *City Plan 2030: Shaping Our Future - update 2024* are as follows:

Outcome 2: Cultural Vitality

Objective 2.1: An artistic, creative, cultural & visually interesting City.
Strategy 2.1.1 Use the arts to enliven public spaces and create 'a sense of place.

Objective 2.2: A community embracing and celebrating its social and cultural diversity.
Strategy 2.5.3 Provide features or experiences in public spaces, that surprise, encourage reflection or celebrate our community and heritage.

FINANCIAL AND BUDGET IMPLICATIONS

There are no financial and budget implications associated with the Stobie Pole Art approval process.

EXTERNAL ECONOMIC IMPLICATIONS

There are no external economic implications associated with the Stobie Pole Art approval process.

SOCIAL ISSUES

Community led public artwork, such as stobie pole art, has the potential to foster connection among community members and provides an opportunity for residents to contribute to creating dynamic and memorable landmarks, creating a unique sense of place that reflects the local character.

CULTURAL ISSUES

Community art fosters community pride and identity and can reflect and celebrate local culture, heritage, and diversity, strengthening a sense of community and facilitates a dialogue that creates a shared sense of belonging.

ENVIRONMENTAL ISSUES

Nil

RESOURCE ISSUES

Nil

CONSULTATION

- **Elected Members**
  An Elected Member Information Briefing held on 28 July 2025, where Elected Members were provided an opportunity to provide feedback on a draft Stobie Pole Art approval process.

- **Community**
  The need for a transparent process for the Council to review and to provide support for the installation of artwork on stobie poles was identified during community consultation associated with the development of the *Arts and Culture Plan 2024-2027.*

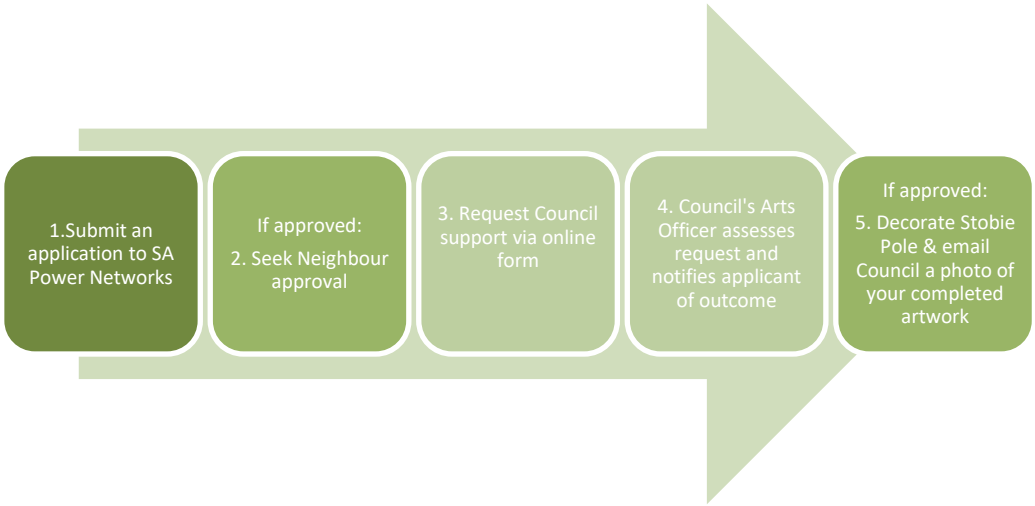
- **Staff**
  Not Applicable.

- **Other Agencies**
  A review of eleven (11) South Australian Council's stobie pole art approval processes was undertaken to inform the Council's stobie pole art administration process.

DISCUSSION

Whilst stobie pole art can enhance the amenity of streetscapes, the utilisation of guidelines and an approval process must be in place to assist in ensuring that the art-work reflects community interests and the desired amenity. In addition, guidelines assist an artist to understand the scope of their works and any associated technical requirements.

Recognising the value of the artistic treatment of stobie poles, a simple and accessible process has been developed which incorporates the following main steps:



The proposed guidelines are included as **Attachment A**.

To assist the application process, a dedicated web page will be established on the Council's website to support residents and artists with instructions, an online application form and template letter to support obtaining neighbour approval which is included as **Attachment B**.

When considering requests, the Council's Arts Officer will consider the following:

- inoffensive content (i.e. themes that are overly religious, offensive, violent, sexual, discriminatory, not in the public interest or inconsistent with the Council's Public Art Policy);
- social acceptability (considers the amenity of the surrounding area); and
- originality (artwork is the original work of the applicant) or have the written permission of the artist).

If an individual resident or artist intends to decorate five (5) or more stobie poles within a specific street (total includes previously approved stobie pole artworks and new applications*)* the following will also be taken into consideration:

- relationship of the artwork to the site and the host community (how it serves to activate or enhance public space and/or how it impacts on the entire streetscape);
- curation (how the artwork relates to one another as a curated whole, i.e. appropriateness of the scale of artworks, colours and themes); and
- potential audience engagement and level of community involvement (i.e. is it a participatory project involving residents on the street).

OPTIONS

The Council can choose to adopt the proposed Guidelines as recommended or it can choose not to have Guidelines or it can amend the proposed Guidelines. It is recommended that the proposed Guidelines as presented be adopted.

CONCLUSION

Recognising the value of the artistic treatment of stobie poles, the proposed *Stobie Pole Art Guidelines* seeks to establish an accessible process to support residents and artists when considering applying art to stobie poles.

COMMENTS

Nil.

RECOMMENDATION

1. That the report be received and noted.

2. That the Stobie Pole Art Guidelines as contained in Attachment A – Stobie Pole Art Guidelines, be adopted.

Attachments – Item 13.3

Attachment A

Stobie Pole Art Approval Process

STOBIE POLE ART GUIDELINES

Stobie pole art is a recognised way to add visual interest to local streets.

While SA Power Networks manages the approval process, the Council can provide support for community-led artwork on stobie poles across the City.

How to apply for Council Support to decorate a Stobie Pole

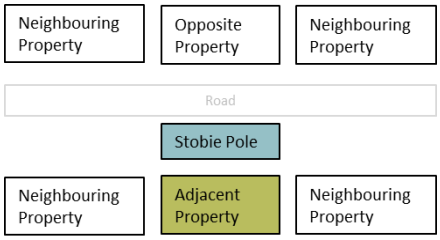
1. **Submit an application to SA Power Networks**

   All stobie pole art must be approved by SA Power Networks (SAPN).

   The approval process and guidelines are clearly explained on the SA Power Networks website, visit: SA Power Networks – Stobie Pole Art

2. **If Approved by SAPN, Seek Neighbour Approval**

   Please seek approval for the location & description of artwork from properties adjacent, neighbouring and the three (3) sites directly opposite the stobie pole, as per the diagram below.



   Attached is a template neighbour approval letter to aid conversations with your neighbours.

3. **Request Council support**

   Residents and artists can request support from the Council for their proposed artwork.

   When considering requests, the Council's Arts Officer, and relevant staff as required, will consider the following:

   - Inoffensive content (i.e. avoid themes that are overly religious, offensive, violent, sexual, discriminatory, not in the public interest or inconsistent with to the Council's Public Art Policy).
   - Social acceptability (considers the amenity of the surrounding area).
   - Originality (artwork is the original work of the applicant) or have written permission from the artist to use their design.

   Please note: If an individual artist intends to decorate 5 or more stobie poles within a specific street *(total includes previously approved stobie pole artworks and new applications)* the Council will also consider the following:

   - Relationship of the artwork to the site and the host community (how it serves to activate or enhance public space and/or how it impacts on the entire streetscape).
   - Curation (how the artwork relates to one another as a curated whole, i.e. appropriateness of the scale of artworks, colours and themes).
   - Potential audience engagement and level of community involvement (i.e. is it a participatory project involving residents on the street).

Applicants can seek the Council's support by completing an online application form with the following details:

- Applicant Details
- Approval letter from SAPN
- Neighbour approval (adjacent, neighbouring and the sites directly opposite)
- Sketch and description of artwork (and name of artist(s) if different from Applicant).

The Council's Arts Officer will advise applicants of the outcome of a request via email.

4. **Once approved, decorate your stobie pole and email a photo of your completed artwork**

   When you have installed your new artwork, we would love to see it!

   Please email images of the decorated stobie pole to **artsandculture@npsp.sa.gov.au**

   For more information, visit: SA Power Networks.

Attachment B

Stobie Pole Art Approval Process

Attachment B: Stobie Pole Art: Neighbour Consent Letter Template

Date

Dear Neighbour

This letter is to inform you that I'm applying to SA Power Networks and the City of Norwood Payneham & St Peters to create artwork on the stobie pole/s, located at (address), which is in close proximity to your residence.

My concept and medium for the design are (design description).

I will be seeking SA Power Networks approval to create artwork on the pole and, if initial approval is granted, will seek concept design approval from the City of Norwood Payneham & St Peters.

This process is outlined on the Council website at https://www.npsp.sa.gov.au/culture_and_lifestyle/the_arts/artist-opportunities.

Your support is also requested as part of the application to the Council. It would be greatly appreciated if you could please complete and return the below slip to me at (address). Objections or concerns relating to the proposed artwork can also be outlined and will be included as a part of the application.

I am happy to have further conversations with you if you have concerns or would like more information.

Kind regards

Name

Address

I/ we (name) have been informed of the stobie pole artwork project proposed to be located at (address).

□ I/we consent to the creation of artwork on the abovementioned stobie pole/s.

□ I/we would like to be kept up to date on the progress of the stobie pole artwork project.

□ I/we have concerns and would like to discuss this further with you.

Signature(s).....

Name(s)….....

Address.....Phone.....

Email .....Dated.....

13.4 2024-2027 ARTS & CULTURE PLAN - YEAR 2 (6 MONTH STATUS UPDATE)

REPORT AUTHOR: Manager, Arts, Culture & Community Connections
GENERAL MANAGER: General Manager, Community Development
CONTACT NUMBER: 8366 4550
FILE REFERENCE: A1227425
ATTACHMENTS: A

PURPOSE OF REPORT

The purpose of this report is to report on the mid-year implementation progress of the 'Year Two' actions of the *2024-2027 Arts & Culture Plan.*

BACKGROUND

At its meeting held on 22 January 2024, the Council endorsed the *Arts and Culture Plan 2024-2027.* The *Arts and Culture Plan 2024-2027* outlines the Council's initiatives and actions that underpin the achievement of Cultural Vitality Objectives of the *City Plan: 2030: Shaping our Future,*.

At its meeting held on 3 February 2025, the Council resolved the following:

1. *That staff prepare a progress report on the implementation of the City of Norwood Payneham & St Peters Arts and Culture Plan 2024-2027 ("the Plan") to be presented to the Ordinary Council meeting scheduled for 7 April 2025, and that the report includes examples of Council's updates to and communications with the local arts and culture community as part of the implementation of the Plan.*

2. *That the Council be presented with additional progress reports on the Plan in October 2025 and April 2026, prior to the review and development of a new Arts and Culture Plan, beginning in 2027.*

At its meeting held on 3 March 2025, the Council considered the 'Year One' progress report on the 2024-2027 Arts & Culture Plan and resolved the following:

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

2. *The Council notes and endorses the following:*

   a. *Revised timing of actions due to resource or other considerations; and*
   b. *The revised list of actions to be progressed during the second year of implementation.*

At its meeting held on 1 September 2025, the Council considered the Cultural Heritage Program Review Report and resolved the following:

(d) *That the responsibilities relating to the Cultural Heritage Program as outlined in the Council's 2024-2027 Arts & Culture plan be considered as part of a future Arts & Culture Plan.*

This report provides a six-month update on the status of the revised and endorsed 'Year Two' actions of the Council's 2024-2027 Arts & Culture Plan.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

The relevant Strategic Outcomes and Objectives as set out in the Council's Strategic Management Plan *City Plan 2030: Shaping Our Future - update 2024* are as follows:

Outcome 2: Cultural Vitality
Objective 2.1: An artistic, creative, cultural & visually interesting City.
Strategy 2.1.1 Use the arts to enliven public spaces and create 'a sense of place.
Strategy 2.1.3 Attract and support cultural and creative organisations, businesses, and individuals.

Objective 2.2: A community embracing and celebrating its social and cultural diversity.
Strategy 2.2.1 Acknowledge, protect, and celebrate local Aboriginal heritage.
Strategy 2.2.2 Work with cultural groups to support cultural inclusion and opportunities for cultural expression and celebration.
Strategy 2.2.3 Promote understanding of and respect for our cultures and heritage.

Objective 2.5: Dynamic community life in public spaces & precincts.
Strategy 2.5.2 Host and facilitate community events and activities.
Strategy 2.5.3 Provide features or experiences in public spaces, that surprise, encourage reflection or celebrate our community and heritage.

FINANCIAL AND BUDGET IMPLICATIONS

The Council approved the following budget allocations as part of the 2025-2026 budget process to support the implementation of the Plan:

TABLE 1: ARTS AND CULTURE PLAN 2025 - 2026 BUDGET

What	Expenditure	Progress
Consultants & Contractors - Digitisation Project (external scanning - stage 2)	$25,000	Budget on track to be expended in 2025-2026

EXTERNAL ECONOMIC IMPLICATIONS

Art and culture are significant contributors to the development of civic pride, supporting a City where people want to live and visit. Cities with high levels of civic pride typically experience improved social capital, urban amenity, and economic opportunity.

SOCIAL ISSUES

The development and implementation of the *2024-2027 Arts and Culture Plan* recognises the vital role art, culture and creativity continue to play in the social, economic, cultural and health and wellbeing outcomes of the City's citizens.

CULTURAL ISSUES

Through fostering innovation, imagination, and creative expression across all areas of arts and culture, the Plan seeks to engage and challenge new audiences to connect with local arts and cultural experiences. In addition, through genuine collaboration with both First Nations people and the City's strong multi-cultural community, the Plan assists the Council to bridge gaps and cultivate authentic cultural experiences and connection.

ENVIRONMENTAL ISSUES

There are no environmental issues associated with the implementation of the Plan.

RESOURCE ISSUES

Nil.

CONSULTATION

- **Elected Members**
  Not Applicable.

- **Community**
  Not Applicable.

- **Staff**
  Not Applicable.

- **Other Agencies**
  Not Applicable.

DISCUSSION

The implementation of the *2024-2027 Arts and Culture Plan* commenced in January 2024. An important aspect of the Plan included acknowledgement of a need to monitor each year's implementation progress through annual reporting. The Council recently resolved to increase progress reporting to bi-annual.

A copy of the *2024-2027 Arts and Culture Plan* is included as **Attachment A** - *Arts and Culture Plan 2024-2027*.

Implementation progress of the Plan remains on track. **Table 2** below provides an overview of the Plan's 2025 actions and their status. This is followed by commentary which provides further detail of the implementation status.

TABLE 2: 2024-2027 ARTS & CULTURE PLAN – YEAR 2 (6 MONTH STATUS UPDATE)

Action	Status	Projected Completion
Develop a Public Art Masterplan.	In Progress	Multi-year project due for completion in 2027
Develop stobie pole art guidelines.	Complete – subject to Council approval	2025
Review and update the artist register on the Council's website.	In Progress	2026
Investigate Artists in residence program, including, collaborative partnerships with arts and culture organisations and businesses to co-deliver the program.	Complete	2025
Encourage local music in businesses and at Council funded events.	Complete & ongoing	2025
Identify and support participatory literary arts opportunities.	Complete & ongoing	2025
Provision of rehearsal spaces for hire to develop new theatre productions.	In Progress	2025
Collaborative cultural heritage programming partnership with First Nations cultural workers and artists.	In Progress	2025
Showcase contemporary First Nations artists.	Complete & Ongoing	2025
Build connections with established and emerging cultural organisations.	In Progress	Multi-year project to 2027
Explore being part of Play Streets.	Complete	2025

PROGRESS UPDATE

- ***Develop a Public Art Masterplan***

  Stage 1: Discovery (in progress)

  Found Wayfinding Pty Ltd have been commissioned to document all public artwork in the City. The project utilises the Council's ArcGIS mobile data collection tool to document core information of Council and privately commissioned public artwork in the City for the purpose of:

  - Creating an online interactive map which will be accessible to the community to support self-guided public art walks/discovery.
  - Public art collection audit, detailing proximity, typology and spread of existing artwork to inform the development of the Public Art Masterplan that will identify places of potential for future public art outcomes.
  - Public art collection asset management of Council owned artworks, providing information on annual condition inspections and insurance valuations.

  Public Art Masterplan Next Steps (scheduled for completion in December 2025)

  Stage 2: Foundation
  Develop place assessment criteria to aid the selection of places/locations of potential for future artwork.

  Stage 3: Analysis
  Analysis of public art mapping at a precinct level to identify clusters of public art to support place activation strategies and conduct a place assessment of places of potential for future public artworks.

  Public Art Masterplan 2026 Project Stages

  Stage 4: Development
  Draft Public Art Masterplan document and create Public Art interactive map on the Council's website.

  Stage 5: Consultation
  Community and Council consultation on draft Public Art Masterplan.

  Stage 6: Final Plan
  Develop final Public Art Masterplan.

  Public Art Masterplan 2027 Project Stages
  Step 7: Launch
  Promote Public Art Masterplan and identified community-led public art location opportunities.

- ***Develop Stobie Pole Art Guidelines***

  At an Elected Member Information Briefing Session held on 28 July 2025, Elected Members were invited to provide feedback on the development of Stobie Pole Art Guidelines. The final draft of the Council's Stobie Pole Art Guidelines will be presented for the Council's consideration at its meeting on 7 October 2025.

- ***Review and update the artist register on the Council's website***

  Planning has commenced to update the Artist Register on the Council's website to connect local artists, community and businesses, showcase local artistic talent, strengthening the community's cultural identity and increasing visibility of local artists across all media. Updates will include a new look and improved interface that provides a list of artists living and/or working across various media (visual, performing, public, literary, moving image or digital art). The new artist register is due for completion in mid-2026.

- ***Investigate Artists in residence programs, including, collaborative partnerships with arts and culture organisations and businesses to co-deliver the program***

  A partnership with the Helpmann Academy and local studios, fab Studio and 215 Magill, has culminated in four (4) emerging artists who created work as a part of their residencies, exhibiting their work in the exhibition, *Thick and Thin* at the Gallery at St Peters Town Hall Complex, a feature of the Adeliade Fringe Festival 2025. The partnership with the Helpmann Academy is expected to grow in 2026 with further collaborations currently being planned for the Adelaide Fringe Festival 2026.

- ***Encourage local music in businesses and at Council funded events***

  In 2025, eleven (11) local musicians or groups were showcased as part of eight (8) Council run events.

- ***Identify and support participatory literary arts opportunities***

  The Council hosted nineteen (19) literary arts activities within libraries and community venues between March and July 2025, attracting over one thousand (1,000) participants.

  Literary art opportunities included ‘meet the author’ events and talks, live streaming and conversation as part of Adelaide Writers’ Week and Sydney Writers’ Festival, Dreaming Storytime with First Nations artists, as well as poetry and writing workshops.

- ***Provision of rehearsal spaces for hire to develop new theatre productions***

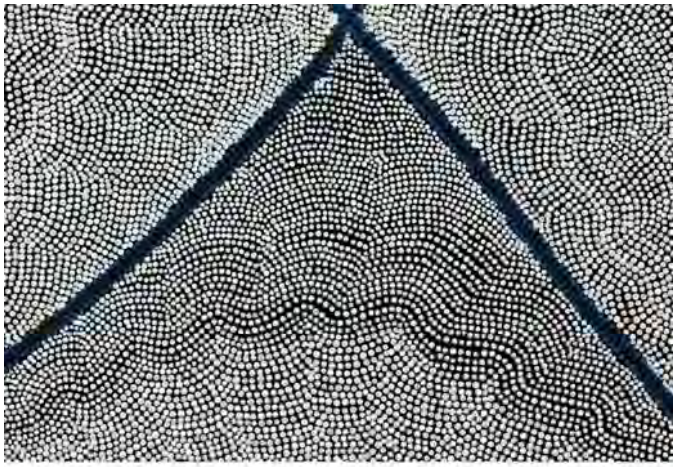
  The following performance groups regularly utilise the Council’s community venues for hire to prepare theatre productions and Adelaide Fringe Festival events, and deliver theatre education workshops:

  - Panache French Theatre Company, an amateur, not-for-profit theatre group performing French language theatre productions with English subtitles.
  - Theatre Bugs, who offer a range of singing, dancing and acting-skills classes and school holiday programs for the 3 to 5 years age group and programs aimed at building confidence, creativity, perseverance and teamwork for the 5-14 years age group.
  - Centre Stage Dance Academy who offer classes in musical theatre and dance.
  - Tango Adelaide who offer Tango workshops and practice sessions to prepare for milongas (Tango social dance) which are held each month.
  - Soul Song Choirs, representing an all-inclusive community where singers of all experience and ability come together to sing. Weekly rehearsal sessions include vocal warm-ups before working on two songs and finishing with a celebratory song at the end of the session, known as the Soulster Parade.

  Create SA, located within the Department of the Premier and Cabinet, is currently developing a new initiative aimed at supporting local arts and creative community to connect with available venues and spaces that are suitable for rehearsals and workshops. The Venue Hire Officer is working with Create SA to provide information about the Council’s suitable facilities for hire for inclusion on the statewide shared resource.

- ***Collaborative cultural heritage programming partnership with First Nations cultural workers and artists***

  In 2024, the Council partnered with Iwiri Arts Corporation and First Nations artists to deliver a successful NAIDOC Week exhibition, *tjukula tjuta*, celebrating with a theme of waterholes filling up after rain and brought together by eighteen (18) Anangu artists. The opening event included an interview with one of the artists in his native language, translated by Dr Sam Osborne, Regional Engagement (APY Lands), UniSA.



- ***Showcase contemporary First Nations artists***

  Embracing NAIDOC Week in July 2025, the Gallery hosted two (2) exhibitions featuring the works of Twenty-Two (22) First Nations artists. *Gathered - Art in Connection* in the Main Gallery, showcased a collective of four (4) makers, two (2) painters, a weaver and a woodcarver, whose works are all grounded in shared traditions of storytelling, deep listening and cultural resilience.



- ***Build connections with established and emerging cultural organisations***

  Ngani Pari-Arra Cultural Centre (formerly the Otherway Centre) invited the Arts, Culture & Community Connections Unit staff to the official opening of the newly named Ngani Pari-Arra Cultural Centre at a celebration entitled *Reawakening the Spirit of the Otherway Centre,* during NAIDOC Week 2025. The opening event featured guest speakers Uncle in Residence, Uncle Les Wanganeen, and respected visual artist, Allan Sumner. Other festivities included cultural performances by First Nations performance artists, Nancy Bates and the Dusty Feet Mob, and the opening of a Healing Garden. Connections with Ngani Pari-Arra Cultural Centre continue to grow and conversations continue with Uncle Les and First Nations people connected with the Cultural Centre to further foster this connection and identify collaborative opportunities.

- ***Explore being part of Play Streets***

  Council staff, in partnership with the Traffic & Integrated Transport Unit, have commenced early investigations into the feasibility of implementing *Play Streets* within the City.

BUSINESS AS USUAL PROJECTS

In addition to actions identified within *Arts and Culture Plan 2024-2027*, a range of other activities have been progressed during 2025, including:

- *The Quadrennial Public Art Commission* - at its meeting on 3 February 2025, the Council endorsed the location of the fifth Quadrennial Public Art Commission project. Will's Projects concept design, *'rain'* has been awarded the commission, and the artists are currently developing the detailed design package. The project is scheduled for completion in June 2026.

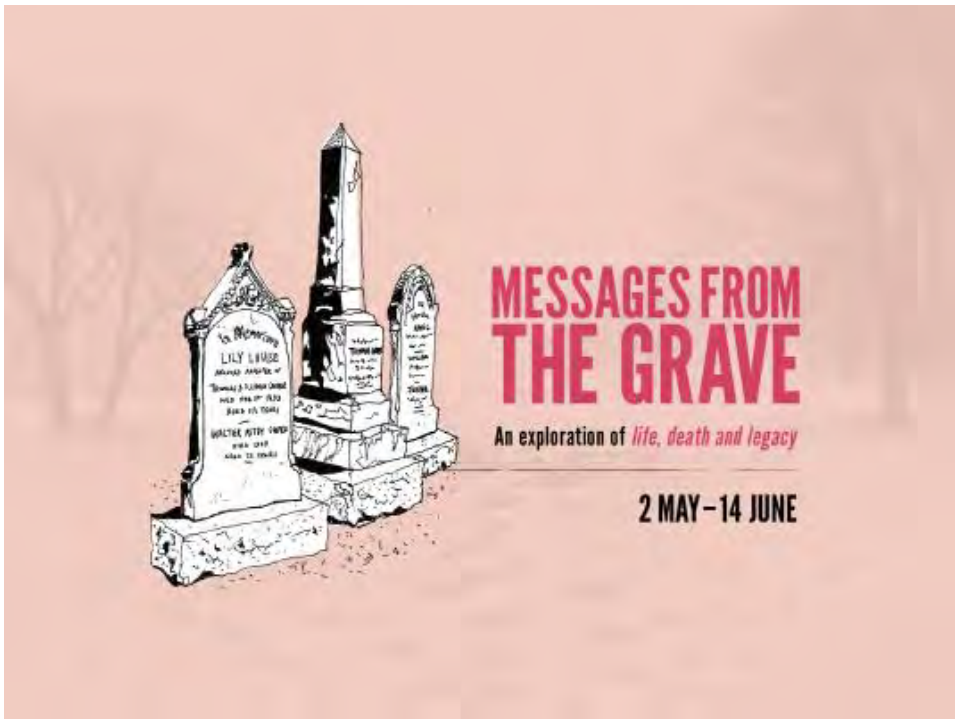
The Council has been successful in its application through *CreateSA* for $100,000 funding to support the fabrication and installation of the Quadrennial Public Artwork Project.

- *Art on Parade* – a collaborative initiative with The Parade precinct to activate The Parade with art to attract visitation during the South Australian Living Artists Festival (SALA) 2025. Thirteen (13) businesses participated, showcasing the works of fifty-nine (59) artists.

- *Gallery activation, year 2* – at its meeting on 2 September 2024, the Council was presented with an overview of the first year of activation (2023-2024) of the Gallery. Momentum has continued in the second year, hosting:

  - 11 exhibitions
  - Showcased works of 62 artists
  - Delivered 6 arts and culture workshops.

  A feature event during the annual exhibition program included the Council's *Messages from the Grave.* As part of South Australia's much-loved History Festival, *Messages from the Grave* offered a moving and imaginative exploration of how cemeteries can deepen our understanding of the past. This thought-provoking exhibition uncovered the symbolism and stories of cemeteries, not only as final resting places but as rich historical texts in their own right.



The history month program also included a series of community workshops, tours and talks covering topics such as:

- online genealogy;
- organ donation;
- end of Life Doula talks;
- donateLife SA talk, The gift of life, Gleny's story;
- wills, estate planning, Power of Attorney;
- tombstone sketching and life journal workshops;
- tour of the Hampstead Rehabilitation Centre;
- crematorium, Buddhist and Natural Burials talk and tour at Enfield Memorial Park;
- Darrock House tour and funeral Q&A session;
- Wills, estate planning, Powers of Attorney and advance care directives talk; and
- compassionate communities, palliative care in South Australia talk.

OPTIONS

Not Applicable.

CONCLUSION

The *2024-2027 Arts and Culture Plan* reflects the Council's commitment to leverage, promote and foster arts, cultural development and cultural vitality within the City to build civic pride and prosperity.

Cultural vitality in communities is not achieved by one large action, rather, through a range of inter-related activities that create, disseminate, validate, and support arts and culture as a dimension of everyday life for our community.

Actions achieved within the first year and a half of implementing the Plan have formed a strong foundation for successful execution of the remaining objectives.

COMMENTS

Nil.

RECOMMENDATION

That the report be received and noted.

Attachments – Item 13.4

Attachment A

2024-2027 Arts & Culture Plan - Year 2
6 Month Status Update



Arts & Culture Plan

2024–2027

City of
Norwood
Payneham
& St Peters

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Front Cover Image

Meliesa Judge, Anne Grigoriadis, Ground Play,
Amy Joy Watson, Nicholas Uhlmann, Lisa King, Fin Dac,
Greg Johns, Stephanie Doddridge, Bharat Singh & Maggie Moy

Right Image

Seed Mix, Nicholas Uhlmann, Old Mill Reserve, Hackney





Mayor's Message



Welcome to the City of Norwood Payneham & St Peters' Arts & Culture Plan 2024–2027, a formal expression of our commitment to art and cultural development in Adelaide's East.

Our City has a very strong connection to arts and culture, from the celebration of creativity and sharing of cultural stories, to the vital role arts and creativity play in social, economic and cultural outcomes. In addition to the often understated, but vital role, arts and cultural engagement has in enhancing health and community wellbeing, through boosting confidence, increasing social inclusion or treating other health issues.

The arts provide a vital channel to observe, explore and express our values, aspirations, notions of identity, quality of life and sense of place. The range of creative activities, initiatives and diverse expression form a larger cultural vitality picture of our City.

The Plan was developed by the Council's recently established Arts, Culture & Community Connections Unit and I would like to thank all of the Council's staff who worked so hard to make it a reality.

I would like to thank the wider community—local citizens, as well as the arts and culture sector—who took the time to provide their insights in order to help shape this significant framework for our City.

Through translating our Cultural Vitality objectives and strategies into achievable short to medium term actions we endeavour to move closer to achieving our 2030 Vision: 'A culturally rich and diverse City, with a strong identity, history and sense of place.'

The Arts & Culture Plan will be dynamic and unifying as we continue to build on and develop the Cultural Vitality of our City.

Robert Bria
Mayor

How to use this document

The City of Norwood Payneham & St Peters' Arts and Culture Plan is a methodical approach to identifying, prioritising and sequencing initiatives and actions that will move us toward achieving our 2030 Cultural Vitality objectives.

The Plan will guide our arts and culture service development, service delivery, budget priorities as well as collaborative partnerships over the next three years.

The document is laid out as detailed below:

Section 1: Context

Considers Local, State and Federal Government environments in which the actions will be taking place and summarises the strategic context that underpins effective integration and synergy of the Plan with relevant policies, strategies and operations.

Section 2: The Arts & Culture Plan

Plots actions against the relevant Cultural Vitality objectives and strategies from the Council's Strategic Management Plan *CityPlan 2030: Shaping Our Future*. Provides a three-year road map of clearly defined arts and culture priorities and sequential actions.

Relevant Cultural Vitality objectives:

- Objective 2.1: An artistic, creative, cultural and visually interesting City.
- Objective 2.2: A community embracing and celebrating its social and cultural diversity.
- Objective 2.3: A City which values and promotes its rich cultural and built heritage.
- Objective 2.5: Dynamic community life in public spaces and precincts.

Section 3: Foundation Projects

Actions labelled as a 'Foundation Project' throughout the Plan are multi-year projects that will guide future decisions and the development of related sub-projects and actions as we review our progress and move toward our 2030 Cultural Vitality objectives. The 'Foundation Projects' section provides on overview of Foundation Project development stages and outcomes.



(im) Perfection, Maggie Moy, Common Place Exhibition

What do we mean by Arts and Culture?

Arts

Our interpretation of arts incorporates a broad range of creative disciplines as part of a larger cultural vitality lens. Through this lens, creative activities such as performances at the Norwood Concert Hall, Concerts in the Park, visual art exhibitions, live music performances, creative writing workshops, and the creation of street art all contribute to form our arts and culture picture.

Commonly recognised forms of artistic expression include:

Visual Art

Painting, drawing, sculpture, ceramics, photography and printmaking.

Performing Art

Dance, theatre and live music.

Public Art

Temporary and permanent art in public places, including sculptures, ephemeral artworks, murals, art integrated in streetscape design and functional art.

Literary Art

Creative writing, poetry and prose.

Moving Image

Video, film and digital images.

Digital Art

Broad term applied to art that utilises digital tools across multiple mediums, examples include 3D art, Artificial Intelligence (AI), digital paintings and Augmented Reality (AR).

Culture

"Local Government recognises that 'culture' encompasses our diverse heritage and avenues of expression through arts, architecture, history, language, education, the built and natural environment, leisure, work and daily life. People use culture to express their fundamental character and aspirations"

Australian Local Government Association - Arts and Culture Policy Position 2020.

Section 1: Context

Creating the enabling environment



Street Mural, Lisa King, Payneham Road, College Park

Strategic Context

Recent progress has been made at the Federal and State Government level in strategically forming policies and priorities within arts and culture domains.

Creating an opportunity for further advances in integrating arts and culture into the concepts of quality of life, thriving communities, as well as liveable neighbourhoods and cities.

A review of Local, State and Federal Government policies and plans identified the following recurring themes:

- Recognition of the vital role art and creativity play in social, economic, cultural, health and well-being outcomes;
- Art can improve the liveability of communities, build a distinctive local identity and generate civic pride;
- Convergence of arts and culture with other industries and sectors can drive innovation, growth and provide solutions to global or local concerns;
- Importance of intergovernmental collaborations;
- Arts, culture and the creative industries are significant contributors to our economy and attract domestic and international visitors;
- Essential to position First Nations and Kaurna communities and creators at the centre of the decision-making process for any Indigenous-focused initiatives;
- Creativity is considered one of the priority skills needed for future employment; and
- Expectation that artists are paid for their work, receive fair remuneration and earn income from copyright and royalties.

Relevant Government and Arts and Culture Sector Plans, Policies and Guidelines

These resources provide a framework for integrating the arts into public sector structures and activities, enhancing access to the arts for all community members.

Understanding and aligning with these plans, policies, and guidelines is essential for the successful contextualisation of an arts and culture plan.

Federal Government

- National Cultural Policy, Revive: A place for every story, a story for every place.
- Australia Council for the Arts, Protocols for using First Nations Cultural and Intellectual Property in the Arts.

State Government

- Arts & Culture Plan South Australia 2019–2024
- South Australian Arts & Cultural Tourism Strategy 2025
- Growing our Heritage Future 2030, A 10-year strategy for heritage tourism in South Australia
- Creative Industries Strategy 2030

Arts & Culture Sector

- The Australian Museums and Galleries Association, First Peoples: A Roadmap for Enhancing Indigenous Engagement in Museums and Galleries.
- National Association for the Visual Arts, Code of Practice for Visual Arts, Craft and Design.

Alignment of the Arts & Culture Plan with the City of Norwood Payneham & St Peters Strategic Plans and Strategies

Strategy	Purpose	Objective/ Action Alignment
CityPlan 2030: Shaping Our Future	Long term visioning and strategic direction for the Council	**Cultural Vitality Objectives**: 2.1 An Artistic, creative, cultural and visually interesting City. 2.2 A community embracing and celebrating its social and cultural diversity. 2.3 A City which values and promotes its rich cultural and built heritage. 2.5 Dynamic community life in public spaces and precincts.
Access & Inclusion Strategy 2022–2028	Sets out the Council's approach to planning and service delivery for an accessible and inclusive City	1.1 Ensure, where possible, that all services, programs, events and activities which are delivered by the Council are accessible to citizens of all abilities and backgrounds.
Economic Development Strategy 2021–2026	Provides a framework to guide Economic Development actions	**Strategy** 1.1.5 Promote Kent Town as a Cultural & Creative Industries Hub. 1.16 Facilitate opportunities and encourage collaboration between property owners and creatives to deliver creative initiatives. 1.17 Identify funding and/or promotional opportunities for local artists. 2.3 Facilitate the activation of key spaces and precincts in the City. 2.3.2 Maintain an exciting event offering that contributes to the City's brane and continues to grow and enhance social and economic well-being. 2.3.3 Assist business to leverage the City of Norwood Payneham & St Peters, City of Adelaide and State Government event calendars. 2.3.5 Support live music by promoting local venues and local artists as well as engaging emerging musicians for Council organised events. 2.3.6 Continue to maintain the Artist Register on the Council's website.
Built Heritage Strategy 2022–2027	Provides a framework to guide built heritage actions, resources and budget	**Objective 1.2 Celebrate and promote the value of heritage conservation:** 1.2.1 SA History Festival.
Kent Town Economic Growth Strategy 2020–2025	Actions that encourage a connected neighbourhood that offers unique lifestyle and diverse built form that supports local investment and creates prosperity.	**Strategy 3.1 Build a 'sense of place':** 3.1.2 Explore opportunities to leverage Adelaide's designation as a 'UNESCO City of Music', to support the growth of live music in Kent Town and increase local foot traffic. 3.1.3 Explore opportunities to introduce light, art and colour into the public realm that supports the cultural and creative identity of Kent Town.

Where are we now?

How Arts & Culture is currently supported by the City of Norwood Payneham & St Peters

While this Plan focuses on new actions to improve opportunities for our citizens and local creatives to meaningfully participate in, as well as contribute to arts and culture, alongside these actions we will continue to resource, within financial parameters set by the Council, and deliver our current complement of programs and facilities as outlined below.

With an understanding that arts and culture is integral to bringing richness and meaning to individuals' lives and in strengthening social, cultural, economic and health outcomes, the Council currently delivers and resources the following:

Cultural Facilities

- Cultural Heritage Centre;
- Gallery at St Peters Town Hall Complex;
- Norwood Concert Hall;
- 3 Libraries (Norwood Library, Payneham Library and St Peters Library); and
- Payneham Community Centre.

Arts & Culture Initiatives

- Annual community events program.
- Major Public Art Commissions (Quadrennial Public Artwork).
- Public Art Grants.
- Arts & Culture programs at our Libraries that support the development of new skills.
- Exhibitions, such as Art on Parade and Cultural Heritage exhibitions.
- Projects that reflect the people, history and culture of NPSP delivered through our Cultural Heritage Centre.
- Financial subsidies to support our community to participate in open access festivals, such as Adelaide Fringe Festival and South Australian Living Artists Festival (SALA).
- Online Artist Register on the Council's website.

To date, the Council has adopted several policies and initiatives to support arts and culture activities including:

- Public Art Policy
- Live Music Policy
- Busking Permits
- Reconciliation Policy
- Plaques, Monuments & Memorials Policy
- Community Funding Program Grants
- External Event Guidelines
- Calendar of Events
- Artist Register

Local Arts & Culture Sector Challenges

During engagement with our arts and culture sector our local creative community identified the following top three challenges. It is worth noting that many of these challenges are not unique to our local context but representative of wider trends across the arts and culture sector.

Financial

Financial barriers were a recurring theme, these included limited access to arts funding, viability of art as a stable source of income and the subsequent financial stress, as well as, a lack of affordable studio, performance and exhibition spaces.

Arts & Culture Ecosystem

Another key theme to emerge from conversations with our creative community, emphasised the importance of the arts and culture eco-system and interdependence of individual artists, arts and cultural organisations, community networks, cultural policy, marketing and promotion. With a focus on a desire to build stronger networks and collaborations; equitable access to information and paid opportunities; improving visibility of local artists' work and valuing their talents and contribution.

Recognition & Value

Our arts and culture sector stressed, that as a community we must afford far greater recognition to the value of arts and culture to our well-being, our economy, our daily lives and cultural vitality, together with recognition and support for non-traditional and emerging artforms, such as digital art.

Highlighting the Council's vital role as a promoter and connector between artists, community, businesses, place and creative opportunities to ensure artists are valued and have meaningful opportunities to contribute to the cultural life of our City.

Our role in Arts & Culture

As the governing body of public spaces and community facilities, together with our intimate local knowledge, connection and collaborative partnerships with our citizens, the City of Norwood Payneham & St Peters is well placed to act as:

Advocate

Active role in planning across our City. Advocate for equitable and accessible community participation and contribution to cultural life. Protect, conserve, and promote our local cultural heritage.

Facilitator

Facilitate arts and cultural development activities, programs and events that promote and grow social cohesion, health and wellbeing and our cultural vitality.

Activator of Space

Plan and deliver integrated, temporary and permanent creative responses to places. Support utilisation of traditional and non-traditional spaces to bring arts and culture to where it is most needed.

Provider

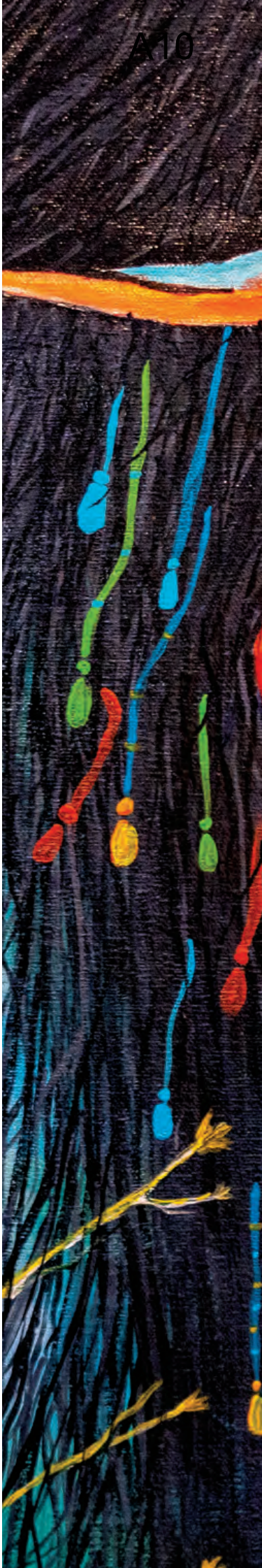
Provide a clear plan to co-deliver our 'Cultural Vitality' objectives. Provide deliberate, high-quality services, activities and projects. Monitor and share success.

Promoter & Sponsor

Promote current and future arts and culture opportunities. Provide funding and in-kind support to assist community led and co-led projects that facilitate art and cultural outcomes.

Co-deliverer

Work in partnership with our community, all levels of government and form partnerships to maximise creative opportunities and act in a deliberate and collaborative way.



Guiding Principles

To assist the Council to operationalise our shared concept of arts, culture and cultural vitality, as well as shape and prioritise decisions and actions, Arts & Culture Plan will be guided by the following principles:

Access & Participation

We believe everyone has the right to access cultural participation opportunities.

We will seek to engage people of all abilities and ages in creative experiences and will support equitable access, active participation and contribution to cultural life.

Identity

We will commit to actions that reflect our City's cultural diversity and meaningfully contribute to our City's cultural identity.

We recognise and respect the crucial place of First Nations people and through genuine partnerships we endeavour to bridge gaps and cultivate richer and more authentic cultural experiences, shared stories and understanding.

We will seek to protect and conserve our local cultural heritage for posterity. We will seek to promote arts and cultural assets, locally made cultural products, and the diverse range of arts and cultural participation and visitation opportunities within our City.

Activation

We will foster innovation, imagination and creative expression across all areas of arts and culture to engage and challenge new and existing audiences.

We will provide deliberate, diverse and high-quality program of events, activations and exhibitions.

Collaboration

We appreciate that the work of many organisations, cultural practitioners, government departments, businesses, education providers, as well as diverse sectors, can overlap or help to inform arts and culture programs and initiatives.

Taking a broad view of these interconnections we will identify partnership opportunities to work as a coherent system to achieve our shared goals.

Development

We recognise the essential role our community plays in achieving our shared Cultural Vitality vision and will seek to understand, proactively engage with, and celebrate our local creative community.

We will adopt best practice contemporary arts and culture governance and encourage innovation and excellence.

We will ensure an equitable approach in supporting and partnering with arts and cultural practitioners and provide arts and cultural development opportunities, such as, funding programs, artist led initiatives and networking opportunities.

Section 2: Arts & Culture Plan

Creating a culturally rich and diverse City, with a strong identity, history and sense of place.



Norwood Concert Hall Performance

Developing the Arts & Culture Plan

Direct contributions from several sources have been considered in the development of this Plan.

To ensure a holistic and integrated approach an Arts and Culture Project Team, consisting of the Manager, Arts, Culture and Community Connections; Arts Officer and Cultural Heritage Coordinator, conducted face-to-face and survey engagement with our community, arts and culture sector and relevant Council Departments.

The project team reviewed the feedback and examined current State and Federal Government policies and plans, sector trends and other Local Government arts and culture plans, to inform the development of this Plan.

The Council reviewed the draft Plan, and the community were invited to provide comments prior to preparing the final document.

This Plan is best considered in conjunction with the Arts and Culture Plan 2024–2027 Community Engagement Report and *CityPlan 2030: Shaping Our Future* (Outcome 2: Cultural Vitality) which is available via the Council's website.

Timeline of how we developed the Plan		
May–June 2023	Discovery	Community engagement to develop the Plan
June–July 2023	Development	Draft Arts & Culture Plan
July 2023	Review stage 1	Staff feedback on draft Plan
August 2023	Review stage 2	Council review & feedback on draft Plan
September 2023	Review stage 3	Community feedback on draft Plan
October–December 2023	Finalisation	Final Plan designed
January 2024	Launch	Plan available on the Council website
January 2024–January 2027	Implementation	Over the next 3 years we will implement our actions & introduce annual reporting

Delivering and reviewing the Plan

The Arts & Culture Plan 2024–2027 has been developed and will be delivered through close working relationships with our creative community

To continue this two-way dialogue, key outcomes and progress updates will be reported annually and shared via the Council's website.

This Plan will be in place for three years. Each financial year throughout the life of the Plan, a detailed budget plan will be created that outlines that year's activities and resources, including cost projections; technical, material, and human resource requirements; as well as potential external funding sources and partners to co-deliver the projects.

Every effort will be made to deliver actions within the Council's annual Budget and resource allocation. It is anticipated that the larger scale foundation projects outlined in the 'Foundation Projects' section of this Plan, will require external contractors to deliver components of the project, additional Volunteers and, in some cases, external funding support.

As this is a dynamic document to move us toward our 2030 Cultural Vitality objectives, the annual update will include a list of the next years priority actions as we progressively monitor, evaluate, define, incorporate emerging information and opportunities, adapt and map future actions.

The first annual progress report is due in December 2024 with the final three year review delivered in early 2027.

The cycle of delivery and review of the Plan is shown on the right.

Arts & Culture Plan 2024 – 2027
3 Year Lifecycle

This diagram provides an outline for achieving Cultural Vitality objectives of the Council's *CityPlan 2030: Shaping our Future*.



The Plan 2024–2027

While each Cultural Vitality objective stands alone, many strategies and actions overlap, both within this Plan, as well as across other Council strategic management plans

To achieve the best outcomes for our community, we will adopt a whole of Council approach to align planning, resources and delivery.

The following pages set out the Cultural Vitality objectives and strategies, the Council will pursue from January 2024 to January 2027.

CityPlan 2030 Objective 2.1
An artistic, creative, cultural & visually interesting City

Strategy 2.1.1 Use the arts to enliven public spaces and create 'a sense of place.'			
How will we achieve this?	**Description / Deliverables**	**When will we achieve this?**	**Art form**
Develop a Public Art Masterplan (Foundation Project)	The public art masterplan will assist us to identify where public art thrives and where opportunities exist. For additional information, refer to Section 3 of this plan.	2024–2027 (multi-year project)	Public Art
Utilise smart technology and digital tools to promote public art places	Explore applications of an online Public Art GIS and/or Story map (online map) that contains public artwork locations, artwork information, photos & videos. Create online data that can be used for public art tours, to manage public art works and assist in the identification of new public art locations. This initiative will provide an opportunity to trial GIS tools prior to creating a more complex online Cultural Map (refer to section 3) and will explore integration with other GIS projects initiated by the Council.	2025–2027 (multi-year project)	Public Art
Arts & Culture Exhibitions at St Peters Town Hall Complex	Curate an annual arts and culture exhibition program at the Gallery, St Peters Town Hall Complex, to showcase contemporary artists across a range of art media; activate the space and creatively exhibit cultural heritage artefacts and history. Trial four (up to 6-weeks) open calls for contemporary artists to exhibit as part of the 2024 exhibition program. Include artist talks and artist led activations and workshops. Develop a gallery page on the Council website to promote upcoming exhibitions, workshops, artists talks and exhibition program expressions of interest.	2024	All

Strategy 2.1.1 Use the arts to enliven public spaces and create 'a sense of place.'			
How will we achieve this?	**Description / Deliverables**	**When will we achieve this?**	**Art form**
Program of interactive arts & culture activities to complement & activate the Gallery	Alongside the exhibition program, facilitate and co-deliver, in partnership with artists and cultural practitioners, complementary interactive activities within the gallery, libraries and Cultural Heritage Centre to encourage active participation and to broaden and deepen cultural engagement with new and diverse audiences.	2024	Cultural Development
Curate Eastern Health Authority (EHA) Gallery Wall	In partnership with EHA curate the gallery wall to complement the exhibition season at St Peters Town Hall Complex and arts and culture activations and events across our City. Where appropriate utilise the gallery wall to display community outcomes of the 'program of interactive arts & culture activities' (outlined above).	2024	Visual Art
Support the growth of live music across our City	Stage 1: Identify potential locations, partners and live music activation ideas. Including potential partnerships with open access music festivals & other providers. Stage 2: Plan and co-deliver live music activation(s).	2024–2025 (multi-year project)	Performing Art
Develop Creative Hoardings Guidelines	Provide clear guidance for the use of art and creative images on hoardings on construction sites within the City, for both Council led projects and private developments.	2027	Visual Art
St Peters Fair market stalls for young emerging artists	Following the trial of market stalls for young artists and makers at St Peters Fair in 2023, provide market stalls for young people, via an expression of interest process, at the 2024 St Peters Fair. In collaboration with participating artists, review the 2023 to 2024 initiative to assist in identifying ways in which we can further support young emerging artists from 2025 to 2027.	2024	Visual Art
Support accessibility best practice	Investigate and implement accessible exhibition design initiatives for the Gallery at St Peters, including but not limited to, exhibition guidelines (accessibility standards, including content, label design and text, exhibition floorplan and interactive elements). Install stage extensions at either side of the Norwood Concert Hall Stage to cover the stairs and enable an access ramp to be temporarily installed to the stage.	2024	Cultural Development

Strategy 2.1.1 Use the arts to enliven public spaces and create 'a sense of place.'			
How will we achieve this?	**Description / Deliverables**	**When will we achieve this?**	**Art form**
Implement equitable application processes	Provide options for flexible application formats, on request, for community funding, Artist commissions & exhibition program expressions of interest. Advertise opportunities through diverse networks and include equity, diversity and inclusion statements on application information. Ensure assessment criteria is transparent and available to applicants. Conduct an annual evaluation of the funding application process to track progress towards increased diversity of successful applicants.	2024–ongoing	Cultural Development
Review and update the Council's Public Art Policy	Update the policy to ensure it encapsulates and supports the effective delivery of actions contained within this plan.	2024	Public Art
Review and update the Council's Live Music Policy	Update the policy to ensure it encapsulates and supports the effective delivery of actions contained within this plan.	2024	Performance Art
Review and update the Council's Busking Policy and process	Provide clear guidelines to encourage busking activation and expand identified busking locations beyond The Parade, Norwood.	2024	Performance Art
Develop a visual and sculptural art acquisition, lease and bequest policy and procedure	Develop artwork acquisition, lease and bequest policy and procedure. Consider a contemporary artwork lease or acquisition program for Council owned facilities.	2026	Visual Art Public Art
Develop stobie pole art guidelines	Develop guidelines to assist our community to easily understand the artwork approval process, installation, material, as well as community consultation requirements.	2025	Public Art
Explore creative wayfinding and signage options for Council owned buildings	Creative wayfinding and signage at key Council owned facilities to reflect the Council's commitment to and expression of our Cultural Vitality. Explore creative uses of digital signage technology to display wayfinding and venue information and to create interactive and engaging experiences.	2027	Public Art Digital Art
Installation of interactive artwork at Council owned facilities	Trial a series of community-based interactive art installations within Council community facilities, such as Libraries, to encourage community engagement and a more welcoming and creative environment.	2027	Public Art Digital Art

Strategy 2.1.3 Attract and support cultural and creative organisations, businesses and individuals.			
How will we achieve this?	**Description / Deliverables**	**When will we achieve this?**	**Art form**
Develop a Cultural Map of our City (Foundation Project)	Inventory of cultural assets within our City. Evidence based research to inform investment in promotion, networking, collaboration, and program development. For additional information, refer to Section 3 of this plan.	2026–2027 (multi-year project)	All
Develop a digital marketing & promotion plan (Foundation Project)	Develop a Council wide digital marketing plan that includes effective digital communication across various platforms to promote Council services, projects and programs. Together with local arts and cultural assets to enhance our identity as an artistic, creative, cultural and visually interesting City and attract creatives to our City. Work collaboratively with our local arts and cultural community to facilitate the development of packages, including online/ smart tools, that promote our City's unique arts and cultural experiences and services, including the Norwood Concert Hall. For additional information, refer to Section 3 of this plan.	2026–2027 (multi-year project)	Cultural Development
Review and update the artist register on the Council's website	Review the Council's online artist register to find out how Artists would like to use this tool to ensure it is relevant and of value. Ensure all art forms are represented on the Artist Register. Investigate and consider business or resident seeking artist initiatives to help match artists with local public art locations.	2025	All
Investigate Artists in residence program	Explore viability and need of an Artist in Residence program, across all artforms. Identify collaborative partnerships with arts and culture organisations and businesses to co-deliver a trial program.	2025	All
Collaborations and partnerships with artists, historians and arts & cultural practitioners	Where appropriate, convene topic specific focus groups with our arts and cultural community to inform and support project planning and implementation of actions contained within this Plan. Seek partnership opportunities to source external funding to co-deliver arts and culture initiatives in our City. Explore strengthening collaborations with existing arts and culture partners, such as Three D Radio.	2024 – ongoing	All
Ensure Council provides fair remuneration to artists and cultural practitioners	Informed by the National Association for the Visual Arts (NAVA) Code of Practice payment rates, ensure artists and cultural practitioners are fairly remunerated for the delivery of arts and cultural services, commissions and initiatives in partnership with the Council.	2024-ongoing	Cultural Development

Strategy 2.1.3 Attract and support cultural and creative organisations, businesses and individuals.			
How will we achieve this?	**Description / Deliverables**	**When will we achieve this?**	**Art form**
Seek opportunities to attract live music performances to the City	Explore Open Access Festival registration fee subsidy and promotion to increase visibility and participation of local musicians and venues. Review the Council's busking guidelines to encourage and better support music activation (as per strategy 2.3.1 above). Expand the public art funding program to include original live music performances in non-traditional spaces to bring music experiences to a broader audience and activate spaces.	2024	Performance Art
Curate live music event(s) to fill gaps in live music experiences across our City	Explore gaps in live music experiences within our City and identify potential collaborative partnerships to conceptualise and curate live music event(s) to fill these gaps.	2025-2026 (multi-year project)	Performance Art
Encourage local music in businesses and at Council funded events	As appropriate, encourage live and local music experiences and/or streaming of local music within business premises and at events.	2025–ongoing	Performance art
Identify opportunities for artists to be commissioned to create original artwork for Council marketing campaigns	Creation of original artwork for marketing campaigns, such as events, community consultation promotion and strategic documents.	2024–ongoing	Visual Art
Identify opportunities to Integrate public art within streetscape designs and Council owned land	Explore suitable locations to integrate public art within streetscape designs and interactive art installations in playgrounds.	2026	Public Art
Facilitate and promote networking events for local creatives	Stage 1: Investigate current networking opportunities. Identify and engage potential partners. Stage 2: Informal consultation with our creative community to identify networking needs and gaps. Stage 3: Promote existing networking opportunities on our website and directly to our creative community database. Including promotion of the two annual business networking events facilitated by the Council's Economic Development Unit. Stage 4: In partnership with our creative community, and if a need exists, coordinate networking events for local creatives.	2024–ongoing	All

Strategy 2.1.3 Attract and support cultural and creative organisations, businesses and individuals.			
How will we achieve this?	**Description / Deliverables**	**When will we achieve this?**	**Art form**
Identify and support participatory literary arts opportunities	Include poetry as a permitted activity within the revised busking policy. Expand the public art funding program to include literary arts to facilitate more people experiencing and participating in this artform. Explore collaborative community participatory projects with local Writer's Groups and other literary organisations. Explore expanding the current Writer's week program of activations within our City.	2025	Literary Arts
Enable risk taking and experimentation with digital and emerging technologies and artforms	As a component of the Public Art Masterplan (refer to Section 3 of this plan) identify places of potential for digital, immersive and/or interactive artworks (including sound art). Encourage artists to explore novel and unconventional approaches to art development within The Gallery and proposed artist in residence program. Explore collaborative partnerships to develop and expand audience access and engagement with emerging artforms. Investigate pathways of funding to support the development of emerging artforms. Explore digital literacy programs to reduce barriers to innovation and creativity and to increase artist confidence to adopt new technologies within their arts practice.	2024–2027 (multi-year project)	Moving Image Digital Art
Provision of rehearsal spaces for hire to develop new theatre productions	To nurture the development of local creative talent, identify spaces within the Council's community facilities that are suitable as rehearsal spaces for hire. Create a targeted promotion of rehearsal spaces and consider additional discounts during non-peak hire periods. Following the development of the Cultural Map, identify areas with limited or no access to rehearsal spaces and explore collaborations to support the use of non-council spaces for performance art within areas of need.	2025	Performance Art
Identify opportunities for cross sector collaboration to respond to the challenges ahead of us	Identify and build relationships with the Arts & Culture Sector, external funding bodies, businesses and non-arts sectors to co-design initiatives that respond to the challenges ahead of us, for instance arts and the environment.	2026-ongoing	All

Strategy 2.1.3 Attract and support cultural and creative organisations, businesses and individuals.			
How will we achieve this?	**Description / Deliverables**	**When will we achieve this?**	**Art form**
Council staff representation on and/or membership of arts and culture peak bodies and associations	To ensure the Council is actively engaged in the creative eco system.	2024–ongoing	Cultural Development
Continue the Council's OneMusic licence annual subscription	Support playing music at Council events and community facilities.	2024–ongoing	Performance Art

CityPlan 2030 Objective 2.2
A community embracing and celebrating its social and cultural diversity.

Strategy 2.2.1 Acknowledge and recognise local Aboriginal heritage and history			
How will we achieve this?	**Description / Deliverables**	**When will we achieve this?**	**Art form**
Map sites of First Nations significance	Component of the Public Art Masterplan, (refer to Section 3 of this Plan). Building upon knowledge of known sites along Karrawirra Parri & local creeks, partner with Aboriginal Elders to identify and map sites of Indigenous significance to guide locations for First Nations artwork, dual naming & storytelling.	2025–2027 (multi-year project)	Cultural Development
Collaborative cultural heritage programming in partnership with First Nations cultural workers and artists	In partnership with First Nations cultural workers and artists, identify opportunities for collaborative planning of initiatives that connect our community to First Nations art, culture and storytelling and embed this into the Cultural Heritage program. In partnership, identify opportunities for First Nations curators and artists to deliver exhibitions, programs and insights into our collective history as part of the exhibition and cultural heritage programs, including, where appropriate, bilingual exhibitions (eg. Kaurna & English labels).	2025–ongoing	Cultural Development
Showcase contemporary First Nations Artists	Connect with and identify collaborative projects with contemporary First Nations Artists. Include contemporary First Nations music and visual art as part of the Council's annual arts and culture exhibition program to present First Nations culture as a continuous living culture.	2025–ongoing	All
Heritage Collections management: two-way caretaking of First Nations cultural material	Ensure the way we collect, handle, store, represent & interpret First Nations cultural material is in consultation with First Nations Elders and community and, as appropriate, that we embed First Nations values within our collection practices.	2025–ongoing	Cultural Development

Strategy 2.2.2 Facilitate opportunities for cultural expression, celebration and interaction between different cultural and demographic groups			
How will we achieve this?	**Description / Deliverables**	**When will we achieve this?**	**Art form**
Review the Council's community grants program	Ensure the Council's Community Funding Program supports all artforms, as contained in the 'what do we mean by arts and culture' section of the Plan. Explore funding models to support activations of neighbourhood centres (eg. locations with small scale retail shops and cafes) and business led customer experience initiatives. Support Cultural groups and organisations, who are seeking Council funding for cultural celebrations, to deliver events that are welcoming and open to all to attend.	2024	Cultural Development
Build connections with established and emerging cultural organisations	Identify collaborative projects and programs to encourage interaction between different cultural and demographic groups.	2025–2027 (multi-year project)	Cultural Development
Investigate and devise solutions to enhance participation outcomes for multicultural arts	Through improved marketing and promotion maximise awareness and usage of Council owned facilities to ensure a diverse program of multi-cultural workshops and participatory experiences.	2024	Cultural Development
Identify places of potential for multicultural arts and culture activations	Following the creation of the Cultural Map (refer to Section 3 of this plan), identify existing cultural assets, places of potential and partners within the City to collaboratively develop initiatives to further enhance existing cultural experiences, activate public places and share the story of our multi-cultural communities.	2027	Cultural Development
Bring cultural activities to where they are needed most	Through the Cultural Map project (refer to Section 3 of this plan) identify potential utilisation and activation of traditional and non-traditional spaces to bring cultural participation opportunities to where they are most needed.	2027	Cultural Development

Strategy 2.2.3 Promote understanding of and respect for our cultures and heritage			
How will we achieve this?	**Description / Deliverables**	**When will we achieve this?**	**Art form**
Heritage Collection Digitisation Project (Foundation Project)	Digitise the Council's heritage collection to improve community access via a searchable online catalogue. A project plan will be developed in 2024. Due to the scale of the project, digitisation of the collection will extend beyond the three years of this Arts and Culture Plan. For additional information, refer to Section 3 of this Plan.	2024–ongoing	Cultural Development
Citywide Cultural Heritage Initiatives and activations	Develop an annual Cultural Heritage program, utilising resources and information developed through the Cultural Map project (refer to Section 3 of this Plan), to bring initiatives to where they are needed most.	2024–2027 (multi-year project)	Cultural Development
Research and develop a First Nations register on our website	In partnership with and approval from Elders, explore viability and appropriateness to develop a First Nations register on our website that includes biographies, contact details and specialised cultural services local First Nations community can provide. Increasing visibility and community access to engage First Nations to deliver cultural consultancy, education, services and experiences.	2027	Cultural Development

CityPlan 2030 Objective 2.3
A City which values and promotes its rich cultural and built heritage.

Strategy 2.3.2 Reflect our City's history through cultural heritage programs and initiatives			
How will we achieve this?	**Description / Deliverables**	**When will we achieve this?**	**Art form**
Develop an annual program of cultural heritage initiatives	Cultural heritage annual program of exhibitions, workshops, projects and events across a broad range of topics. Top 5 topics identified by our community during the Arts & Culture Plan 2024–2027 community consultation are: 1. Art, Music & Literature 2. Local Stories (past and present written and oral histories) 3. Natural Environment 4. First Nations Culture & Stories 5. Local Landmarks & Buildings	2024	Cultural Development
Review and update local heritage interpretive signage across our City	Update and refresh heritage signs to catch the eye and imagination, encourage visitors and interest in cultural heritage. Explore options to link physical signs to online information, GIS and/or smart city applications to create an interactive and engaging experience.	2024–2027 (multi-year project)	Cultural Development

CityPlan 2030 Objective 2.5
Dynamic community life in public spaces & precincts

Strategy 2.5.3 Host and facilitate community events and activities			
How will we achieve this?	**Description / Deliverables**	**When will we achieve this?**	**Art form**
Conduct an annual review of the Council's events program	Develop an event assessment approach to ensure events continue to contribute to dynamic community life in public spaces and precincts and have warranted event costs and resources. Identify potential collaborative partners and trial new event concepts.	2024–ongoing	Cultural Development
Annual program of cultural activations and events in areas with limited cultural participation opportunities	Following the development of the cultural map (refer to Section 3 of this Plan), proactively plan and deliver a program of events and arts and cultural activities in areas with limited cultural participation opportunities.	2027	Cultural Development
Support our community to deliver and participate within open access festival events	Potential collaborations and promotions include Adelaide Fringe Festival; Good Music Month Festival and South Australian Living Artist Festival (SALA).	2024	All
Support local artists to deliver activations, workshops and events	Continue programming local live music at events. Continue engaging artists to deliver workshops within our libraries and community facilities. Fund artist led initiatives, across all artforms, through the Council's Community Grants Program. Explore viability of an Artist in Residence program, including, collaborative partnerships with arts and culture organisations and businesses to co-deliver the program. Create employment and/or training opportunities for Artists to co-deliver Council coordinated events and activities.	2024–ongoing	All
Explore being part of Play Streets	Develop a process to support neighbourhood led temporary road closures for play activities. Enabling residents to reclaim and close quiet residential streets, for up to 3 hours, as safe open spaces to connect and play. Create an online map of streets that can host a play streets activation.	2024–2025 (multi-year project)	Cultural Development
Council staff creative think tank	Quarterly sessions bringing together staff from across the organisation to support interdepartmental information sharing and brainstorming to generate mid to long term collaborative ideas for events, programs, exhibitions and creative initiatives across our City.	2024–ongoing	Cultural Development

Section 3: Foundation Projects

Building a strong foundation for success.



Fallow, Ground Play & Amy Joy Watson, St Peters Street, St Peters

Summary

The projects set out below are multi-year Foundation Projects that will guide future decisions and the development of related sub-projects and actions as we review our progress and move toward our 2030 Cultural Vitality objectives.

Projects commencing in 2024

Public Art Masterplan

The Public Art Masterplan will consider:

Art Placement
Opportunities for art to be located. Taking into account, proximity and spread of existing artworks; contribution to the visual and general public amenity of the neighbourhood; significance of the location to the community; potential for high frequency engagement & place activation.

Art Typologies
What kind or art could feature, for instance, mural, sculpture, site specific installation, First Nations led, ephemeral, permanent, temporary, destination/iconic, interactive, digital, sound based, art trail or functional artwork.

Art Integration
Opportunities for art to integrate with the building, streetscape or place.

Scale
Suitable scale for the surrounding environment, small, human scale to significant iconic piece.

Project Stages	
Stage 1 Discovery	Map current public art locations (council and privately funded artwork) to identify where creativity thrives and where opportunities exist. Map sites of Indigenous significance to guide locations for First Nations artworks and storytelling.
Stage 2 Foundation	Develop place assessment criteria/tool to aid the selection of places of potential.
Stage 3 Analysis	Precinct specific analysis and prioritise places of potential especially suitable for public art.
Stage 4 Development	Create Public Art GIS map for public online viewing. Details of each potential location (typology/ scope/ opportunities/ artwork objectives/ rationale) Group potential artwork locations into price brackets that can be prioritised to suit available budget and external funding opportunities. Create Public Art Masterplan document.
Stage 5 Consultation	Community feedback on draft Masterplan.
Stage 6 Final Plan	Develop final Masterplan and Council endorsement.
Stage 7 Launch	Promote Masterplan and community led public art location opportunities.
Stage 8 Funding	Apply for external funding opportunities (as required).

Projects commencing in 2024

Heritage Collection Digitisation Project

Create a searchable online catalogue to improve community access to the Council's heritage collection via personal or public devices.

Project Stages	
Stage 1 Discovery	Digital management best practice, platforms and case studies. Identify interoperability opportunities.
Stage 2 Prioritise	Prioritise collection for digitisation based on community requests and enquiries.
Stage 3 Systems	Confirm Software Systems.
Stage 4 Funding	Apply for grant funding.
Stage 5 Delivery	Commence digitisation of collection.
Stage 6 Promotion	Promote available online resources to our community.

Digital Marketing Strategy

Develop a Digital Marketing Plan that includes, amongst broad Council marketing goals, effective digital communication and promotion of local arts & cultural stories to enhance our identity as an artistic, creative, cultural & visually interesting City & attract creatives to our City.

Project Stages	
Stage 1 Research	Capture how other Councils are utilising digital media and identify strengths and weaknesses. Clarify what each digital platform could communicate.
Stage 2 Consultation	Create a consultation survey for internal and external stakeholders to identify content they would want communicated on our digital media platforms.
Stage 3 Objective	Identify the objectives of all digital platforms and what will be deemed as success.
Stage 4 Creation	Create a Digital Marketing Plan and an Internal Style Guide.
Stage 5 Reporting	Annual review of Digital Marketing Plan implementation and success.

Projects commencing in 2026

Cultural Map of our City

Inventory of cultural assets within our City, including, theatres, galleries, studios, live music venues, museums, local heritage places, public art locations identified during public art masterplan project, and locations of regular events and activations (eg. markets, Art on Parade, Concerts in the Park).

Project Stages	
Stage 1 Discovery	Expand upon cultural mapping activities of the proposed People, Place and Activity Strategy, identify and map local arts and cultural assets.
Stage 2 Interaction	Create and promote an online publicly accessible cultural map (eg. GIS).
Stage 3 Research	Use map to identify where creativity thrives or an activation opportunity exists. Includes integration with the public art map and masterplan.
Stage 4 Activation	Develop activation initiatives for locations where arts and culture are needed most across our City. Including locations suitable for community funded activities to encourage various forms of cultural engagement. Where appropriate, advocate for creative use of bookable, vacant or non-traditional spaces. Identify and promote the network of existing creative spaces, halls, rehearsal and performance spaces for sharing arts and culture.

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Further information

For information on the Arts & Culture Plan 2024–2027, please visit www.npsp.sa.gov.au or phone 8366 4555.

You can also visit the Council's Customer Service Centre at the Norwood Town Hall, 175 The Parade, Norwood.

Additional copies

The Arts & Culture Plan 2024–2027 Community Engagement Report can be viewed online at www.npsp.sa.gov.au

Limited copies may also be obtained by:

- visiting Norwood Town Hall
- visiting any of the Council's Libraries
- emailing townhall@npsp.sa.gov.au
- contacting the Council on 8366 4555
- writing to the Council at PO Box 204, Kent Town SA 5074

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City of Norwood Payneham & St Peters

13.5 INTEGRATED PLANNING AND REPORTING FRAMEWORK

REPORT AUTHOR: Manager, Strategy & Performance
GENERAL MANAGER: Chief Executive Officer
CONTACT NUMBER: 8366 4626
FILE REFERENCE: A1242922
ATTACHMENTS: A - B

PURPOSE OF REPORT

The purpose of this report is to present the proposed Strategic Integrated Planning and Reporting Framework to the Council for endorsement.

BACKGROUND

At its meeting held on 5 May 2025, the Council considered the Chief Executive Officer's Key Performance Indicators for 2025-2026.

Following consideration of the matter, the Council adopted a number of KPIs, which included the d*evelopment of a framework to ensure implementation of the actions as set out in the Council's key strategy documents (i.e. Economic Development Strategy, Tree Strategy, etc.) and reporting to the Council.*

The purpose of an Integrated Planning and Reporting Framework serves as a foundational tool to strategically plan, execute and evaluate activities in alignment with the Council's overarching Strategic Management Plan, *City Plan 2030*.

The Council has a number of strategies and plans and it is therefore important to ensure the delivery of the relevant actions as set out within the various strategies and plans, as well as ensuring that the strategies and delivery of actions are integrated.

A list of all Council Strategies and Plans is contained within **Attachment A**.

In accordance with the Chief Executive Officer's KPI, an Integrated Planning & Reporting Framework (IPRF) has now been prepared.

A copy of the (IPRF) is contained within **Attachment B**.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

Not Applicable.

FINANCIAL AND BUDGET IMPLICATIONS

Not Applicable.

EXTERNAL ECONOMIC IMPLICATIONS

Not Applicable.

SOCIAL ISSUES

Not Applicable.

CULTURAL ISSUES

Not Applicable.

ENVIRONMENTAL ISSUES

Not Applicable.

RESOURCE ISSUES

The Manager, Strategy & Performance will coordinate the IPRF and work with staff from across the organisation to deliver the IPRF.

RISK MANAGEMENT

The IPRF is an important tool to ensure the delivery of strategic outcomes and a structure for reporting against the actions set out in the various strategies and plans.

CONSULTATION

- **Elected Members**
  An Information Session was held with Elected Members to Monday 8th September 2025 at which the Integrated Planning & Reporting Framework was presented.

- **Community**
  Not Applicable.

- **Staff**
  A presentation regarding the IPRF was provided to the Executive Leadership Team was provided 9 September 2025.

  Staff will undergo awareness and training as part of the implementation of the IPRF.

- **Other Agencies**
  Not Applicable.

DISCUSSION

The objective of the Strategic Integrated Planning and Reporting Framework is to ensure that all Council Plans, Strategies and activities work together and align with the Vision and objectives as set out in City Plan 2030.

The objective of the IPRF is to ensure that there is an ongoing focus of the delivery of the endorsed council strategy what the current and future needs of the community. At the same time, the IPRF will ensure monitoring of the relevant actions set out within the various strategies and plans to ensure transparency in terms of reporting against the strategies and plans to the community.

The IPRF is intended to add value to the Council's operations through the following:

- the IPRF will align all strategies and plans with *City Plan 2030*. This alignment will focus the Council on achieving the desired community outcomes;

- the IPRF is designed to ensure the organisation is accountable for the delivery of the outcomes and outputs. This will be achieved by ensures that the relevant Department/Project Lead who is accountable for the delivery of the outcomes;

- the IPRF will ensure collaboration across the organisation in terms of the delivery of the strategies, activities and outcomes; and

- a strong reporting component that will ensure staff report on the status of the strategies and outcomes, (including the progress, success or limitations), on an annual basis.

The introduction of a Corporate Plan as part of the proposed funding allocation IPRF will replace the need for financial 'bidding" for projects as the Corporate Plan will contain the strategies, outcomes, activities and associated budget allocations over a four (4) year period; and

A Staff Working Group will be established to implement the IPRF over the following four (4) stages:

- Phase 1: Planning, Establishing the Strategic Hierarchy;
- Phase 2: Development of Corporate Plan & Business Delivery Plans;
- Phase 3: Monitoring and reporting; and
- Phase 4: Check and Adjust.

The Working Group will meet monthly to discuss the progress of the implementation of the IPRF, which will include the preparation of reporting templates, a review of the current strategies and the design of future strategic documents. Quarterly reports will be provided o the council.

The working group will also establish success indicators and determine data sources to measure these indicators.

At this stage it is anticipated that the IPRF will be fully implemented by December 2026.

OPTIONS

CONCLUSION

The IPRF will activate the Council's Strategic Planning Framework and create engagement and structure for the various Strategies and Plans for the City. The IPRF will drive consistent and desired outcomes for the community.

COMMENTS

Nil

RECOMMENDATION

That the report be received and noted and the Integrated Planning and Reporting framework, as contained in the Attachment B, be endorsed.

Attachments – Item 13.5

Attachment A

Integrated Planning and Reporting Framework

INTEGRATED PLANNING & REPORTING FRAMEWORK – ATTACHMENT A

The Integrated Planning & Reporting Framework (IPRF) will be introduced across all strategies and plans as they come to the end of their term.

The IPRF will ensure Strategies and Plans align with *City Plan 2030*.

The current list of Strategies and Plans include:

Strategy/Plan	Purpose of Strategy
2022-2027 Built Heritage	The aim of the Built Heritage Strategy is to provide a clear framework for guiding Council's actions, resources and budget to achieve the following outcomes: • celebrate, promote and support built heritage; • protect built heritage; • advise, influence and advocate for built heritage; and • lead by example on built heritage.
2025-2028 Volunteer	The purpose of the Volunteer Strategy is to guide the development and growth of the Council's Volunteer Service, identify priority areas of action and inform Council's role in supporting people involved in volunteering activities across the City.
2024-2028 Access & Inclusion	The purpose of the Access & Inclusion Strategy is to support citizens to live safe, healthy and connected lives within an accessible and inclusive community.
2026-2031 Dog & Cat Management Plan (drafting stage)	The objective of the Dog & Cat Management Plan is to: • encourage responsible dog and cat ownership; • reduce public and environmental nuisance caused by dogs and cats; and • promote the effective management of dogs and cats.
2025-2034 Asset Management Plan - Open Space + Playground	The purpose of the Open Space + Playground Asset Management Plan is to ensure that the Council can deliver essential services, maintain assets, and achieve its strategic objective in a financially sustainable, appropriate and prudential manner over the short, medium and long term.
2025-2034 Asset Management Plan - Building Infrastructure	The purpose of the Building Infrastructure Asset Management Plan is to ensure that the Council can deliver essential services, maintain assets, and achieve its strategic objective in a financially sustainable, appropriate and prudential manner over the short, medium and long term.
2025-2034 Asset Management Plan - Stormwater Management Infrastructure	The purpose of the Stormwater Management Infrastructure Asset Plan is to ensure that the Council can deliver essential services, maintain assets, and achieve its strategic objective in a financially sustainable, appropriate and prudential manner over the short, medium and long term.

Strategy/Plan	Purpose of Strategy
2025-2034 Asset Management Plan - Civil Infrastructure	The purpose of the Civil Infrastructure Asset Management Plan is to ensure that the Council can deliver essential services, maintain assets, and achieve its strategic objective in a financially sustainable, appropriate and prudential manner over the short, medium and long term.
2025-2028 IT Strategy	The purpose of the IT Strategy is to ensure that the organisation has in place an effective, contemporary IT strategy that is closely aligned with the overall objectives and priorities of the organisation. In addition, it is to ensure that technology initiatives directly contribute to the success and sustainability of the organisation and drive its objective of being a high-performing and progressive Local Government organisation.
2025 -2026 Annual Business Plan	The purpose of the Annual Business Plan is to demonstrate to the community how the Council intends to generate and use revenue (e.g. through rates), manage costs, deliver community services, maintain and improve infrastructure, and respond to priorities & feedback from the community.
2025-2027 Art & Culture Plan	The purpose of the Arts & Culture Plan is to guide service development, service delivery, budget priorities and collaborative partnerships.
2022-2027 Tree Strategy	The purpose of the Tree Strategy is to set out a roadmap and actions which are required to strategically increase the tree canopy cover in the City. While primary focus is on street trees, the strategy also identifies opportunities to influence the retention and growth of trees both public and on private land.
2021-2026 Economic Development Strategy	The purpose of the Economic Development Strategy is to guide sustainable local economic growth over the next five years to deliver positive outcomes for the economy, and social and cultural sustainability within the City.
2025 The Parade Master Plan	The Parade Masterplan supports the retention and enhancement of The Parade and cement its status as a cosmopolitan lifestyle destination. The Masterplan defines the infrastructure required to support the increase in density of built form and residents attracted to The Parade and adjacent streets.
2025 Smart City Plan	The Smart City Plan is focused on enhancing liveability through sustainability, smart infrastructure and technology, and creating an environment where businesses can innovate and thrive. By integrating smart city solutions, the Council is building a connected and resilient City that benefits both the community and local businesses.

Attachment B

Integrated Planning and Reporting Framework

Norwood Payneham & St Peters Integrated Planning and Reporting Framework

What is Integrated planning and reporting?

In South Australia, the Local Government Act 1999, section 122 requires all councils to develop and adopt plans (which may take various forms). The Council complies with this legislative requirement, however over time, given the number of documents that have been developed and adopted by the Council, there is a need to have an Integrated Planning and Reporting (IP&R). This Framework includes strategic management plans such as, a long-term Strategic Management Plan, Long-Term Financial Plan, an Infrastructure and Asset Management Plan and Business Delivery Plan to ensure alignment and integrated decision-making across all council activities

These requirements are laid out particularly in Sections 122 and 123 of the Act. The key principles of the legislation

- **Democratic and Accountable Government:**

  Adopt Plans and the Act emphasises that local governments should be democratically elected and accountable to their communities.

- **Community Engagement:**

  It encourages active participation from community members in the decisions and affairs of their local councils.

- **Sustainable Service Delivery:**

  The Act promotes the provision of services to communities in a way that is environmentally, socially, and economically sustainable.

- **Social and Economic Development:**

  Local governments are expected to contribute to the social and economic development of their communities.

- **Environmental Protection:**

  The Act highlights the importance of safeguarding the local environment.

- **Efficient and Effective Management:**

  Local governments are required to manage their resources effectively and efficiently.

- **Financial Accountability:**

  The Act includes provisions for sound financial management, including strategic planning, budgeting, and auditing.

- **Human Resource Management:**

  Proper management of council staff, including recruitment, remuneration, and performance management, is also addressed.

- **Best Value:**

  Councils are expected to demonstrate that they are making arrangements that are economic, efficient, and effective in their service delivery.

- **Integration of Priorities:**
  The Act encourages local governments to integrate environmental protection, social advancement, and economic prosperity in their decision-making

In essence, the legislation aims to:

- Improve the quality of decision-making by ensuring that all plans and strategies are interconnected and aligned with the community vision.
- Promote transparency and accountability by requiring councils to report on their progress and performance.
- Enhance community engagement and participation in local government decision-making.
- Ensure the long-term financial sustainability of local councils.

By adhering to the requirements of the Local Government Act 1999 and the Integrated Planning and Reporting Guidelines, South Australian councils can effectively plan for the future, manage their resources wisely, and deliver services that meet the needs and aspirations of their communities.

How is the Local Government Act 1999 translated into practice?

Integrated Planning acknowledges there are numerous stakeholders who we are collaborating with, that contribute to achieving the outcomes, goals and aspirations. It also recognises that efficient and effective resource allocation requires engaging all stakeholders involved in delivering these outcomes.

Integrated Planning and Reporting commences with the community's aspirations (as set out in City Plan 2030) and examine how planning across various functions, levels, and locations contributes to these goals. Additionally, it considers how the external environment and other organisations influence the community's desired outcomes. Importantly, it seeks to integrate the reporting of activities and outcomes to support effective strategic decision-making.

Integrated Planning & Reporting, algin to 4 overarching supporting Pillars:



Why do we need an integrated planning and reporting framework?

To intently deliver community outcomes.

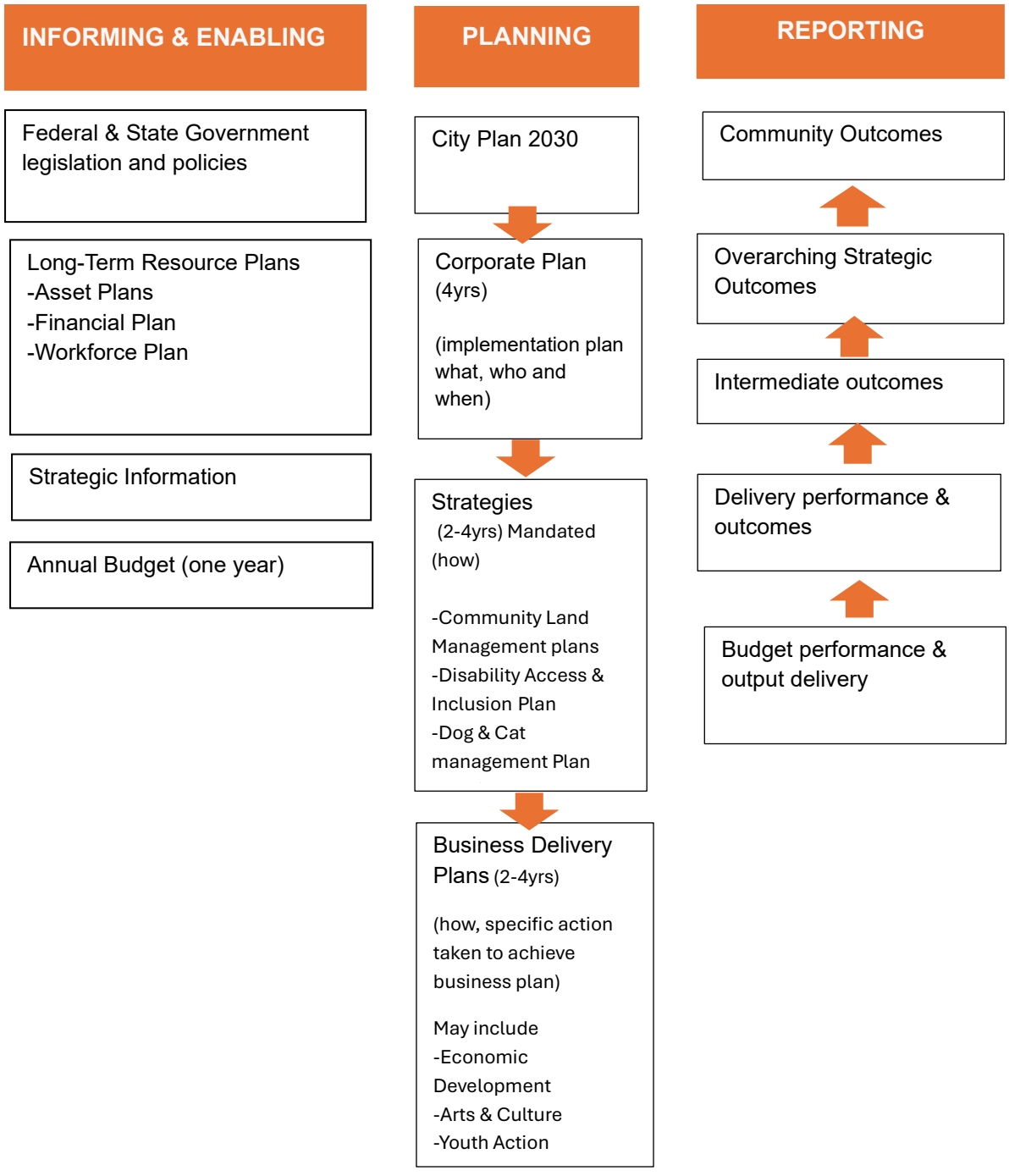
What does the Integrated Planning & Reporting Framework look like?

Integrated and Planning Framework is the Councils commitment to building a strategic planning and reporting framework system that connects all departments with outcomes focus.

The strategic planning framework plays a big part in the collaborative work within each department and between departments, delivering on the Vision contained in the NPSP City Plan 2030 and most importantly contributes through the strategy outcomes, to deliver the Well Being of our Community.

The prepared Integrated Planning and Reporting Framework offers clear direction for the organisation and all stakeholders. The structure of the framework are 3 key foundations:

Informing and Enabling, Planning & Reporting



Informing and Enabling component

Federal & State Government Legislation and Plans

Councils are required to address the requirements of a range of Federal and State Government legislation and policies. The various requirements either implicitly or explicitly refer to long-term outcomes that the legislation or policy is intended to produce.

Council strategies must consider these external requirements and expected outcomes by them and alongside the overarching strategic outcomes in the City Plan 2030.

Long Term Plans

Section 122 of The Local Government Act 1999) requires councils to maintain an Asset Management Plans and Long-Term Financial Plan that covers min.10 years.

What Are Long-Term Asset Plans?

Long-term asset plans are strategic documents that help councils manage public assets—such as roads, buildings, parks, and utilities—throughout their entire lifecycle. This includes planning for their acquisition, maintenance, and eventual replacement or disposal.

The plan will and can include the following assets:

- Drainage,
- Roads and laneways
- Footpaths
- Buildings and facilities
- Recreation facilities

Why Are They Important?

These plans ensure that assets continue to meet the community's needs and service expectations over time. By proactively managing assets, NPSP can deliver consistent and reliable services to residents.

Key Components:

1. **Asset Management Register**: Reinforces the importance of the Asset Management plan. This directs the importance of assets for the delivery of services and activities to our community.
2. **Comprehensive Scope:** Asset plans cover a wide range of infrastructure, including roads, buildings, parks, and utilities, some of which are mentioned above.
3. **Lifecycle Management:** They outline how assets will be managed from acquisition to disposal, ensuring they remain functional and safe.
4. **Financial Integration:** Asset plans are aligned with long-term financial plans (LTFPs) to ensure that budgeting supports asset maintenance and upgrades.
5. **Community Engagement:** Councils involve the community in developing and reviewing asset plans to ensure transparency and that the plans reflect public needs.
6. **Regular Updates:** Asset plans are reviewed annually and updated to adapt to changing community needs, asset conditions, and financial circumstances.
7. ***Adherence to Best Practices:*** Councils follow internationally recognised asset management standards, such as ISO 55000, to ensure effective planning.
8. **Focus on Green Infrastructure:** There is an emphasis on managing green infrastructure—like parks, open spaces, playgrounds and natural areas—to enhance environmental sustainability and community well-being.

What is a Long-Term Financial Plan?

The Long-Term Financial Plan (LTFP) ensures that budgets support the Councils broader goals by aligning with City Plan 2030, Corporate Plan and associated documents. It offers a clear framework for smart decision-making on resource use, services, and infrastructure investments. The plan boosts transparency and accountability by sharing financial intentions openly and involves the community in shaping priorities and service levels.

Why is the Long -Term Financial Plan important?

The Long-Term Financial Plan (LTFP) helps the Norwood Payneham & St Peters Council ensure sustainable finances and effective asset management over the next decade. It supports strategic decisions, responsible borrowing, and fair rate-setting while keeping residents informed and included.

To ensure transparency, long-term planning, and community engagement, some of the key components of the plan will include:

Key components of the LTFP:

1. **Financial Sustainability** – Ensures the Council can cover service delivery, asset upkeep, and debt commitments
2. **Asset Management** – Guides maintenance, renewal, and growth of infrastructure like roads, buildings, parks, and stormwater systems
3. **Revenue & Expenditure Forecasts** – Projects income (including rates) and spending over a 10-year period, to inform investment and service level decisions
4. **Debt Management** – Sets sustainable borrowing limits to fund major capital works without overburdening the budget.
5. **Rate Setting** – Determines rate levels by balancing projected costs and revenue needs to maintain services and infrastructure.

The LTFP is a dynamic plan which will change as operating environment changes, as new strategies or plans are developed or as the level of detail changes over the decreasing forecast period.

Also consider within the corporate plan the Workforce Plan?

The focus of attracting, developing, continue to retain a skilled, diverse workforce is crucial for the Council to meet community needs as these evolve. NPSP face challenges such as an aging workforce, growing skill shortages, and competition from other employers, to tackle this. Key strategies include creating clear career pathways, nurturing leadership through mentoring and training, and using digital tools and automation to boost efficiency and service delivery. Together, these approaches help ensure councils remain agile, capable, and responsive to changing demands.

The key components to secure a loyal workforce which will give the NPSP consistency for our community, involves some key components such as:

1. Attract & Recruit - Showcase the range and importance of local government roles beyond the norm.

2. Develop & Train - Invest in leadership programs and succession planning to build future leaders and work with other industries to share knowledge and enhance development will build NSPS corporate knowledge.

3. Retain & Engage - Cultivate a workplace culture built on working together, Leadership, Excellence, Integrity, Service and empowering our people. Regular communication where staff are feeling heard and valued, including recognition can keep NSPS competitive.

4. Meet Specific Challenges - Support digital transformation through tech training and tools allowing the team to do the best work they can.

How the planning process will be advanced.

The approach to producing a strategy with evidence-based data will be 2 steps:

1. **Using tools such as SWOT (strength, weakness, opportunities, Threats) and PESTLE (Political, economic, social, technological, legal and Environmental)**

   The implementation of IPRF will include a whole organisation approach, to understand the current state, test the thinking of the stakeholders and align the organisation to the IPRF, City Plan 2030, with the focus of Community Well Being.

2. **Best practice** – An opportunity to seek best practice for strategy planning. This will give us intel into best practices that have been proven, through evident outcomes. Best practices can be found through literature research, via sectors of focus ie Health and other peak organisations.

Planning Component

City Plan 2030 – Shaping Our Future

The Local Government Act 1999 requires councils to develop and adopt a strategy management plan with its community and in accordance with its endorsed engagement's practices.

The Council has set the Vision in City Plan 2030m Shaping Our Future. The Vision seeks to attain economic prosperity, environmental sustainability, social equity and cultural vitality.

Achieving the Vision requires a collective integrated approach, with several stakeholders that include, State and Federal Governments, government agencies, private sectors, community groups, individual communities and of course the NPSP Council.

With many contributors, it does challenge the outcomes that will be desired by all the various groups. Keeping the Community at the forefront of our minds we propose working collaboratively to achieve the desired outcomes and by measuring and reporting on these outcomes in a timely manner to keep NPSP accountable and all community contributors informed.

Norwood Payneham & St Peters Vision:

A City which values its heritage, cultural diversity, sense of place and natural environment.
A progressive City which is prosperous, sustainable and socially cohesive with a strong community spirit.



The Corporate Plan.

Pursuit to the *Local Government Act 1999*, councils are required to develop a Strategic Management Plan that guides their long-term and medium-term planning. This can include a Corporate Plan that typically spans over four years. The Corporate Plan outlines the council's objectives, performance measures, and the allocation of resources needed to deliver on its priorities. These plans are essential for ensuring strategic direction, accountability, and the effective delivery of services to the community.

What is a Corporate Plan?

The Corporate Plam cascades down from the Strategic Plan and details how the Council will implement and fund the attachment of the Strategies and actions contained in the Strategic Plan.

it will work towards achieving community goals and addressing local needs. The strategies and actions outlined in the strategic delivery plan. Essentially, it's a roadmap for council activities and decision-making over the specified period. It is aligned to the City's Plan 2030 for its decision making and informs other strategic plans.

The Corporate Plan will include strategic themes, strategic actions, overarching strategic outcomes, and indicators for monitoring the achievement of the outcomes. The overarching strategic outcomes are descriptions, high level results the Council expects, a description of what actions look like, specific enough to be measured.

An example of inclusions in a Corporate Plan:

1. Executive Summary

A concise overview of the plan, its purpose, and the timeframe it covers. This section outlines the council's commitment to community wellbeing, sustainable development, and efficient service delivery.

2. Vision

- **Vision:** A city which values its heritage, cultural diversity, sense of place and natural environment. A progressive City which is prosperous, sustainable and social cohesive with a strong community spirit.

3. Strategic Pillar

1. **Community Well- being**
- Improve access to health, education, and social services
- Support vulnerable populations

2. **Environment & Sustainability**
- Reduce emissions, increase green spaces
- Promote recycling and sustainable transport

3. **Economic Prosperity**
- Support small businesses and job creation
- Attract investment to the area

4. **Infrastructure & Liveability**
- Maintain roads, parks, and public spaces
- Invest in new infrastructure based on community needs

5. **Good Governance & Engagement**
- Ensure transparency and accountability
- Engage citizens in decision-making processes

4. Outcomes and actions
Each strategic priority includes:

- **Outcome** (e.g., Increase tree canopy coverage by 20% by 2027)
- **Actions** (e.g., Plant 5,000 trees annually in urban neighbour hoods)
- **Performance Measures** (measurable measures to assess progress and outcomes)

5. Financial and Resource Planning

- Overview of the budget, revenue sources (rates, grants, fees), and long-term financial sustainability.
- Explanation of how resources will be allocated to deliver on the plan.

6. Partnerships and Collaboration
How the council will work with:

- State and Federal Governments
- Community groups and not-for-profits
- Local businesses and educational institutions

7. Monitoring and Reporting

- A framework for tracking progress against overarching outcomes
- Annual reviews and public reporting to maintain accountability

8. Appendices

- Community consultation summaries
- Strategic risk assessments
- Alignment with regional/state plans

Strategies

A strategic document explains how the council expects to deliver the overarching strategic outcomes in the Corporate Plan

The expected delivery of any strategy can be between 2-4years, the approach to the strategies encompasses outcome hierarchies, which serve to overarching strategic goals. These hierarchies define intermediate outcomes that function as essential connectors, ensuring that targeted actions at the service level are aligned with broader organisational goals.

This structured approach facilitates a coherent progression from specific initiatives to the achievement of overarching strategic outcomes.

- Unify planning across all levels by including the outcomes hierarchy. This framework traces a clear path: from the outcomes delivered by services to the strategic priorities in the Corporate Plan, and ultimately to the Community priorities outlined in the City Plan. In doing so, the hierarchy tells a story of the strategy's journey — illustrating how everyday service impacts contribute to higher-level strategic and City Plan 2030.
- A collective collaboration across all areas of the NPSP Council that have an interest in, contribute to or are influenced by an outcome
- They will include clear measures, targets for monitoring the success of the strategy.
- Review and Rework – assessing the impact of the strategy in line with the LTFP and other key plans ie asset plans to ensure resourcing, human resources and financials are fed into the strategy for long term outcome successes.
- It will be agile, an opportunity to understand outcomes intimately and make clear decisions on how to move forward.
- Be supported by evidence data, literature including research reports.
- Be clear on the Role of the Council. In most cases Council assumes many roles and defaults to the primary provider, in fact the contributors, collaborations, partnerships of the strategy also play a role.

The roles a defined as:

Advocate – NPSP Council speak up on behalf of the community/businesses to higher levels of government or external organisations.

Leader /Facilitator – show the way and enable the process, encourage to make things happen.

Partner- Developing trusted formal and informal relationships and alliances and working with and through others to achieve common goals

Promote & Sponsor – NPSP markets and/or financially supports initiatives that align with strategic objectives.

Planner- Proactively planning for services and infrastructure, which respond to current & future needs and requirements

Educator – Sharing information, raising awareness, developing knowledge & skills to empower individuals & groups

Regulator – Providing a Governance lens and regulatory controls such as local laws and health and building controls**.** Developing trusted formal and informal relationships and alliances and working with and through others to achieve common goals

Expert – Staying up to date with practices, collating and interpreting information, data for planning, prioritising evaluating and making evidence-based decisions.

Provider – Offering a range of services and support, preventative interventions, infrastructure and facilities to individuals and groups

Business Delivery Plans

Business Delivery Plans are the actions (how) part of the strategy delivering on the desired outcomes. They are descriptive, purposeful and measurable actions.

The Business Delivery Plan can include:

What is the Business Delivery Plan servicing? – the related strategy, hierarchy or outcomes, legislation or linked policies.

The outcomes hierarchy- what is the Business Delivery Plan aiming to achieve, including the future view, what will the outcome look like in the future? How will it behave in the community?

Who is the Business Delivery Plan for? Customer analysis – who are the outcomes being delivered for? families? Single parents? Younger citizens? Parents of younger citizens? Seniors? Disability people? What is their current satisfaction level? And the current customer journey/experience? Vs desired outcome?

How will it be funded? - operating and analysis costs and future funding requirements. Outlines the trends expected for future investing.

What is the asset requirement? – the current and future requirements of any major asset requirement, how the investment is impacted short term and long term.

Details of the service provided – what is the specific action or service required to deliver on the overarching outcomes? A specific list of actions with responsibility, firm time frames and how will we the action be measured, what is the key results indicator (KRI)? *(key reporting indicator)* or measurable measure

Community satisfaction – what is our commitment to delivering to our community? And their level of satisfaction of our actions. This can include turnaround times, direct impact to their community group etc

Performance and Outcomes Framework – how will the action be measured? what is the key indicator that will scream success or provide an indication the action/strategy is on the right track to success?

Reporting Components

Monitoring & Reporting

Monitoring and reporting on the Integrated Planning and Reporting framework (IPRF) is pivotal as it underpins accountability, transparency and continuous improvement. By regularly evaluating progress against City Plan 2030 and other related strategic plans, together with Business Delivery Plans, we can ensure resources are effectively achieving the community-driven outcomes.

This process empowers council to detect underperformance early, adapt strategies to evolving needs, and maintain alignment. Monitoring and reporting fosters community confidence by providing clear evidence of progress, enabling meaningful engagement, and demonstrating financial and operational responsibilities.

Community Outcomes

Community outcomes represent the long-term changes in the social, economic, environmental, and cultural well-being of the City of Norwood Payneham & St Peters. These outcomes are shaped by a collaborative effort involving various stakeholders, including the Council, Federal and State Governments, non-government organisations, the private sector, and the community itself.

The Council monitors and reports of these outcomes to inform strategic planning and ensure transparency for all stakeholders. Given the complex interaction of influences, it's challenging to attribute specific outcomes solely to the Council's initiatives. Therefore, while these outcomes guide planning and community engagement, they should not be used as the sole measure of the Council's performance or accountability.

Measuring Outcomes

Measuring outcomes within an Integrated Planning and Reporting Framework (IPRF) is essential for ensuring that strategic goals are effectively translated into tangible community benefits. This process involves aligning performance measurement with planning cycles, fostering transparency, and enabling continuous improvement.

Here's how outcomes are typically measured in such framework:

- **Establishing clear indicators** *(tracks current status- what to measure ie number of vacancies in the retail precincts)*

Indicators should answer the question, how will we know we are successful? Indicators should be defined clearly, measurable actions that align with the City Plan Vision. As an example, the Business Delivery Plans require departments to set priority outcomes accompanied by metrics to assess progress.

For each indicator, there should be one or more measures that compare to some indictor base. Ie indicator is the increase % of spend within a precinct. Then the base is the spend data we have from previous year or year.

- **Lets talk Outcome targets** *(sets future goal- how well we want the measure to perform ie (decrease the number of vacancies in the retail precincts by 10% by 2030)*

Targets should be grounded in the current or baseline performance level, combined with what evidence-based best practices suggest is achievable within the established outcome hierarchy. Avoid setting targets based on guesswork or aspirational wish-list figures. Instead, base them on robust benchmarks—either derived from your own data or guided by external standards, such as financial benchmarks or performance goals specified in local government reporting frameworks.

- **Measurement detail and Frequency of reporting**

This should describe how the measurements would be calculated and where the data will be sourced from.

As far as frequency of reporting how often should the measurement be reported? Being clear on the answer to this question so as to understand the moving success of the outcome.

- **Overarching Strategic Outcomes**

Review what is an overarching strategic outcome?

Overarching strategic outcomes in an Integrated Planning & Reporting framework (IPRF) are the high-level, long-term changes—typically a social, economic, environmental, and culturally that an organisation or community aims to achieve *(these are the overarching outcomes).* These are not day-to-day outputs or activities, but rather the purposeful changes the community values and expects.

For example, when we look at the NPSP City Plan 2030, the Overarching Outcomes are:

- Cultural Vitality
- Economic Prosperity
- Environmental Sustainability
- Social Equity

When measuring the above outcomes, this can be challenging as they are broad in definition and there may not be a single indicator that would measure this success, no data can provide evidence of achieving this overarching outcome.

A common approach is to use multiple indicators (*tracks current status)* to assess different dimensions of an outcome**.**

- **By choosing a diverse set of measures**, you gain a more refined and comprehensive understanding of progress—capturing both positive and negative aspects of the target outcome

Example:
If you're measuring social equity in a community:
- You might look at income equality, access to healthcare, education levels, and representation in leadership.
- One measure might show improvement (e.g., more people graduating high school), but another might still show inequity (e.g., wage gaps).
- Together, they give a fuller picture of how equitable the society is—not just the good or the bad.

- **Use of proxy measures**: These are indirect indicators—variables that aren't the outcome itself but are strongly correlated with it—used when the true outcome is unobservable or data isn't available.

Example (in a social equity context):
Let's say you want to measure how equitable a community is — but there's no single data point called "social equity score."
So, you might use proxy measures like:
- School retention rates (a proxy for equal access to education)
- Affordable housing availability (a proxy for economic inclusion)
- Public transport access in low-income areas (a proxy for service equity)

These don't *directly* measure social equity, but they are strongly linked to it — and together, they help paint a picture of whether things are improving or not.

Implementation of Integrated Planning & Reporting Framework – 2026

Implementing an Integrated Planning and Reporting (IP&R) Framework is a transformative step for the Council which seeks to enhance strategic governance, community engagement, and operational transparency.

This Framework provides a structured approach for the council to align its long-term aspirations with practical service delivery and resource management. By integrating key planning documents—such as the City Plan 2030 and a Corporate Business Plan—councils can ensure that decision-making processes are holistic, evidence-based, and responsive to evolving community needs. The IPRF fosters collaboration among the council, its administration, and the community, promoting shared accountability and continuous improvement in achieving sustainable outcomes.

How will the implementation take place?

1. Phase 1 – Establishing the strategic hierarchy
2. Phase 2 – Development of Corporate and Business Delivery Plans
3. Phase 3 – Monitor and review
4. Phase 4 – Check and adjust

13.6 DRAFT 2025–2030 ADVOCACY STRATEGY

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PURPOSE OF REPORT

The purpose of this report is to present the draft 2025–2030 Advocacy Strategy to the Council for adoption.

BACKGROUND

Advocacy is the process of creating, influencing or gaining support for change and progressive initiatives, and is a long-term and consistent commitment that often responds to complex and large-scale issues and strategic opportunities.

The draft 2025–2030 Advocacy Strategy has been developed with the objective of establishing a framework that provides focus, ensures that the Council is guided by clear and defined priorities and enables the Council to engage with the right levels of Government and stakeholders with distinct and meaningful purpose.

A copy of the draft 2025–2030 Advocacy Strategy is contained in Attachment A.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

The Council's Advocacy Strategy and priorities are informed and underpinned by the following:

- *CityPlan 2030: Shaping Our Future;*
- Long-term Financial Plan;
- Annual Business Plan and Budget;
- Infrastructure and Asset Management Plans;
- Strategic Management Plan; and
- Other strategies and plans such as the Economic Development Strategy, Tree Strategy, Youth Strategy etc.

The draft Advocacy Strategy builds on the Council's existing suite of thematic policies and strategies to enhance the City of Norwood Payneham & St Peters capacity to deliver the outcomes and community aspirations identified in *CityPlan 2030*.

In a South Australian context, advocacy is also influenced by key State Government policies and plans including the Greater Adelaide Regional Plan and the 20-year State Infrastructure Strategy.

The framework outlined in the draft Strategy will ensure that advocacy activities assist the Council to deliver on a range of its Objectives set out in *CityPlan 2030* by identifying resourcing and strategic partnership opportunities to support the delivery of key projects and initiatives.

FINANCIAL AND BUDGET IMPLICATIONS

Not Applicable.

EXTERNAL ECONOMIC IMPLICATIONS

Not Applicable.

SOCIAL ISSUES

Not Applicable.

CULTURAL ISSUES

Not Applicable.

ENVIRONMENTAL ISSUES

Not Applicable.

RESOURCE ISSUES

Not Applicable.

RISK MANAGEMENT

Without an Advocacy Strategy and structured approach to advocacy activities, the Council risks missing or overlooking funding opportunities that are strategically aligned with the Council's priorities and Long-term Financial Plan.

CONSULTATION

- **Elected Members**
  An information session was held with Elected Members on the draft 2025–2030 Advocacy Strategy on Monday 29 September 2025.

- **Staff**
  Targeted consultation has been undertaken with key staff to help inform the direction and intent of the Strategy.

  The Council's Executive Leadership Team was consulted through a workshop and feedback provided on the approach and framework has been incorporated into the draft Advocacy Strategy 2025–2030.

DISCUSSION

Historically, the Council has undertaken advocacy activities on an as needs basis, opportunistically applying for available grants and seeking the support of State and Federal Members of Parliament and Government departments often without any clear structure guiding the process.

Efforts to date have resulted in successful outcomes with some significant new infrastructure and renewal projects securing financial support through State and Federal Government avenues. A formalised process will ensure the integrity and relevance of and strategic approach to advocacy activities.

The Council works closely with the community in setting the vision for our future but without timely and targeted investment, we will fall short on delivering the best outcomes at the right time.

In order to build on previous activities, the draft Advocacy Strategy is intended to formalise the process to ensure strategic focus on the level of resourcing, focus of priorities and is undertaken by the right people to achieve maximum impact.

The Advocacy Strategy serves as a 'roadmap' to secure the support, funding and partnerships required to meet the evolving needs of our community and deliver on key projects that will bolster our City as one of the most liveable cities in the nation.

Methodology

In the development of this draft Strategy, a desktop review of the Council's previous advocacy efforts, advocacy strategies and plans of other Local Government Authorities and relevant organisations was undertaken and incorporated into the Strategy, together with the input and feedback of target staff members and the Executive Leadership Team.

In addition, methods for assessing advocacy activities and priorities were considered with a framework identified that will help shape and guide advocacy activities over the five-year implementation period of this document.

Advocacy Framework

The framework contained in the draft Strategy sets out the vision and objectives of the Council's advocacy activities and the guiding principles that underpin and shape our approach, ensuring that our efforts are considered, consistent, targeted and impactful, and serve to strengthen integrity, trust and credibility.

Advocacy vision

The Council builds relationships with key stakeholders that will unlock the resources and partnerships required to deliver the best outcomes for our community.

Advocacy objectives

1. Set the Council's strategic advocacy agenda and priorities.
2. Identify and build strategic relationships with stakeholders.
3. Influence decision makers to improve outcomes for the Norwood Payneham & St Peters community through investment and policy reforms.
4. Secure funding for Council projects, services and initiatives.
5. Build community trust and confidence in Council and its activities.
6. Develop an Advocacy Toolkit, including an assessment framework, to enhance decision making and advocacy planning and activities.

Three-tier approach

While all advocacy issues and opportunities are important, it is not realistic nor effective to apply the same focus, intensity or resources to all. A coordinated three-level approach enables each potential opportunity and issue to be considered through a realistic lens to ensure effective allocation of resources and attention, and the best possible political impact and chance of success.

TABLE 1: THREE-TIER ADVOCACY FRAMEWORK

Tier	Advocacy Approach	Description	Key Attributes
1 Transformational outcomes	Targeted and proactive advocacy approach	Tier 1 advocacy priorities are projects that have been endorsed by the Council and included in the Council's Long-term Financial Plan. They deliver transformational outcomes for the City of Norwood Payneham & St Peters and the community, and will require a targeted and proactive approach to advocacy activities.	• Transformational, intergenerational, broad reaching impact • Strong alignment with *CityPlan 2030* strategic objectives • Strong alignment with Federal/ State government priorities/ funding streams • Economic benefits and social, cultural and environmental sustainability outcomes that enhance community well-being • Ready to implement with a comprehensive project plan in place.
2 High impact with clear need and evidence	Planned and opportunistic advocacy approach	Tier 2 advocacy priorities are currently unfunded and not considered in the Long-term Financial Plan but have been identified as projects of high impact for the community with a clearly defined need that is supported by compelling evidence. Advocacy activities for tier two priorities will require a planned and opportunistic approach.	• Alignment with *CityPlan 2030* strategic objectives. • Alignment with Federal/State government policy/service delivery • Established need and evidence-based • Positive impacts on community well-being and liveability
3 Supported and aligned	Identified as possible projects and take an active 'business as usual' advocacy approach	Tier advocacy priorities are supported in principle as a possible project and align with the Council's strategic plan and objectives but have not been considered for funding in the annual budget process or identified in the Long-term Financial Plan. These priorities will require an active 'business as usual' approach to seeking support.	• Alignment with *CityPlan 2030* strategic objectives. • Identified and/or scheduled as part of business-as-usual operations • In principle support for delivery • Not funded through the Council's annual budget process.

In an effort to ensure that the Council's advocacy is timely, targeted, impactful and resourced accordingly, a range of factors are considered to determine a level of priority and impact, which in turn will inform how advocacy is undertaken.

The Council can leverage a range of tools and mechanisms to support advocacy priorities and encourage stakeholders to invest in the future of our community, including direct engagement, strategic promotion, influencing government policy and decisions, seeking grants and funding, strategic partnerships and joint advocacy.

Roles and responsibilities

Advocacy is the responsibility of many across the organisation with the Mayor as the Principal Spokesperson and representative of the Council. At the Mayor's discretion, advocacy duties may be delegated to Elected Members. The Chief Executive Officer assumes responsibility as the primary spokesperson or representative to senior public servants and where necessary will delegate responsibilities to the organisations' Executive Leadership Team. The Manager, Strategic Communications & Advocacy supports the Mayor, Elected Members, the Chief Executive Officer and staff to undertake advocacy activities and is a spokesperson or representative to senior public servants and others as delegated by the Chief Executive Officer.

Advocacy Priorities 2025–2030

Advocacy priorities constantly evolve and change in response to community needs, societal shifts and trends and as aligned with priorities or other tiers of government.

Advocacy priorities are influenced by a range of inputs including *CityPlan 2030* objectives, Council priorities, policies and strategies, Council resolutions, community feedback, internal consultation with administration, State and Federal government election and budget cycles, State and Federal Government strategic investment and priority areas.

As such, the Council's approach to setting advocacy priorities must remain flexible and adaptable, reflecting the dynamic nature of advocacy and identifying and responding to timely opportunities.

The draft Advocacy Strategy sets out current priorities under the three-tier approach and centres around five pillars of transport infrastructure, community and sporting infrastructure, economic development, liveability and environmental sustainability, and service delivery.

A dynamic document, the current priorities are listed within the Strategy as a guide but are fluid and responsive, and will be regularly reviewed. Tier one priorities are considered in more detail with fact sheets on each demonstrating connection with the framework and the Council's strategic objectives while providing an overview of key deliverables and benefits to the community.

Beyond the information set out in the draft Advocacy Strategy, the framework will also guide the development of bespoke approaches and plans to undertake tailored and relevant advocacy activities for identified priorities.

CONCLUSION

The City of Norwood Payneham & St Peters has a strong track record of working with other tiers of government to secure financial support and partnerships that enable us to successfully deliver key infrastructure projects, programs and services for the community,

The draft 2025–2030 Advocacy Strategy consolidates and builds upon this success by providing a road map to secure the support, funding and partnerships required to meet the evolving needs of our community and deliver on key projects that will bolster our City as one of the most liveable cities in the nation.

RECOMMENDATION

1. That the draft 2025–2030 Advocacy Strategy, as contained in Attachment A, be endorsed.

2. That the Chief Executive Officer be authorised to make any minor amendments to the draft 2025–2030 Advocacy Strategy resulting from consideration of this report and as necessary to finalise the document.

Attachments – Item 13.6

Attachment A

Draft 2025-2030 Advocacy Strategy





Draft

Advocacy Strategy

2025–2030

Social Equity | Cultural Vitality | Economic Prosperity | Environmental Sustainability

City of Norwood Payneham & St Peters

Kaurna Acknowledgement

The City of Norwood Payneham & St Peters acknowledges that this land is the traditional land of the Kaurna people and that we respect their spiritual connection with their country.

We also acknowledge the Kaurna people as the custodians of the greater Adelaide region and that their cultural and heritage beliefs are still important to the living Kaurna people today.



Dunstan Adventure Playground, St Peters
Part funded by the South Australian Government through the Open Space Grant Program



Our Vision

A City which values its heritage, cultural diversity, sense of place and natural environment.

A progressive City which is prosperous, sustainable and socially cohesive, with a strong community spirit.

We exist to improve the well-being of our citizens and community.

Our four pillars or outcomes to achieve this are:



Draft

A4

Contents

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City Overview	4
Challenges and Opportunities	8
Policy Environment	9
Advocacy Framework	14
Advocacy Priorities 2025–2030	20
Monitoring and Reporting	28
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Image right: Burchell Reserve Redevelopment
Jointly funded with the Australian Government through the National Flood Mitigation Infrastructure Program



Introduction

South Australia is a rapidly changing landscape and community, and the City of Norwood Payneham & St Peters is no different.

Responding to evolving community needs, a shift in preferred housing typologies and lifestyles, modern population trends, climate change impacts and external social, economic and political factors is a core focus of the Council's strategic planning and in securing the future for our vibrant community.

In the changes and challenges lies exciting opportunities.

We work closely with our community in setting the vision for our future but without timely and targeted investment, we will fall short on delivering the best outcomes at the right time. The City of Norwood Payneham & St Peters Advocacy Strategy serves as a roadmap to secure the support, funding and partnerships required to meet the evolving needs of our community and deliver on key projects that will bolster our City as one of the most liveable cities in the nation.

This document provides focus, ensures we are guided by clear and defined priorities, and enables us to engage with the right levels of government and stakeholders with a distinct and meaningful purpose.

Draft

Methodology

Advocacy is the process of creating, influencing or gaining support for change and progressive initiatives, and is a long-term and consistent commitment that often responds to complex and large-scale issues and strategic opportunities.

Advocacy actions can include public awareness campaigns, identifying new and innovative solutions, collaborations with aligned bodies and organisations, engagement with government departments and agencies, direct representations to current Elected Members of Parliament and candidates for State and Federal governments.

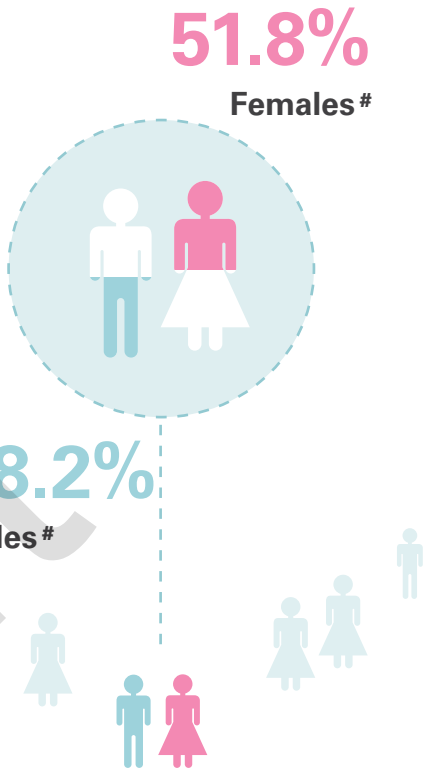
In the development of this document, a desktop review of the Council's previous advocacy efforts, advocacy strategies and plans of other councils and relevant organisations was undertaken and incorporated into the Strategy.

In addition, methods for assessing advocacy activities and priorities were considered with a framework identified that will help shape and guide advocacy activities over the five-year implementation period of this document.

City Overview

Situated on the fringe of Adelaide's CBD, the City of Norwood Payneham & St Peters is a vibrant community comprising people of diverse cultures, backgrounds and demographics.

Cosmopolitan main streets dotted with award-winning cafes, restaurants and boutiques are complemented by world class food manufacturing precincts, numerous parks, playgrounds and community facilities.



Who we are

Population

40,062

Up 710 (1.8%) from previous year. *

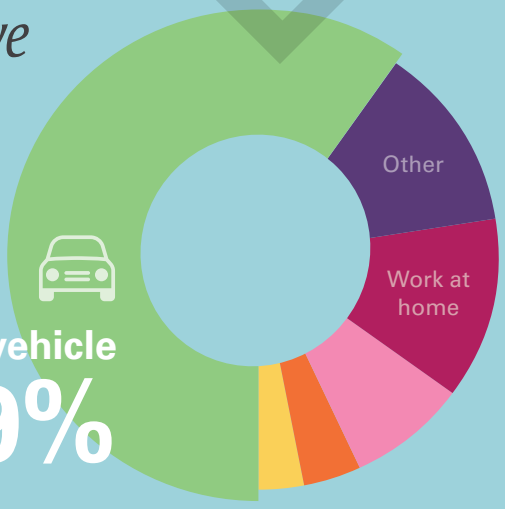
Expected population growth by 2041 **

44,107

Draft

How we live

How we travel/ commute to work



Private vehicle

59.9%

- Private vehicle 59.9%
- Other 12.7%
- Work at home 12.6%
- Public transport 7.9%
- Cycling 3.9%
- Walking 3%

Participation

19.3%
volunteer through an organisation or group
Greater Adelaide 15.5%. #

221
volunteer for the Council

53%
young people aged 15–24 engaged in employment or education ^

** profile.id ABS ERP 2024* *** PlanSA* *# profile.id ABS 2021* *^ REMPLAN ABS 2021*

40 years
Median age

Greater Adelaide 39 years. *

31%
of NPSP population born overseas #
Up 1.1%

76
countries of origin

26.5%
speak languages other than English at home

55
languages spoken

34
religious faiths

Indigenous Australian #
0.6%
people identify as Aboriginal or Torres Strait Island living in NPSP
Greater Adelaide 1.7%.

Accessibility #
5.8%
reported needing assistance for day-to-day activities due to disability
Greater Adelaide 6.6%.

SEIFA index of disadvantage #
1038
The SEIFA scores range from 143 (min) to 1,207 (max), with 143 having the highest level of disadvantage and 1,207 being least disadvantaged. The local government area index of Norwood Payneham and St Peters ranks 467 out of 547 local government areas with SEIFA scores in Australia.
Greater Adelaide 992.

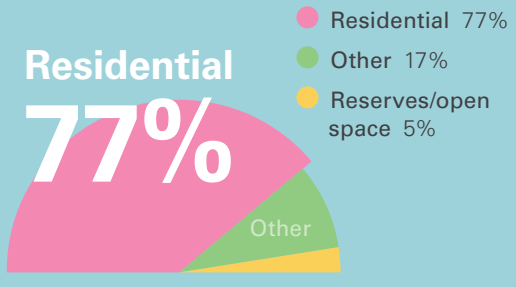
Housing stress #

13.1%
households with mortgages experience mortgage stress

29.5%
renters experience rental stress

Land use #

The City of Norwood Payneham & St Peters is predominantly a residential area, with opens spaces, parks and reserves, retail/ commercial land use and some industrial land use.



Housing **



31.3% Fully owned
25.1% Mortgage
4.6% Renting social housing
30.6% Renting private housing



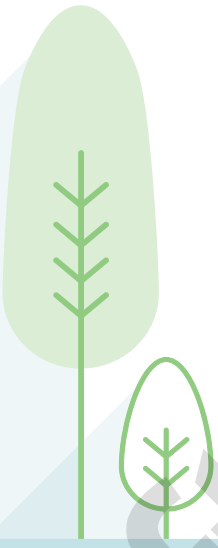
49.6% Medium or high density
compared to 26% in Greater Adelaide.

Draft

Our natural environment

180 ha.
Open space

20,000+
street trees



2023-2024
Corporate carbon emissions ***

1,287 (tCO_2-e)

20.35%
canopy cover in 2022 *

28.97%
target canopy cover by 2045 **

Our local economy

7,010 includes 913 new
Businesses in our City as at 30 June 2023 #
6,963 as at 30 June 2022 #

27,445
Local jobs as at 30 June 2023 #
26,459 as at 30 June 2022 #

4,597
Live and work in the City of NPSP in 2024 ^

2024 Top 5 industry sectors — output ^

$1.675b
Construction

$1.210b
Professional, Scientific & Technical Services

$0.92b
Manufacturing

$0.852b
Rental, Hiring & Real Estate Services

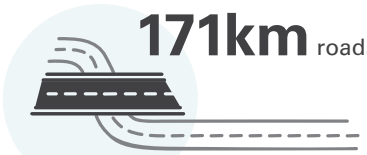
$0.741b
Health Care & Social Assistance

** Urban tree canopy, green spaces and built environment data analysis and reporting, NPSP Technical Report (June 2023), Green Adelaide*

*** NPSP Tree Strategy*
**** Trellis*

Draft

Provided and maintained by the Council for the community



171km roads

341km of footpaths

363km of kerbing

2 Swimming centres

3 Libraries

1 Child Care Centre & Pre-school

29 Playgrounds

72 Parks and reserves

Draft

2.96%

Unemployment rate as at March 2025 ^

2.9% as at June 2024 ^

$1.892b

Total local spend

Jan – Dec 2024 ‡



$1.55b **Visitor** (82.1%)

$33.5m **Resident** (17.9%)

2024 Top 5 employment sectors ^

4,777
Health Care & Social Assistance jobs

3,922
Professional, Scientific & Technical Services jobs

3,371
Retail Trade jobs

2,776
Construction jobs

2,671
Education & Training jobs

 # ABS Regional Summary – NPSP
^ REMPLAN
‡ Spendmapp



Trinity Valley Stormwater Drainage Upgrade
Matched funding by the Australian Government through the Preparing Australian Communities Program

Draft

Challenges and Opportunities

As the City of Norwood Payneham & St Peters continues to evolve, innovate and grow, we are faced by challenges and opportunities that largely reflect the major changes seen nationally and internationally and are inextricably linked to broader economic, social and environmental factors.

Together with the challenges presented in terms of the City's built form, transport and open space networks, community facilities and services, the opportunities deriving from these also present exciting potential to work and collaborate with government and non-government stakeholders and partners to deliver exceptional infrastructure and services that underpin the well-being and connectedness of our citizens.

As outlined in more detail in the Council's Strategic Management Plan *CityPlan 2030: Shaping our Future*, the key challenges and opportunities facing the City of Norwood Payneham & St Peters include:

- Population growth and urban infill
- Ageing population
- Housing and liveability
- Smart city
- Transport and movement
- Climate change adaptation and mitigation.

In addition to these challenges, it should also be noted that, not unlike other local government counterparts, the City of Norwood Payneham & St Peters is operating in a constrained financial environment.

The cost-of-living crisis is impacting our community in a number of ways and the Council must be mindful to not further burden ratepayers by carefully prioritising projects investments and increases in rate revenue.

Both State and Federal Government funding opportunities are highly competitive and sought after. Local community groups actively advocate for government investment which, if successful, can potentially impact the Council in a range of ways.

Policy Environment

Strategic alignment

The Council's Advocacy Strategy and priorities are informed and underpinned by the City of Norwood Payneham & St Peters:

- *CityPlan 2030: Shaping Our Future*
- Long-term Financial Plan
- Annual Business Plan and Budget
- Infrastructure and Asset Management Plans.

The Advocacy Strategy builds on the Council's existing suite of thematic policies and strategies to enhance the City of Norwood Payneham & St Peters' capacity to deliver the outcomes and community aspirations identified in CityPlan 2030.

In a South Australian context, advocacy is also influenced by key State Government policies and plans including the Greater Adelaide Regional Plan and the 20-year State Infrastructure Strategy.



Draft

Government

Australia operates under a three-tiered system of government: Federal, State and Territory, and Local. Each tier plays a distinct role in delivering services and funding infrastructure and work collaboratively to form partnerships and respond to community needs, support strategic population growth and shape the future of our communities.

Understanding these roles is critical for navigating the landscape of government relations and advocating effectively.

Federal Government
Federal Government is responsible for services and infrastructure of national significant including defence, education, primary health care, biosecurity, immigration, financial system and policy. The Federal Government also co-funds a range of significant services such as health, education and major infrastructure projects with state and territory governments.

State and Territory Governments
State and Territory Governments are responsible for the provision of education, emergency services, policing, major roads, public transport, hospitals and urban planning.

Local Governments
Local Governments are responsible for a broad range of services and infrastructure including local roads, waste management, local parks, reserves and playgrounds, libraries, arts, cultural and community facilities, swimming pools, sporting facilities, community health and wellbeing initiatives and early childhood education.

Levels of advocacy and partnerships

The Council will use a range of advocacy approaches, tailored to achieve specific outcomes that benefit our community. Our advocacy efforts are strategic, targeted and designed to engage with key stakeholders across various tiers of government and sectors.

Local
Advocacy on issues or opportunities of local significance with and on behalf of residents, businesses, community groups, trader associations, service providers and interest organisations. For example, this may include advocacy on specific planning issues, environmental issues or raising issues of importance among the local community.

Regional
Advocacy on issues relating to the Eastern Adelaide region of which the City of Norwood Payneham & St Peters is a collaborative member, together with surrounding councils, and through regional subsidiaries (see Stakeholders on page 13).

State
The Council invests significant efforts in advocating to State Members of Parliament and bureaucrats regarding infrastructure, services and policy that positively impacts the well-being of our community. The Council actively participates in advocacy efforts coordinated by the Local Government Association of South Australia on issues that impact the broader South Australian community, such as planning legislation, canopy coverage and local government reform.

Federal
Some advocacy issues relate to Federal Government policy, infrastructure and services. Bodies such as the Australian Local Government Association support and enhance advocacy efforts in relation to Federal Government policy and give rise to mechanisms such as Financial Assistance Grants and infrastructure funding streams.

Collaborative
A collaborative and collegiate approach to advocacy in partnership with various tiers of government, political representatives and community and interest groups.

Draft

Government electorates

Citizens, property owners and business operators in the City of Norwood Payneham & St Peters are represented by three State and one Federal electorate.

Federal

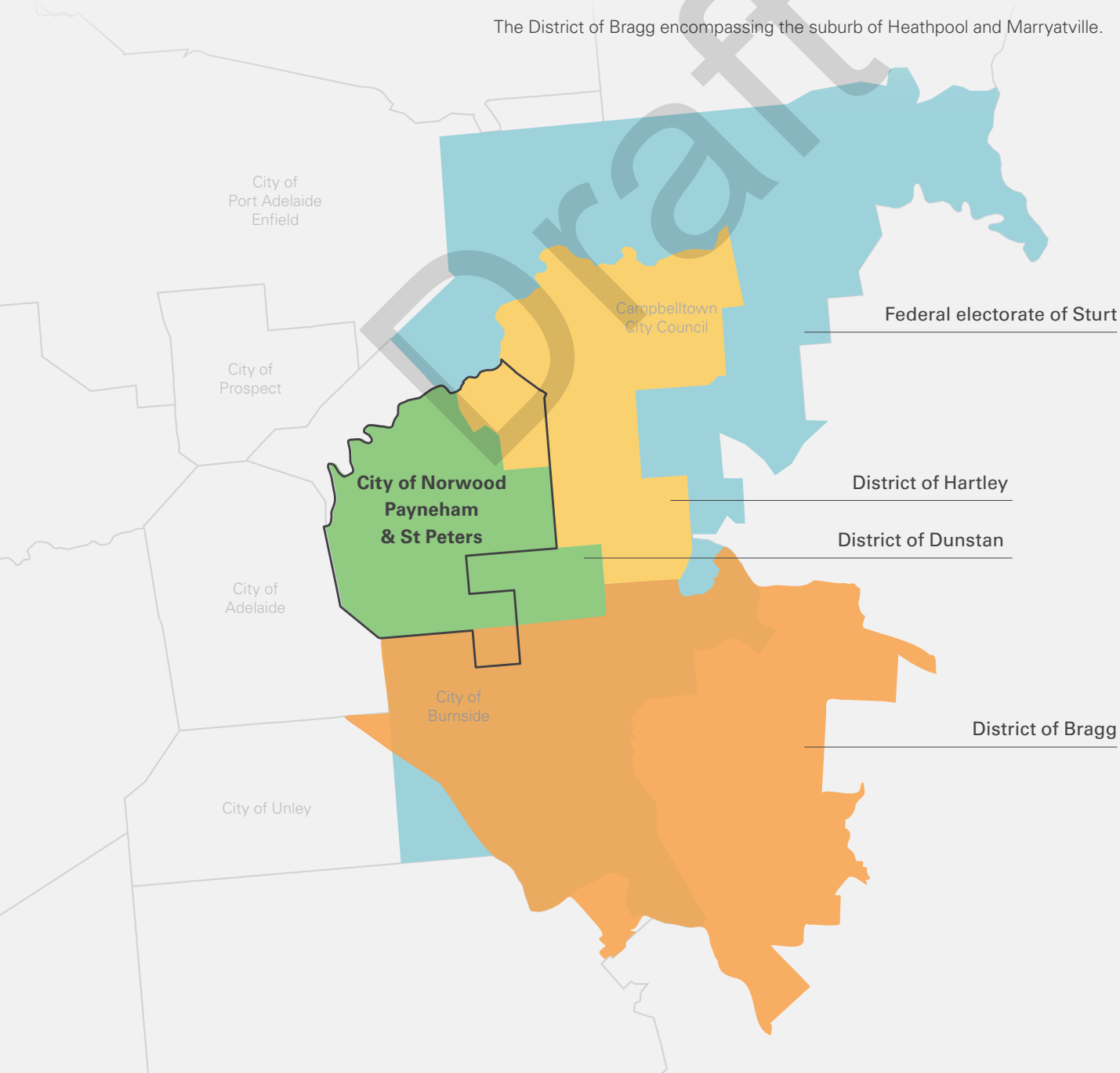
The City of Norwood Payneham & St Peters is represented by the Federal Electorate Division of Sturt.

State

The District of Dunstan covering the inner eastern suburbs of Beulah Park, College Park, Evandale, Firle, Hackney, Joslin, Kensington, Kensington Park, Kensington Gardens, Kent Town, Marden, Maylands, Norwood, Payneham, Payneham South, Royston Park, St Morris, St Peters, Stepney, and Trinity Gardens.

The District of Hartley taking in the suburbs of Felixstow and Glynde.

The District of Bragg encompassing the suburb of Heathpool and Marryatville.



Draft

St Peters Street Streetscape Upgrade transformed the amenity through safety, accessibility and green landscaping features, with green infrastructure ensuring long-term sustainability. The scale and impact of the multi-award winning project was realised through a three-tiered funding approach between Federal, State and Local Government.



St Peters Street Streetscape Upgrade
Jointly funded with the Australian Government and Green Adelaide

Draft

Stakeholders

The Council works with various stakeholders to enhance our advocacy efforts. The below table outlines our key stakeholders.

Federal

Member for Sturt

Senators of South Australia

Minister for Infrastructure, Transport, Regional Development and Local Government

Federal opposition and shadow ministry

Department of Infrastructure, Transport, Regional Development, Communications and the Arts

Infrastructure Australia

Economic Development Australia

Australian Local Government Association

State

Member for Dunstan

Member for Hartley

Premier of South Australia
Ministers for:

- Infrastructure and Transport
- Recreation, Sport and Racing
- Health and Wellbeing
- Seniors and Ageing Well
- Small and Family Business
- Local Government
- Planning
- Housing and Urban Development
- Environment

State opposition and shadow Ministers

Department of the Premier and Cabinet

Department for Environment and Water

Department for Housing and Development

Department for Infrastructure and Transport

Department of State Development

Green Industries SA

Green Adelaide

South Australian Tourism Commission (Events SA)

Defence SA

Infrastructure SA

LGA SA

LGFSA

Local

Adelaide Hills Council

City of Adelaide

City of Burnside

Campbelltown City Council

City of Mitcham

City of Prospect

City of Tea Tree Gully

City of Unley

Town of Walkerville

ERA Water

Eastern Health Authority

East Waste

Resilient East

Highbury Landfill Authority

Interest groups and peak bodies

Business and trader groups
South Australian Business Chamber
Mainstreet SA

Small Business Commission SA

Local residents

Local schools

Local businesses

Sporting clubs

Developers

Community, resident and interest groups

Adelaide Economic Development Agency

Philanthropy Australia (SA)

Draft

Advocacy Framework



Advocacy vision

The Council builds relationships with key stakeholders that will unlock the resources and partnerships required to deliver the best outcomes for our community.

Draft

Advocacy objectives

1. Set the Council's strategic advocacy agenda and priorities.
2. Identify and build strategic relationships with stakeholders.
3. Influence decision makers to improve outcomes for the Norwood Payneham & St Peters community through investment and policy reforms.
4. Secure funding for Council projects, services and initiatives.
5. Build community trust and confidence in Council and its activities.
6. Develop an Advocacy Toolkit, including an assessment framework, to enhance decision making and advocacy planning and activities.

Guiding principles

The Council uses a strategic and focused approach to advocate for the evolving needs of our community.

Our advocacy is underpinned by clear, consistent, transparent and timely communications, and is centred around the needs of and benefits for the community.

Our guiding principles ensure that our efforts are considered, consistent, targeted and impactful, and serve to strengthen integrity, trust and credibility.

Future and relationship focused

Purposeful and evidence-based

Realistic and achievable

Unified and apolitical

Collaborative and engaging

Image above: Burchall Reserve Redevelopment
Jointly funded with the Australian Government through the National Flood Mitigation Infrastructure Program

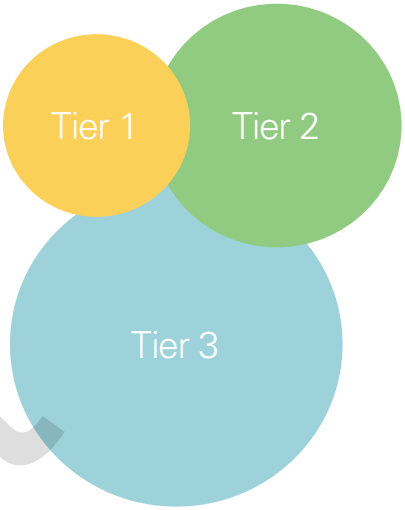
The framework

While all advocacy issues and opportunities are important, it is not realistic nor effective to apply the same focus, intensity or resources to all.

A coordinated three-level approach enables each potential opportunity and issue to be considered through a realistic lens to ensure effective allocation of resources and attention, and the best possible political impact and chance of success.

Each advocacy priority and associated activities require a varying level of resourcing and input from across the organisation, as well as commitments from partners and stakeholders.

Advocacy priorities remain dynamic and may shift in response to changes in the political, funding and media landscape. Long-term projects may also shift across levels as the projects progress through different stages and more opportunities come to light.



Draft

Tier 1 — Transformational outcomes

Targeted and proactive advocacy approach

Tier one advocacy priorities are projects that have been endorsed by the Council and included in the Council's Long-term Financial Plan. They deliver transformational outcomes for the City of Norwood Payneham & St Peters and the community, and will require a targeted and proactive approach to advocacy activities.

Key attributes of a tier one project:

- Transformational, intergenerational, broad reaching impact
- Strong alignment with *CityPlan 2030* strategic objectives
- Strong alignment with Federal/ State government priorities/ funding streams
- Economic benefits and social, cultural and environmental sustainability outcomes that enhance community well-being
- Ready to implement with a comprehensive project plan in place.

Tier 2 — High impact with clear need and evidence

Planned and opportunistic advocacy approach

Tier two advocacy priorities are currently unfunded and not considered in the Long-term Financial Plan but have been identified as projects of high impact for the community with a clearly defined need that is supported by compelling evidence. Advocacy activities for tier two priorities will require a planned and opportunistic approach.

Key attributes of a tier two project:

- Alignment with *CityPlan 2030* strategic objectives
- Alignment with Federal/State government policy/service delivery
- Established need and evidence-based
- Positive impacts on community well-being and liveability.

Tier 3 — Supported and aligned

Identified as possible projects and take an active 'business as usual' advocacy approach

Tier three advocacy priorities are supported in principle as a possible project and align with the Council's strategic plan and objectives but have not been considered for funding in the annual budget process or identified in the Long-term Financial Plan. These priorities will require an active 'business as usual' approach to seeking support.

Key attributes of a tier th**ree project:**

- Aligned with *CityPlan 2030* strategic objectives
- Identified and/or scheduled as part of business-as-usual operations
- In principle support for delivery
- Not funded through the Council's annual budget process.

Determining priorities

In an effort to ensure that our advocacy is timely, targeted and impactful and resourced accordingly, we consider a range of factors that determine a level of priority, which in turn will inform the advocacy activities.

Consideration must be given to:

1. **Alignment with strategic goals and community needs**
   First and foremost, projects being considered for advocacy should closely align with the Council's strategic objectives as outlined in *CityPlan 2030: Shaping Our Future* and Long-term Financial Plan and meet identified needs of the community.
2. **Evidence-based**
   Suitability and viability of projects should be supported by data-driven evidence that considers growth, economic impact, usage statistics, together with qualitative data such as stakeholder feedback, identified challenges and risk mitigation.
3. **Community impact**
   Analysis of impacts to residents, businesses, environment and the broader City and region including social, quality of life and well-being should seek to identify alignment with needs.
4. **Alignment with State and Federal Government strategic goals, policy, areas of interest and funding streams**
   Demonstrate alignment to seek support from and partnership with other tiers of government.
5. **Urgency and timing**
   Projects with time sensitivities or with potential to leverage government elections, budget or funding cycles to capitalise on opportunities.
6. **Risk assessment**
   Advocacy priorities must be evaluated for potential risks, including strategic, financial, operational reputational, political and legal, and measured against the Council's risk appetite. Advocacy priorities with clearly defined and manageable risks with clear mitigation approaches should be given greater focus or priority.

Determining impact

In determining advocacy priorities, it is important to consider the impact that a project or initiative will have on not just the local community but more broadly in the Greater Adelaide and South Australian context.

We will measure this according to four tiers:

Local impact

Projects and initiatives that deliver outcomes for targeted groups of people in a localised area within the City of Norwood Payneham & St Peters.

Council-wide impact

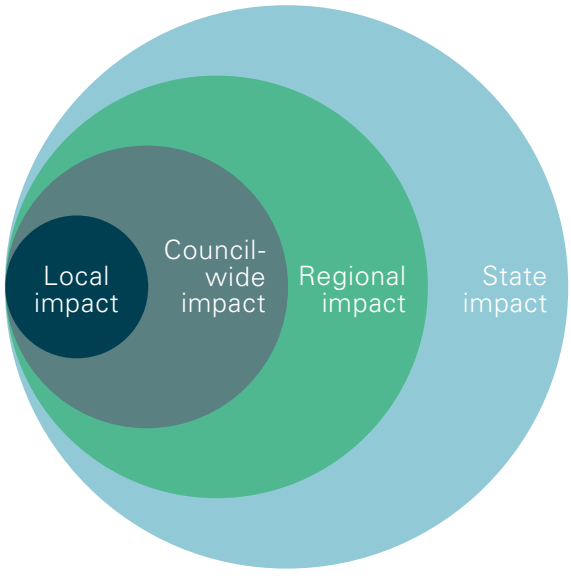
Projects and initiatives that deliver outcomes for residents and ratepayers across the breadth of the City.

Regional impact

Projects and initiatives that deliver outcomes for a broad cross section of the community, expanding into surrounding council areas.

State impact

Projects and initiatives that deliver outcomes that appeal to people across Greater Adelaide and broader South Australian reach.



Draft

How we advocate

The Council can leverage a range of tools and mechanisms to support advocacy priorities and encourage stakeholders to invest in the future of our community. These include:

Direct engagement

Direct representations to State and Federal Ministers, local Members of Parliament, government departments and agencies, and candidates for election.



Strategic promotion

Promote local services and programs that require or could be enhanced through external funding during election cycles, budget processes and grant funding rounds.



Influence government policy and decisions

Make direct representations to government agencies and departments regarding community needs, emerging issues, provide input and feedback into planning, policy, and infrastructure development.



Seek grants and funding

Leverage State and Federal Government grants to support projects that are aligned with grant criteria and objectives.



Strategic partnerships

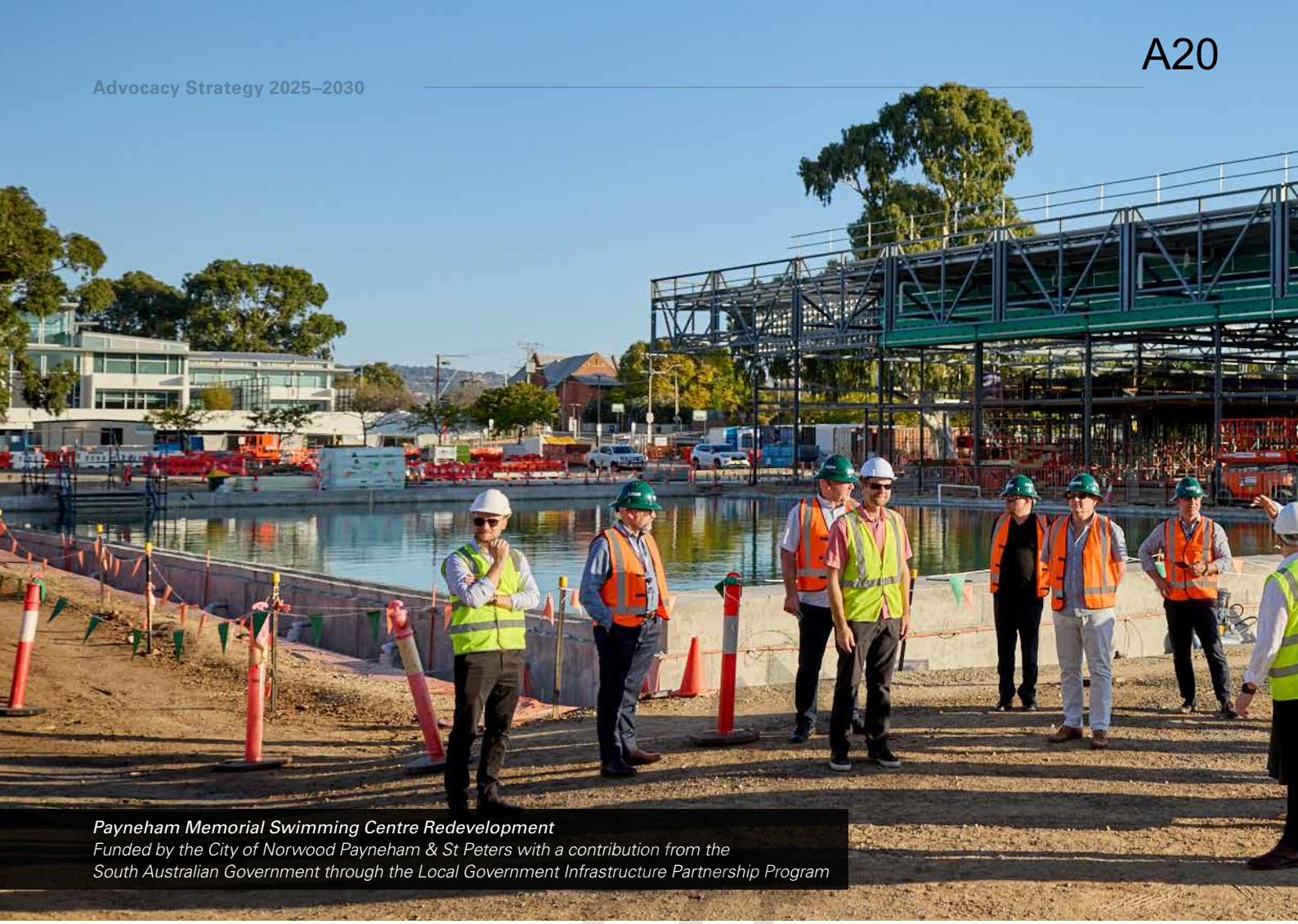
Identify and negotiate opportunities to partner with other public, private and not-for-profit organisations (and philanthropic individuals or organisations) to deliver priority projects.



Joint advocacy

Collaborate with strategically aligned partners to influence policy decisions and community outcomes, including Local Government Association of South Australia and regional subsidiaries.

Draft



Payneham Memorial Swimming Centre Redevelopment
Funded by the City of Norwood Payneham & St Peters with a contribution from the South Australian Government through the Local Government Infrastructure Partnership Program

Roles and responsibilities

While the Council has a dedicated Manager, Strategic Communications & Advocacy, advocacy is the responsibility of many across the organisation. Key roles and responsibilities are set out as follows:

Mayor

Pursuant to the *Local Government Act 1999 (the Act)*, the functions of the Mayor includes being the principal spokesperson and representative of the Council.

In line with the Act, this document recognises the Mayor as the principal Council spokesperson and representative on matters pertaining to the position of the Council regarding advocacy.

This includes:

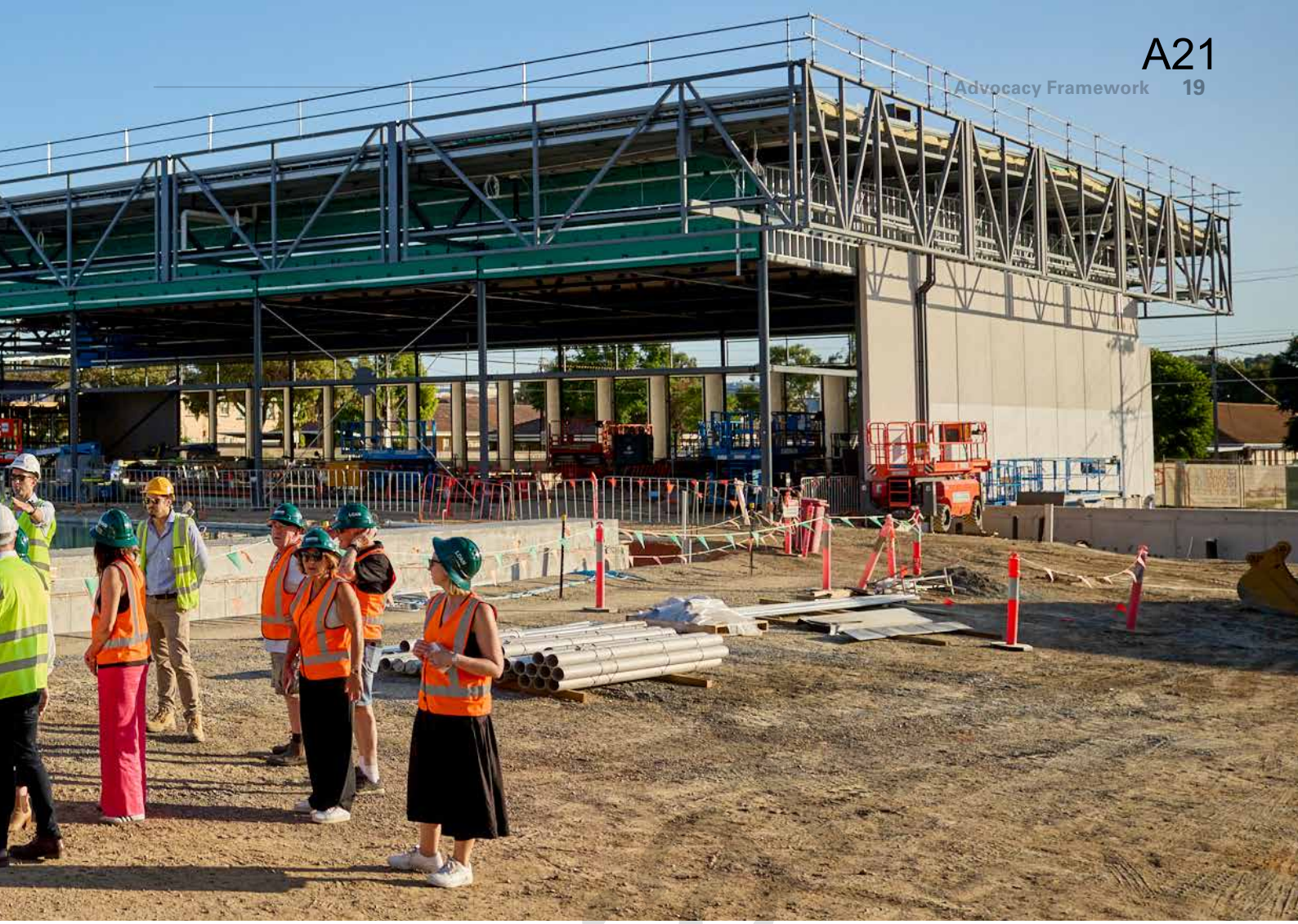
- Presentations to State and Federal government elected officials and election candidates.
- Media interviews and commentary representing the Council.

Elected Members

The Mayor may delegate Mayoral advocacy responsibilities to any other Elected Member.

As elected officials, Elected Members are able to advocate on identified advocacy priorities but should be clear that they are not the official spokesperson of the Council.

Draft



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Chief Executive Officer

The Chief Executive Officer is the primary spokesperson or representative to senior public servants, including:

- Department or agency Chief Executives
- Ministerial offices
- Chief Executives of private and commercial organisations

Manager, Strategic Communications & Advocacy

The Manager, Strategic Communications & Advocacy supports the Mayor, Elected Members and staff to undertake advocacy activities and is a spokesperson or representative to:

- Ministerial staff
- Electorate office staff
- MPs or Ministers on issues relating to general business where deemed appropriate by the Chief Executive Officer.

Executive Leadership Team

The organisation's Executive Leadership Team, will act in a supporting role for advocacy activities and at the discretion of the Chief Executive Officer.

Advocacy Priorities 2025–2030

Draft

Advocacy priorities constantly evolve and change in response to community needs, societal shifts and trends, and as aligned with priorities or other tiers of government.

Advocacy priorities are influenced by a range of inputs including *CityPlan 2030* objectives, Council priorities, policies and strategies, Council resolutions, community feedback, internal consultation with administration, State and Federal government election and budget cycles, State and Federal Government strategic investment and priority areas.

The Council's approach to setting advocacy priorities must remain flexible and adaptable, reflecting the dynamic nature of advocacy and identifying and responding to timely opportunities.

Priorities for the City of Norwood Payneham & St Peters will centre around:

Transport infrastructure
Investment in the upgrade of existing arterial roads and the construction of new or improved road connections to ease congestion and enhance commutes.

Community and sporting infrastructure
Funding for the delivery of new and upgraded community facilities and sporting infrastructure, including reserves and playgrounds, spectator and player facilities, libraries, swimming pools and community centres.

Economic development
To support the development of new jobs, attract new business and increase value of the local economy.

Liveability and environmental sustainability
Investments to protect and enhance the natural environment, increase tree canopy coverage, and invest in renewable energy solutions.

Service delivery
Investments to improve and enhance delivery of relevant of services for our community including civic, youth, health and education to improve community wellbeing and connectedness.



Dunstan Adventure Playground, St Peters
Part funded by the South Australian Government through the Open Space Grant Program







Tier 1 Advocacy Priorities

- The Parade Masterplan *(pictured above)*
- George Street Upgrade
- Norwood Library Redevelopment

Tier 2 Advocacy Priorities

- Patterson Reserve Redevelopment including Third Creek Naturalisation
- Hannaford Reserve Upgrade
- Payneham Memorial Swimming Centre Gym Facility
- Planning reforms
- Norwood Oval public toilets and women's changerooms
- Norwood Swimming Centre Redevelopment
- ERA Water / Linde Reserve ASR Link
- Norwood Concert Hall Upgrade *(pictured above)*

Tier 3 Advocacy Priorities

- Kent Town Public Realm Upgrades
- Glynde and Stepney Food and Beverage Precinct
- Complete Streets *(pictured above)*
- Community buildings and facilities upgrades including smart energy and accessibility improvements
- Community events infrastructure



Tier One Priority

The Parade Masterplan

Transport and community infrastructure

Draft

State District of Dunstan

Federal Electorate of Sturt

Investment

Expected total project cost $TBC
Stage 2 investment required $TBC

Note that this does not include the George Street Upgrade which is funded and delivered as a separate project

Project status and timing

Unfunded
Scheduled for 2026–2029

Level of impact

State

Regional

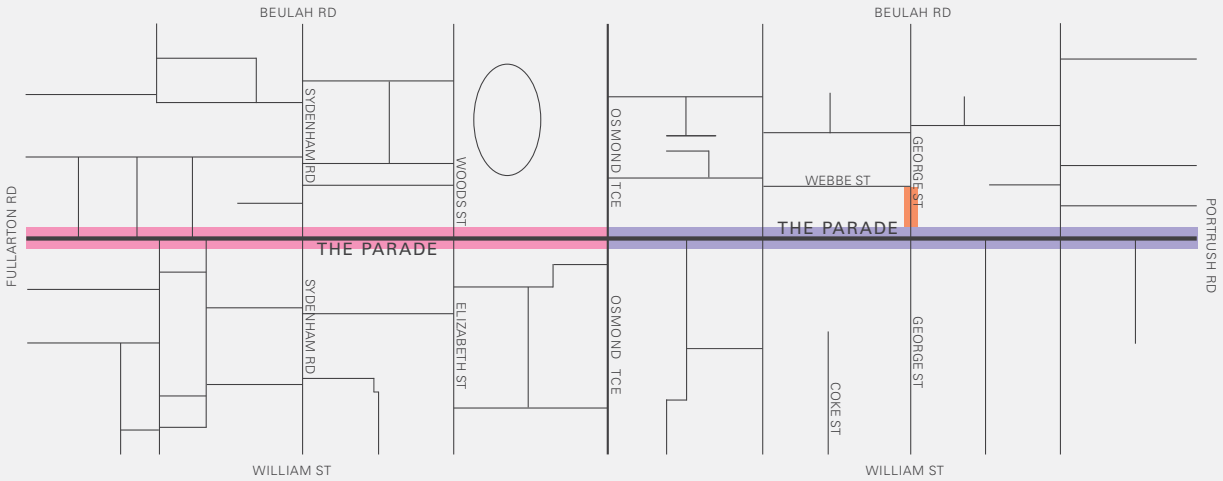
The Parade Masterplan forms the long-term strategic framework for the planning, redevelopment and activation of The Parade, Norwood and focuses on protecting the identity and appeal of South Australia's premier mainstreet.

The Parade Masterplan also serves to support the significant economic, social and cultural elements that enhance the experience of people who choose to live, work and visit The Parade.

The Parade is host to many iconic and popular events of regional and state significance such as Tour Down Under, AFL Gather Round, Norwood Food & Wine Festival and AFLW and SANFL football, in addition to national and international drawcards performing at Norwood Concert Hall. A redevelopment of The Parade will further bolster the street's position as the ideal destination for vibrant events that command significant economic, social and cultural impacts.

Ultimately, the Masterplan prioritises people and further supports the increasingly higher density living on and around The Parade. Pedestrians will benefit from improved safety measures and movement, and enhancements of the local amenity creating a more welcoming, pleasant, greener and safer environment—a place where people will want to stay, linger and enjoy.

Implementation of The Parade Masterplan will be delivered in stages over multiple years, with expected completion in 2029.



Stage 1
George Street Upgrade, from The Parade to Webbe Street (funded and delivered as a separate project)

Stage 2
The Parade West from Fullarton Road to Osmond Terrace

Stage 3
The Parade East from Osmond Terrace to Portrush Road

Draft

Key project deliverables

The prioritisation of pedestrian safety, movement and amenity are the primary objectives of the project that the Council seeks to deliver. Key outcomes will include:

- Full streetscape upgrade
- Pedestrian crossing near Norwood Oval
- Additional street trees and landscaping
- Wider footpaths
- New paving, street furniture and lighting
- Removal of on-street car parking between Edward and George Street
- Public art

Strategic alignment with *CityPlan 2030* objectives

Social Equity

1.1 Convenient and accessible services, information and facilities.

1.2 A people-friendly, integrated and sustainable transport network.

1.3 An engaged and participating community.

Cultural Vitality

2.1 An artistic, creative, cultural and visually interesting City.

2.2 A community embracing and celebrating its cultural diversity and heritage.

2.3 A City which values and protects built heritage.

2.4 Pleasant, well designed and sustainable neighbourhoods.

2.5 Dynamic community life in public spaces and precincts.

Economic Prosperity

3.2 Cosmopolitan business precincts contributing to the prosperity of the City.

3.3 An attractive and supportive City for business and new enterprise.

Environmental Sustainability

4.1 Sustainable resource use and management.

4.2 Generous tree canopy and sustainable streets and open spaces.



Tier One Priority

George Street Upgrade

Transport and community infrastructure

Stage 1 of The Parade Masterplan

Draft

State District of Dunstan

Federal Electorate of Sturt

Investment

Expected total project cost $4.19m
Investment required $1.5m

Note that this reflects the cost and investment required for Stage 1 of The Parade Masterplan—George Street Upgrade only

Project status and timing

Funding allocated in Council's Budget
Scheduled for 2025–2026

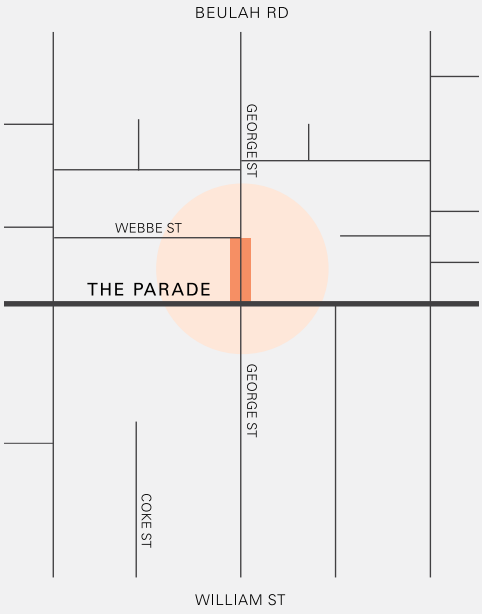
Level of impact

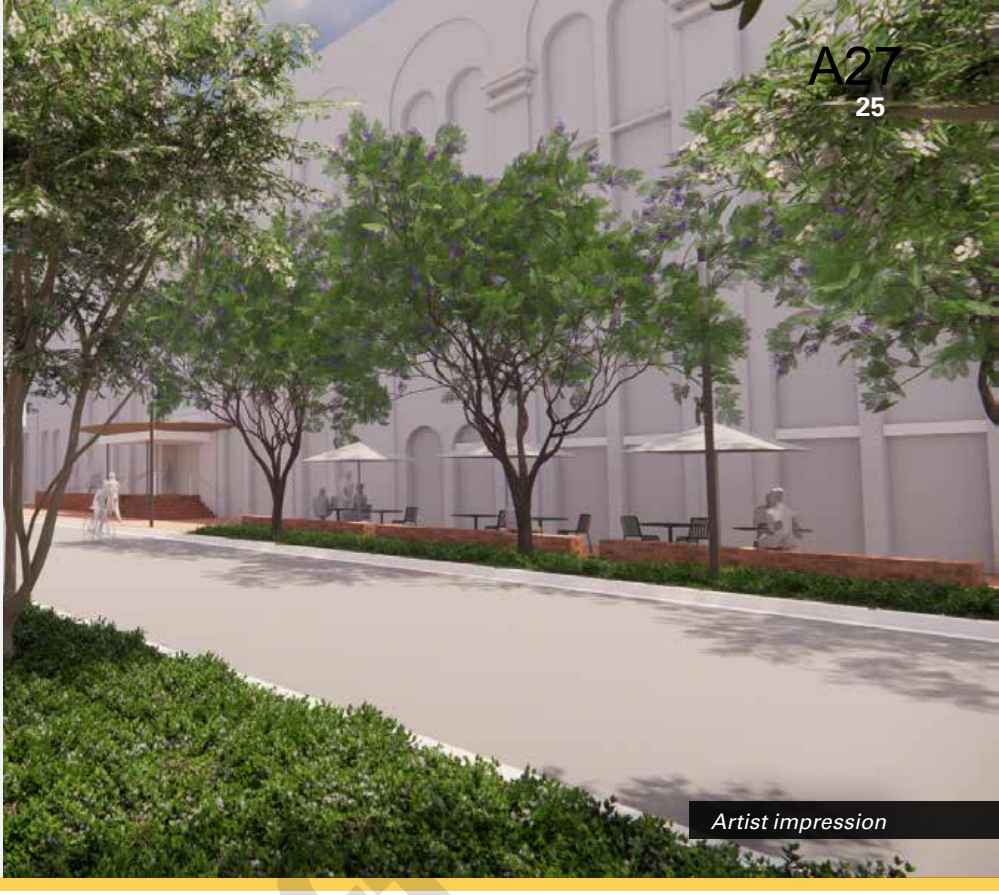
State

The George Street Upgrade between The Parade and Webbe Street represents the first stage of implementation of The Parade Masterplan—a significant and transformational project for the City and the eastern region when delivered in its entirety.

The upgrade will transform the public realm into a well-designed, high-quality public space that demonstrates the Council's commitment to provide safe and vibrant streetscapes, increase green canopy cover, promote a healthy environment and encourage opportunities for social connection.

When all stages of The Parade Masterplan are implemented, residents and visitors will benefit from safer, accessible and welcoming spaces, a greener and more visually appealing streetscape, and places to rest and connect with others along Adelaide's premier mainstreet.





Artist impression

Draft

Key project deliverables

The prioritisation of pedestrian safety, movement and amenity are the primary objectives of the project that the Council seeks to deliver through Stage 1 of the transformational Masterplan.

Importantly, the upgrade will also incorporate new stormwater drainage in George and Harris Streets which forms part of the Council's Long Term Stormwater Drainage Program. Key outcomes will include:

- Street furniture to provide rest areas for pedestrians
- Widening of pedestrian footpaths
- Enhanced lighting for safety and to encourage social activity into the evening hours
- New street trees and irrigated garden beds

Strategic alignment with *CityPlan 2030* objectives

Social Equity

1.1 Convenient and accessible services, information and facilities.

1.2 A people-friendly, integrated and sustainable transport network.

Cultural Vitality

2.2 A community embracing and celebrating its cultural diversity and heritage.

2.3 A City which values and protects built heritage.

2.4 Pleasant, well designed and sustainable neighbourhoods.

2.5 Dynamic community life in public spaces and precincts.

Economic Prosperity

3.2 Cosmopolitan business precincts contributing to the prosperity of the City.

3.3 An attractive and supportive City for business and new enterprise.

Environmental Sustainability

4.1 Sustainable resource use and management.

4.2 Generous tree canopy and sustainable streets and open spaces.



Tier One Priority

Norwood Library Redevelopment

Community infrastructure and community facilities

Draft

State District of Dunstan

Federal Electorate of Sturt

Investment

Expected total project cost $TBC
Investment required $TBC

Project status and timing

Unfunded
Scheduled for 2028–2031

Level of impact

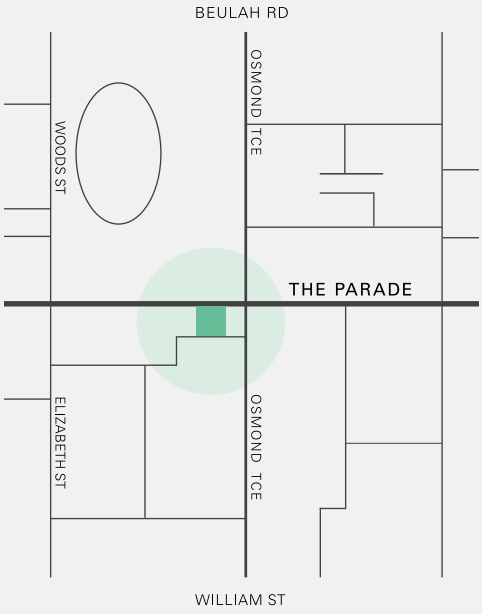
Regional

One of three public libraries in the City of Norwood Payneham & St Peters and located on The Parade, Norwood, Norwood Library is a much-loved and welcoming community space that fosters learning, creativity, fun and connection.

The Council is seeking to transform the building into a multi-level community asset, providing a richer public library experience and leveraging the building in a more efficient way.

The transformation of this former retail and existing community service space into a revitalised Norwood Library will create an integrated community facility in the heart of Norwood.

As a result of the redevelopment, Norwood Library will be reimagined to deliver a contemporary and complete digital library experience — and South Australia's first dedicated digital library.





Key project deliverables

Through a significant upgrade, the building's accessibility would be transformed to ensure it can be accessed and comfortable utilised by all in our community. Upgrades will include:

- A lift to serve the ground floor and basement
- Spiral staircase leading to the basement providing a visuallink with the ground floor
- Renovation of toilets
- New lighting
- Revitalisation of the basement space
- Water reticulation

Draft

Strategic alignment with *CityPlan 2030* objectives

Social Equity

1.1 Convenient and accessible services, information and facilities.

1.3 An engaged and participating community.

1.4 A strong, healthy, resilient and inclusive community.

Cultural Vitality

2.1 An artistic, creative, cultural and visually interesting City.

2.2 A community embracing and celebrating its cultural diversity and heritage.

2.3 A City which values and protects built heritage.

2.5 Dynamic community life in public spaces and precincts.

Environmental Sustainability

4.1 Sustainable resource use and management.

4.42 Mitigating and adapting o he impacts of climate change.

Monitoring and Reporting

The Council is committed to maintaining detailed records and timely and transparent reporting of activities, progress and outcomes.

Strategy monitoring and evaluation

The City of Norwood Payneham & St Peters Advocacy Strategy is a dynamic document that is subject to ongoing monitoring. Advocacy priorities and activities may be influenced by unexpected political events, unforeseen community desire, significant change in political policyor leadership, or funding opportunities.

The Advocacy Strategy will be reviewed and revised as required annually with a new strategy to be implemented from 2030.

Priorities evaluation

Advocacy priorities will be reviewed and evaluated annually and as required in line with government election and budget cycles and any aligned grant funding that may become available.

Success measures will be determined within the individual priority plan and tracked in implementation.

Reporting

Half yearly reports will be prepared for and presented to the Executive Leadership Team with more detailed review and reports on an annual basis.

The Council will report to the community annually through the annual report, while any significant milestones or announcements (for example, successful funding outcomes) will be shared more broadly through the Council's public facing communications channels.

Draft

References

City of Ballarat, Advocacy Property Projects Pipeline, 2024

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City of Norwood Payneham & St Peters,
Open Space Strategy, 2003

City of Prospect, Advocacy Priorities

Hobsons Bay City Council, Advocacy Strategy 2021–2025

Hobsons Bay Council. Advocacy Priorities 2021–2022

Local Government Association of South Australia,
LGA Advocacy Plan 2022–2027

Mount Barker District Council, Advocacy Plan 2025–2029

Wyndham City, Wyndham Advocacy Strategy 2024–2026

Further information

For information on the Advocacy Strategy 2025–2030, please visit www.npsp.sa.gov.au or phone 8366 4555.

You can also visit the Council's Citizen Service Centre at the Norwood Town Hall, 175 The Parade, Norwood.

Additional copies

The Advocacy Strategy 2025–2030 can be viewed online at www.npsp.sa.gov.au

Copies may also be obtained by:

- visiting any of the Council's Libraries
- emailing townhall@npsp.sa.gov.au
- contacting the Council on 8366 4555
- writing to the Council at PO Box 204, Kent Town SA 5074

Published September 2025.

Thinking of the environment

This document is printed on certified carbon neutral recycled stock, manufactured in Australia.



Draft

Draft

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City of Norwood Payneham & St Peters

Section 2 – Corporate & Finance

Reports

13.7 2024-2025 WORKS IN PROGRESS

REPORT AUTHOR: Chief Financial Officer
GENERAL MANAGER: Chief Executive Officer
CONTACT NUMBER: 8366 4548
FILE REFERENCE:
ATTACHMENTS: Nil

PURPOSE OF REPORT

The purpose of this report is to present for the Council's consideration the 2024-2025 Works in Progress which continue to progress in 2025-2026.

BACKGROUND

At its meeting held on 7 July 2025, the Council adopted the 2025-2026 Annual Business Plan and Budget. The 2025-2026 Budget included funding for new projects, services and programs and the Capital Works program.

At that time, the Council was advised that the adoption of the 2025-2026 Annual Business Plan and Budget, did not include provisions for those Works in Progress (WIPs), often referred to as Carried Forwards. These projects were funded as part of the 2024-2025 Budget, on which basis the Council had allocated funding as part of the 2024-2025 Annual Business Plan and Budget.

The Council was also advised that details of the 2024-2025 Works in Progress would be provided to the Council at a later date, following the finalisation of the 2024-2025 Financial year end results.

RELEVANT STRATEGIC DIRECTIONS AND POLICIES

Not Applicable

FINANCIAL AND BUDGET IMPLICATIONS

Based on the status of the 2024-2025 Works in Progress, a total of $32,922,162 will be Carried Forward to the 2025-2026 Financial year consisting of $329,663 Operational projects and $32,592,499 Capital Projects associated with projects that are being delivered over multiple years.

This will ensure the successful completion of these projects, maintain fiscal responsibility and capitalise on emerging opportunities that have been identified.

DISCUSSION

A detailed review of various projects and initiatives contained in the 2024-2025 Works in Progress, including the financial status of these items, has been conducted. The review has considered the impact on unspent grant funding and other factors affecting the delivery of these items.

During 2024-2025, the Council has been advised on the progress of projects over the course of the year and the status of the allocated budgets was considered as part of the Quarterly Budget Reviews that have been undertaken.

The 2024-2025 Works in Progress – Capital Projects total of $32,592,449 which will be carried forward to the 2025-2026 Financial year, with the details set out in Table 1 below.

TABLE 1: 2024-2025 WORKS IN PROGRESS - CAPITAL

Project	Amount to be Carried Forward
BLACK SPOT GRANT Design work has been completed for the George Street/Giles Street/Kensington Road intersection upgrade and construction tender has been released. Construction scheduled to commence in January 2026, so that it aligns with completion of the George Street Upgrade Project to minimise disruptions during Christmas period.	$1,112,793
LANGMAN GROVE SPEED CUSHIONS Balance is required to be carried forward to 2025-2026 Financial year as Project was scheduled to be completed by the end of September 2025.	$143,840
GEORGE STREET UPGRADE (including stormwater network upgrade) As Elected Members have been previously advised, this project has commenced following rescheduling to enable stakeholder engagement process. Scheduled to be completed by the end of the 2025-2026 Financial Year.	$2,869,671
TRAFFIC MANAGEMENT PAYNEHAM SOUTH, FIRLE & TRINITY GARDENS Project rescheduled to ensure alignment with proposed bikeway project (St. Morris Bikeway). Consultation and concept design works is ongoing and scheduled to be completed in the first half of 2026.	$70,000
PAYNEHAM MEMORIAL SWIMMING CENTRE UPGRADE This multiyear project is progressing to schedule for practical completion by end of April 2026. The project is on track to be completed as scheduled.	$11,563,318
PRIVATE LANEWAY Balance is required to be carried forward to 2025-2026 Financial year as Rosemont Lane upgrade construction works scheduled for practical completion in September 2025.	$97,874
40KM SPEED LIMIT HACKNEY TO MARDEN All 40km/hour signs (over 400 signs) have been installed and are currently being checked. Project finalisation is scheduled by the end of November 2025.	$5,000
THE PARADE MASTER IMPLEMENTATION This multiyear project is progressing with carried forward allocation for detailed design and cost and constructability assessments. The cost and constructability assessments will be prepared as the detailed design progresses throughout the 2025-2026 Financial year.	$970,226
STANDBY POWER FOR ST PETERS LIBRARY The allocation for the Standby Power at St Peters will now be considered as part of the Council Business Continuity Plan and IT Strategy.	$78,550
RICHMOND STREET, HACKNEY & EIGTH AVENUE, ST PETERS Budget relates to design works. Construction works rescheduled to enable integration with the proposed Richmond Street Bikeway. Consultation and concept design works will be undertaken towards the end of 2025-2026 Financial Year.	$50,000
RENEWAL PROGRAM - REC & OPEN SPACE Budget relates mainly to the construction works for the St. Morris Reserve which is integrated with the timing of Stage 4 Trinity Valley Stormwater Drainage Project which will be completed by the end of 2025. Design of the Joslin Reserve tennis courts and the Scott Reserve playground equipment are progressing, and construction works scheduled towards the end of the 2025-2026 Financial year.	$997,113
RENEWAL PROGRAM - ROAD RESEALING Some major street renewals were completed in July and August 2025. The balance of the budget will be expended as part of the George Street Upgrade and Stage 4 of the Trinity Valley Stormwater Drainage Program in St Morris to ensure integration of works.	$1,217,560
RENEWAL PROGRAM - KERB	$444,571

Some components of the work to be completed in second half of 2025-2026 Financial year as a part of George Street Upgrade (Harris Street) and Stage 4 of Trinity Valley program (Seventh Avenue, Gage Street to Green Street) which will be completed towards the end of 2025.	
RENEWAL PROGRAM - FOOTPATHS Construction work on some projects has been rescheduled to align with the George Street Upgrade as part of the renewal component of the Project. In addition, several footpaths were added to the endorsed program following successful grant funding (Battams Road, Royston Park, Devitt Avenue, Marian Road). As a result, some footpaths were rescheduled to prioritise the timely completion of the grant-funded projects.	$644,446
RENEWAL PROGRAM - DRAINAGE (incl Trinity Valley) The majority of the carry forward amount ($10.45 million) is associated with the Trinity Valley Stormwater Drainage Project. There have been delays in progressing both Stage 4 & Stage 1 works. This multiyear project is scheduled to be completed in the 2025–2026 Financial year. The current stage (Stage 4 involving St. Morris Reserve) is scheduled for completion by the end of 2025. Stage 1 will commence construction in the first quarter of 2026 as the project has been rescheduled due to the complexity of the detailed design where the new drainage infrastructure needs to navigate an extensive network of underground services in narrow streets whilst ensuring that the performance of the new drainage system meets flood management objectives.	$10,787,002
RENEWAL PROGRAM - BUILDING Balance is required to be carried forward to 2025-2026 Financial year as some projects are currently under review, such as the upgrades of the changing rooms of Norwood Swimming Centre, Other works are already underway including the Norwood Town Hall office refurbishment, Norwood Concert Hall stage, carpet, and chair upgrades, as well as other building renewal works.	$1,420,834
RENEWAL PROGRAM - CIVIL CAPITAL UPGRADE Allocation relates to the design of traffic control devices to enable integration with the proposed bikeway projects (e.g. Richmond Street and St Morris Bikeway). Consultation and concept design works are ongoing and scheduled to be completed in the first half of 2026.	$119,700

The **2024-2025** Works in Progress - Operating total of $329,663 to be carried forward to the **2025-2026** Financial year, as set out in Table 2 below.

TABLE 2: 2024-2025 WORKS IN PROGRESS - OPERATING

Project	Amount to be Carried Forward
Dog and Cat Management Plan As the Dog & Cat Management Plan is currently being reviewed, unspent budget is proposed to be carried forward to be utilised for printing and advertising in the 2025-2026 financial year as part of the new education plan.	$7,248
Art & Culture Plan The Public Art Mapping program carry-forward budget is required to proceed with the preparation of Audit and Final Report phases.	$20,000
IT Strategy The carry forward funds are to be utilised towards the implementation of the IT Strategy recommendations.	$107,415
Food Secrets of Glynde The event is to take place at the end of 2025-2026 Financial year as a result of a change in event scope to attract more interest.	$30,489
Verge Upgrade Verge Incentive Program offered to eligible residents; budget needs to carry forward 2025-2026.	$20,000
St Peters Billabong	$50,615

Balance is required to be carried forward to 2025-2026 Financial year to fund final Consultant work. Reporting to Council to occur in November 2025 seeking endorsement of recommendations.	
Marryatville Precinct Master Plan The Project was completed in July 2025 jointly with the City of Burnside with the budget leftover to be carried forward to offset against final consultant costs recognised in the 2025-2026 Financial year.	$19,205
Glynde Heavy Vehicle Traffic Study The Project Scope and Consultant brief commenced in 2024-2025. The proposed carry forward funds are to be utilised to complete the traffic & parking investigation, including community consultation in the 2025-2026 Financial year.	$25,000
Heritage Protection Opportunities The project continues to be implemented. Due to timing restrictions associated with the Code Amendment processes, it is requested that the remaining funds be carried over to the 2025-2026 Financial year.	$49,691

CONCLUSION

The 2024-2025 Works in Progress are scheduled for completion by the end of the 2025-2026 Financial year with exception of projects budget for multiple years.

COMMENTS

Nil

RECOMMENDATION

That the report be received and noted.

13.8 2025-2026 FIRST BUDGET UPDATE

REPORT AUTHOR:	Chief Financial Officer
GENERAL MANAGER:	Chief Executive Officer
CONTACT NUMBER:	8366 4548
FILE REFERENCE:	
ATTACHMENTS:	A - C

PURPOSE OF REPORT

The purpose of this report is to provide the Council with a summary of the forecast Budget position for the year ended 30 June 2026, following the First Budget Update.

BACKGROUND

Pursuant to Section 123 (13) of *the Local Government Act 1999*, the Council must, as required by the Regulations, reconsider its Annual Business Plan or its Budget during the course of a financial year and if necessary or appropriate, make any revisions.

The Budget Reporting Framework set out in Regulation 9 of the *Local Government (Financial Management) Regulations 2011* ("the Regulations") comprises two (2) types of reports, namely;

1. Budget Update; and
2. Mid-year Budget Review.

1. Budget Update

A Budget Update Report sets outs a revised forecast of the Council's Operating and Capital investment activities compared with the estimates for those activities which are set out in the 2025-2026 Adopted Budget. The Budget Update Report is required to be presented in a manner which is consistent with the note in the Model Financial Statements entitled *Uniform Presentation of Finances*.

The Budget Update Report must be considered by the Council at least twice per year between 30 September and 31 May (both dates inclusive) in the relevant financial year, with at least one (1) Budget Update Report being considered by the Council prior to consideration of the Mid-Year Budget Review Report.

The Regulations require that a Budget Update Report must include a revised forecast of the Council's Operating and Capital investment activities compared with estimates set out in the Adopted Budget.

2. Mid-Year Review

A Mid-Year Budget Review must be considered by the Council between 30 November and 15 March (both dates inclusive), in the relevant financial year. The Mid-Year Budget Review Report sets out a revised forecast of each item shown in its Budgeted Financial Statements compared with estimates set out in the Adopted Budget presented in a manner consistent with the Model Financial Statements. This report must also include revised forecasts for the relevant financial year of the council's operating surplus ratio, net financial liabilities ratio and asset sustainability ratio compared with estimates set out in the budget presented in a manner consistent with the note in the Model Financial Statements entitled *Financial Indicators*.

The Mid-year Budget Review is a comprehensive review of the Council's Budget and includes the four principal financial statements, as required by the Model Financial Statement, detailing:

- the year-to-date result;
- any variances sought to the Adopted Budget; and
- a revised full year forecast of each item in the budgeted financial statements compared with estimates set out in the Adopted budget.

The Mid-year Budget Review Report should also include information detailing the revised forecasts of financial indicators compared with targets established in the Adopted Budget and a summary report of operating and capital activities consistent with the note in the Model Financial Statements entitled *Uniform Presentation of Finances*.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

Not Applicable.

FINANCIAL AND BUDGET IMPLICATIONS

The First Budget Update for the 2025-2026 Financial Year, provides an opportunity to amend the 2025-2026 Adopted Budget, to reflect any changes in projections based on;

- audited results to 30 June 2025 (if available); and
- new decisions by the Council, subsequent to the adoption of the Budget on 7 July 2025.

Details of material movements in the forecast from the Adopted Budget are contained in the Discussion section of this Report.

EXTERNAL ECONOMIC IMPLICATIONS

This report provides information on the planned financial performance of the Council for the year ended 30 June 2026 and has no direct external economic impacts.

SOCIAL ISSUES

Not Applicable.

CULTURAL ISSUES

Not Applicable.

ENVIRONMENTAL ISSUES

Not Applicable.

RESOURCE ISSUES

There are no resource implications arising from this issue.

RISK MANAGEMENT

There are no risk management issues arising from this issue. All documents have been prepared in accordance with the statutory requirements.

CONSULTATION

- **Elected Members**
  Not Applicable.

- **Community**
  Not Applicable.

- **Staff**
  Responsible Officers and General Managers.

- **Other Agencies**
  Not Applicable.

DISCUSSION

Budget Update

In determining the Adopted Operating Surplus, the Council considers the financial resources which are required to provide the ongoing Council services (Recurrent Operating Budget), which encompass the basic responsibilities, the Council is required to provide under the *Local Government Act 1999* and other relevant legislation plus ongoing services and programs as a result of community interest and expectation.

The extensive range of ongoing services provided by the Council include inspectorial services (animal management/parking management), street cleaning and rubbish collection, maintenance of basic infrastructure including roads, footpaths, parks, public open space, street lighting and storm-water drainage, development planning and control, library and learning services, community support programs, environmental programs, community events, community recreational facilities and home assistance service.

As Elected Members may recall, the 2025–2026 Adopted Operating Budget reflects an Operating Surplus of $754,356. Following the First Budget Update, the Operating Surplus is projected to be an Operating Surplus of $424,693, representing a decrease of $329,663.

Considering that the majority of Recurrent and Operating Projects expenditure for 2025-2026 are in their early stages of delivery, no cost variances have been recommended to be made to the 2025–2026 Adopted Project Budget during the First Budget Review with the exception of Carry Forwards from 2024-2025 for Operating Projects. A further reassessment will be conducted during the Mid-Year Review.

A. Recurrent Operating Budget changes to the Adopted Budget – none required.

The 2025-2026 Recurrent Operating Budget Surplus of $ 2,073,656 to remain unchanged. No additional funds request proposed.

B. Operating Projects Budget changes to the Adopted Budget - $329,663

The Adopted Budget includes an estimate of Operating Projects expenditure for the year under review in addition to previously approved and Carried Forward Projects from the prior financial years.

Following the First Budget Update, the total expenditure for the 2025-2026 Adopted Operating Projects Budget, originally set at $1,319,300 will be increased by $329,663 to accommodate the Carry Forwards from the 2024-2025 financial year. As a result, the revised total estimated expenditure for Operating Projects is now $1,648,963.

Details of the Operating Projects that proposed to be carried forward to the 2025-2026 Financial Year are contained in **Attachment A**.

Change to the adopted Operational Projects budget is provided in Table 2 below.

TABLE 2: MOVEMENT IN OPERATING PROJECTS BUDGET FROM THE ADOPTED BUDGET

Service Initiative	Increase/ (Decrease) $
Work in progress (Carry forwards from 2024- 2025)	329,663

C. Capital Projects - changes to the Adopted Budget - $32,592,499

The Council approved a Capital Expenditure Budget of $25,966,971 for the 2025-2026 Financial year, encompassing funding for new capital projects ($11.98 million) and upgrades to existing assets ($ 13.99 million). Subsequent to the First Budget Update, the forecasted capital expenditure is $58,559,470, representing an increase of $32,592,499 due to Carry Forward Works in Progress from 2024-2025. A summary is provided in Table 3 below.

Details of the Capital Projects which have been carried forward from the 2024-2025 Financial Year, are contained in **Attachment B**.

TABLE 3: MOVEMENT IN CAPITAL PROJECTS EXPENDITURE FROM THE ADOPTED BUDGET

Capital Project	Increase/ (Decrease) $
Work in progress (Carry forwards from 2024-2025)	32,592,499

The increase is a result of timing of previously approved expenditure, hence no additional borrowings will be required to fund the increase in capital expenditure. The unused funds, from last year borrowings, will be utilised to fund the Carry Forwards. The borrowing requirements will be re-assessed when a review of projects is undertaken as part of the Mid-Year Budget Review.

Regulation 9 (1) (a) of the Regulations states the Council must consider

> *"at least twice, between 30 September and 31 May (both dates inclusive) in the relevant financial year…….. a report showing a revised forecast of its operating and capital investment activities for the relevant financial year compared with the estimates for those activities set out in the budget presented in a manner consistent with the note in the Model Financial Statements entitled Uniform Presentation of Finances".*

The revised budgeted Uniform Presentation of Finances resulting from the First Budget Update is included in **Attachment C**.

OPTIONS

Not Applicable.

CONCLUSION

Nil

COMMENTS

Nil

RECOMMENDATION

1. That the First Budget Update Report be received and noted.

2. That project progress reports contained in **Attachments A** and **B** be received and noted.

3. That pursuant to Regulation 9 (1) (a) of the *Local Government (Financial Management) Regulations 2011*, the Budgeted Uniform Presentation of Finances as contained within **Attachment C**, be adopted.

Attachments – Item 13.8

Attachment A

2025-2026 First Budget Update

FINANCIAL YEAR 2025-2026 BUDGET REVIEW OPERATING PROJECTS PROGRESS

City of Norwood Payneham & St Peters

Project Name	2025-2026 Budget	First Budget Review Carry Forward Budget	FIRST BUDGET REVIEW REQUEST	MID YEAR BUDGET REQUEST	THIRD BUDGET REVIEW REQUEST	2025-2026 TOTAL	Current YTD Spending as at 31 August 2025	Has Project Commenced? (Y/N)
TOUR DOWN UNDER	55,000	-				55,000	-	No
EASTSIDE BUSINESS AWARDS	50,000	-				50,000	-	No
RAISING THE BAR ADELAIDE	38,000	-				38,000	19,713	Yes
AFL GATHER ROUND	200,000	-				200,000	16,725	Yes
FOOD SECRETS OF GLYNDE	-	30,489				30,489	-	No
PUBLIC HEALTH PLAN	13,000	-				13,000	-	No
ART & CULTURE PLAN	25,000	20,000				45,000	-	Yes
LIBRARY SERVICE CATALOGUE AND PROGRAM REVIEW (MOTION)	50,000	-				50,000	-	No
CULTURALLY DIVERSE EARLY LITERACY PROJECT	3,300	-				3,300	-	No
FIRSTVAL FESTIVAL	4,000	-				4,000	4,654	Yes
DOG & CAT MANAGEMENT PLAN EDUCATION CAMPAIGN		7,248				7,248	-	Yes
AUTHORITY UPGRADE	516,000	-				516,000	-	No
IT STRATEGY		107,415				107,415	2,500	Yes
MARRYATVILLE PRECINCT MASTER PLAN		19,205				19,205	19,205	Yes
VERGE UPGRADE	20,000	20,000				40,000	-	No
URBAN TREE CANOPY REGIONAL MAPPING CONTRIBUTION	10,000	-				10,000	-	No
URBAN GREENING PROGRAM	10,000	-				10,000	1,886	Yes
DEVELOPMENT OF TREE INVENTORY	20,000	-				20,000	-	No
ST PETERS BILLABONG		50,615				50,615	-	Yes
GLYNDE HEAVY VEHICLE TRAFFIC STUDY		25,000				25,000	6,000	Yes
HERITAGE PROTECTION OPPORTUNITIES		49,691				49,691	12,600	Yes
TRAFFIC MANAGEMENT -NINTH AVENUE CHRISTMAS LIGHTS DISPLAY	50,000	-				50,000	-	No
PRECINCTS	40,000	-				40,000	-	No
40KPH SPEED LIMIT IMPLEMETATION IN KENSINGTONAND FELIXSTOW	45,000	-				45,000	-	No
PAYNEHAM SOUTH, FIRLE, TRINITY GARDENS,GLYNDE AND ST MORRIS	40,000	-				40,000	-	No
WILLIAM STREET BIKEWAY - STREET LIGHTING UPGRADE	115,000					115,000	-	No
STREET LIGHTING RENEWAL & UPGRADE	15,000	-				15,000	1,928	Yes
	1,319,300	**329,663**	**-**	**-**	**-**	**1,648,963**	**85,211**	

Attachment B

2025-2026 First Budget Update

FINANCIAL YEAR 2025-2026 BUDGET REVIEW CAPITAL PROJECTS PROGRESS

City of Norwood Payneham & St Peters

Project Name	2025-2026 Budget	First Budget Review Carry Forward Budget	FIRST BUDGET REVIEW REQUEST	MID YEAR BUDGET REQUEST	THIRD BUDGET REVIEW REQUEST	2025-2026 TOTAL	Current YTD Spending as at 31 August 2025	HAS PROJECT COMMENCED (Y/N)
RENEWAL PROGRAMM - ROAD RESEALING	3,511,262	1,217,560				4,728,822	500,366	Yes
RENEWAL PROGRAMM - KERB	1,495,505	444,571				1,940,076	315,511	Yes
RENEWAL PROGRAMM - FOOTPATH	1,214,561	644,446				1,859,007	87,334	Yes
RENEWAL PROGRAMM - DRAINAGE (incl Trinity Valley)	2,100,000	10,787,002				12,887,002	2,099,948	Yes
RENEWAL PROGRAMM - BUILDING	2,590,000	1,420,834				4,010,834	172,257	Yes
RENEWAL PROGRAMM - REC & OPEN SPACE	1,016,000	997,113				2,013,113	4,960	Yes
RENEWAL PROGRAMM - CIVIL CAPITAL UPGRADE	350,000	119,700				469,700	-	Yes
RENEWAL PROGRAMM - OTHER	609,688	-				609,688	65,965	Yes
QUADRENNIAL ART PROJECT	279,000					279,000	-	Yes
STANDBY POWER FOR ST PETERS LIBRARY	-	78,550				78,550	-	No
GEORGE STREET UPGRADE	-	2,869,671				2,869,671	57,504	Yes
PAYNEHAM MEMORIAL SWIMMING CENTRE UPGRADE	11,071,956	11,563,318				22,635,274	2,358,085	Yes
TRAFFIC MANAGEMENT PAYNEHAM SOUTH, FIRLE & TRINITY GARDENS	-	70,000				70,000	-	No
RICHMOND ST, HACKNEY & EIGTH AVE, ST PETERS	-	50,000				50,000	-	No
40KM SPEED LIMIT HACKNEY TO MARDEN	-	5,000				5,000	-	Yes
LANGMAN GROVE SPEED CUSHIONS	-	143,840				143,840	123,717	Yes
IMPLEMENTATION OF THE PARADE MASTER PLAN	-	970,226				970,226	9,030	Yes
PRIVATE LANEWAY - ROSEMENT LANE	-	97,874				97,874	287,636	Yes
ADEY RESERVE PLAYGROUND SHADE SAIL STRUCTURE	60,000					60,000	-	No
ST. PETER CHILD CARE AND PRESCHOOL SHADE SAIL STRUCTURE	60,000					60,000	12,661	Yes
KENT TOWN PUBLIC REALM UPGRADE	400,000					400,000	-	No
BUILDING ACCESSABILITY IMPROVEMENTS	100,000					100,000	-	No
BLACK SPOT GRANT	-	1,112,793				1,112,793	38,924	Yes
	24,857,972	**32,592,499**	**-**	**-**	**-**	**57,450,471**	**6,133,898**	
CAPITALISATION OF PROJECT MANAGEMENT ON-COST	*1,108,999*					*1,108,999*	*184,834*	
	25,966,971	**32,592,499**	**-**	**-**	**-**	**58,559,470**	**6,318,732**	

Attachment C

2025-2026 First Budget Update

City of Norwood Payneham & St Peters

UNIFORM PRESENTATION OF FINANCES - GENERAL FUND

	Adopted Budget	Carry Forwards	New Recurring budget requests	New Operational projects requests	New Capital projects requests	1st budget revision
	2025/26 $	2025/26 $	2025/26 $	2025/26 $	2025/26 $	2025/26 $
Income						
Rates	51,135,218					51,135,218
Statutory Charges	2,239,311					2,239,311
User Charges	4,370,061					4,370,061
Grants, Subsidies and Contributions - operating	2,653,958					2,653,958
Grants, Subsidies and Contributions - capital	1,050,669					1,050,669
Investment Income	55,000					55,000
Other Income	521,735					521,735
Net gain - equity accounted Council businesses	-					-
Total Income	**62,025,952**	**-**	**-**	**-**	**-**	**62,025,952**
Expenses						
Employee Costs	20,340,053					20,340,053
Materials, Contracts & Other Expenses	23,593,705	329,663	-	-		23,923,368
Depreciation, Amortisation & Impairment	13,696,916					13,696,916
Finance Costs	3,378,256					3,378,256
Net loss - Equity Accounted Council Businesses	262,666	-	-	-	-	262,666
Total Expenses	**61,271,596**	**329,663**	**-**	**-**	**-**	**61,601,259**
Operating Surplus / (Deficit)	**754,356**	**(329,663)**	**-**	**-**	**-**	**424,693**
Timing adjustment for grant revenue	(1,050,669)	-	-	-	-	(1,050,669)
Adjusted Operating Surplus / (Deficit)	**(296,313)**	**(329,663)**	**-**	**-**	**-**	**(625,976)**
Net Outlays on Existing Assets						
Capital Expenditure on Renewal and Replacement of Existing Assets	(12,887,016)	(15,631,226)			-	(28,518,242)
add back Grants, subsidies and contributions – Capital New/Upgraded	1,050,669	-	-	-	-	1,050,669
add back Depreciation, Amortisation and Impairment	13,696,916	-				13,696,916
add back Proceeds from Sale of Replaced Assets	36,792	-			-	36,792
Total Net Outlays on Existing Assets	**1,897,361**	**(15,631,226)**	**-**	**-**	**-**	**(13,733,865)**
Net Outlays on New and Upgraded Assets						
Capital Expenditure on New and Upgraded Assets (including Investment Property & Real Estate Developments)	(13,079,955)	(16,961,272)			-	(30,041,227)
add back Amounts Received Specifically for New and Upgraded Assets	3,066,686					3,066,686
add back Grants, subsidies and contributions – Capital New/Upgraded	-	-	-	-	-	-
add back Proceeds from Sale of Surplus Assets (including Investment Property, Real Estate Developments & non-current assets held for sale)						-
Total Net Outlays on New and Upgraded Assets	**(10,013,269)**	**(16,961,272)**	**-**	**-**	**-**	**(26,974,542)**
Annual Net Impact to Financing Activities -surplus / (deficit)	**(8,412,221)**	**(32,922,162)**	**-**	**-**	**-**	**(41,334,383)**

13.9 COMMUNITY FACILITIES FOR HIRE 2024-2025 OPERATING REPORT

REPORT AUTHOR: Manager, Arts, Culture & Community Connections
GENERAL MANAGER: General Manager, Community Development
CONTACT NUMBER: 8366 4550
FILE REFERENCE: A1240709
ATTACHMENTS: A - B

PURPOSE OF REPORT

The purpose of this report is to provide a summary of the community facilities for hire operations for the 2024-2025 financial year.

BACKGROUND

Community facilities play an important role in the social fabric of a community. Best practice and research indicate that access to community facilities builds stronger, healthier and connected communities. Community Facilities assist in building community cohesion and wellbeing by providing important gathering places that enable lifelong learning, creative expression, access to essential services, opportunities for people to meet and share skills and resources.

The Council's four (4) community facilities have been operating as venues for hire and provide flexible spaces for a range of activities and include:

1. Payneham Community Centre;
2. St Peters Youth Centre;
3. St Peters Town Hall Complex - Banquet Hall; and
4. Payneham Library and Community Facilities - Community facilities

Hirers include citizens, community groups, clubs, organisations and private hirers who leverage the Council's tiered hire fee structure to support a diversity of activation types.
The Council's Norwood Concert Hall (Main Hall and the Don Pyatt Hall) are excluded from this report as their operations are reported separately.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

- The Council's Strategic Management Plan *City Plan 2030: Shaping Our Future* through:
    - **Outcome 1: Social Equity**
      Objective 1.1 Convenient and accessible services, information, and facilities.
      Strategy 1.1.3 Design and provide safe, high-quality facilities and spaces for all people.

FINANCIAL AND BUDGET IMPLICATIONS

For the 2024-2025 financial year, the four (4) community facilities reported a total income of $111,926 and total expenses of $87,086 (including staff salaries, security contractor fees, and parts and consumables and excludes corporate overhead allocations) resulting in an Operating Surplus of $24,840 against a budgeted operating deficit of $41,798.

A Summary of the community facilities hire income for the previous three financial years is included in **Table 1** below:

TABLE 1: COMMUNITY FACILITIES HIRE INCOME FOR THE PREVIOUS THREE (3) FINANCIAL YEARS

Community Hire Facility	2022-2023 Actuals	2023-2024 Actuals	2024-2025 Actuals
Payneham Community Centre	35,087	29,996	36,590
Payneham Library Community Facilities	20,449	24,596	28,846
St Peters Town Hall Complex	8,370	13,808	19,613
St Peters Youth Centre	22,477	21,203	26,875
Total Income	**86,383**	**89,603**	**111,924**

A total of 1,213 facility bookings were for Council led programming in the 2024-2025 financial year. These bookings do not generate hire income.

EXTERNAL ECONOMIC IMPLICATIONS

Nil

SOCIAL ISSUES

Nil

CULTURAL ISSUES

Community facilities serve as hubs for shared experience, encourage creative, social and lifelong learning pursuits. The Council's tiered hire fee structure improves accessibility by assisting to reduce financial barriers.

ENVIRONMENTAL ISSUES

Nil

RESOURCE ISSUES

Administration of the community facilities for hire is supported by the Venue Hire Officer, a full-time position which manages all stages of venue booking administration from initial enquiry, site visits, responding to venue specific questions, hire agreements, bonds and invoices, venue calendar management, scheduling security and cleaning contractors to arranging venue key collection, inspections and bond refunds.

Similar to the Norwood Concert Hall Coordinator, the independent nature of the Venue Hire Officer role negates redundancy for continuity of service in time of absence, or an ability to scale in line with demand.

In addition, the nature of the community facilities operations shares some alignment with the Norwood Concert Hall functions, particularly as it relates to the interface with customers.

To strengthen both functions, during 2024-2025 the reporting relationship of the Venue Hire Officer position was modified from the Manager, Arts, Culture & Community Connections to the Norwood Concert Hall Coordinator. Whilst both roles continue to operate as discreet functions, this arrangement has enabled a small degree of critical redundancy, knowledge transfer and shared consideration of business improvement opportunities.

CONSULTATION

- **Elected Members**
  Not Applicable.

- **Community**
  Not Applicable.

- **Staff**
  Not Applicable.

- **Other Agencies**
  Not Applicable.

DISCUSSION

The administration of the Council's community facilities for hire are principally managed using manual processes. As a result, performance reporting is resource intensive and limited to the types of information collected. In addition, the improvement and evolution of these systems means that some data sources do not have historical records from which to make comparisons.

The following data types inform the bases of performance reporting within this report:

- utilisation (days) (this data has not been captured in previous financial years);
- number of bookings (community versus Council led activations), including comparison to 2023-2024 and 2022-2023 financial years, as well as pre Covid-19 bookings in the 2018-2019 financial year;
- number of unique hirers, including comparison to 2023-2024 and 2022-2023 financial years, as well as pre Covid-19 hirers in the 2018-2019 financial year;
- utilisation data for each room including day of week and time-period for multi-room facilities i.e. the Payneham Community Centre and the Payneham Library community facilities (this data has not been captured in previous financial years);
- regular hirers;
- top six cultural communities utilising the community facilities (this data has not been captured in previous financial years); and
- suburb where hirers are coming from (this data has not been captured in previous financial years).

Utilisation (Days)

The average number of days of utilisation across the four (4) community facilities for the period 1 July 2024 to 30 June 2025, was 304 days, realising an average 83% utilisation rate (i.e. utilisation of a venue on a particular day or part there-of) as outlined in **Table 2** below.

TABLE 2: UTILISATION ACROSS ALL FOUR (4) FACILITIES FOR HIRE 2024-2025

Facility	Number (days)	Percentage
Payneham Community Centre	360	98%
St Peters Youth Centre	275	77%
Banquet Hall (St Peters Town Hall Complex)	284	75%
Payneham Library Community Facilities	297	81%
Average Used Days across all 4 venues	**304**	**83%**

Activation (Number of Bookings and Unique Hirers)

A total of 3,898 individual bookings were made across the four facilities in the 2024-2025 financial year. Of these, 1,213 were Council led programming and the remaining 2,685 were for community led activities.

Table 3 below outlines the number of bookings at each of the four community facilities for the period 1 July 2024 to 30 June 2025.

TABLE 3: Number of bookings across all four (4) facilities for hire 2024-2025

Facility	Total Number (Community bookings)	Total Number (Council led programming)
Payneham Community Centre	1,609	97
St Peters Youth Centre	394	20
Banquet Hall (St Peters Town Hall Complex)	405	392
Payneham Library Community Facilities	277	704
Total Bookings (Community versus Council use)	**2,685 (68.9%)**	**1,213 (31.1%)**
TOTAL COMBINED BOOKINGS FOR 2024-2025	**3,898**	

In comparison to previous years, 2024-2025 experienced:

- a 100% increase in number of hirers utilising the four community facilities when compared to 2023-2024, a 23% increase when compared to 2022-2023 and 46% increase when compared to 2018-2019 (pre Covid-19);
- 453 unique hirers compared to 226 unique hirers in 2023-2024;
- 93 (20.5%) unique hirers were private hirers; and
- an increase of over 101% in the number of bookings when compared to the 2023-2024 financial year and over 61% when compared to the 2022-2023 financial year and 24% increase when compared to 2018-2019, pre Covid-19 booking activity.

Table 4 below illustrates the number of unique hirers and numbers of bookings over the previous three financial years and the financial year before Covid-19:

TABLE 4: VENUE BOOKING & UNIQUE HIRER COMPARISON, MID-2022 TO MID-2025



Multi-room Facilities Booking Summary: Payneham Community Centre and Payneham Library Community Facilities

Both the Payneham Community Centre and Payneham Library community facilities provide multi-room facilities.

In relation to the Payneham Community Centre utilisation:

- peak occupancy periods for the period during 2024-2025 was Monday to Friday, 8.00 am to 10.00 pm;
- the highest vacancy period was on Sundays 5.00pm to 10.00pm;
- Room 2, providing for a capacity of 30 people (seated), is the most utilised room. As the room has vinyl flooring it is regularly used for small education or creative workshops; and
- there is a significant decrease in Room 1, Room 2 and Meeting Room usage from 5pm on the weekends. This is attributed to the nature of activities within these rooms being suited to community service consultations and education programs which are primarily delivered during day light hours.

Table 5 below provides detail relating to utilisation of the Payneham Community Centre during 2024-2025:

TABLE 5: PAYNEHAM COMMUNITY CENTRE: BOOKINGS PER ROOM, DAY & TIME FOR THE 2024-2025 FINANCIAL YEAR

	Number of Bookings						
Room	**Mon-Fri 8.00am-12.00pm**	**Mon-Fri 12.00pm - 5.00pm**	**Mon-Fri 5.00-10.00pm**	**Saturday 8.00am-5.00pm**	**Saturday 5.00pm-10.00pm**	**Sunday 8.00am-5.00pm**	**Sunday 5.00pm-10.00pm**
Main Hall	67	87	134	34	16	52	12
Small Hall	35	39	107	55	43	43	6
Room 1	56	63	60	28	3	41	6
Room 2	156	182	115	33	7	46	4
Meeting room	30	68	8	31	2	28	1
Total Bookings (Day of week and time)	**344**	**439**	**424**	**181**	**71**	**210**	**29**

In relation to the Payneham Library community facilities utilisation:

- weekend evenings typically experienced lower utilisation;
- weekdays between 8am to 5pm reflect the peak usage periods. This is attributed to Council led programming bookings being predominantly during business hours.

Table 6 below provides detail relating to utilisation of the Payneham Library community facilities during 2024-2025.

TABLE 6: PAYNEHAM LIBRARY COMMUNITY FACILITIES: BOOKINGS PER ROOM, DAY & TIME FOR THE 2024-2025 FINANCIAL YEAR

	Number of Bookings						
Room	**Mon-Fri 8am-12pm**	**Mon-Fri 12pm - 5pm**	**Mon-Fri 5-10pm**	**Saturday 8am-5pm**	**Saturday 5pm-10pm**	**Sunday 8am-5pm**	**Sunday 5pm-10pm**
Payneham Room	173	133	39	44	15	27	11
Torrens Room	78	101	63	14	10	20	5
Trinity Room	70	93	25	12	12	28	8
Total Bookings (Day of week & time)	**321**	**327**	**127**	**70**	**37**	**75**	**24**

Regular Hirers

Nearly 50 hirers regularly hire the Council's community facilities as outlined in **Attachment A** – Community Facilities for Hire – Regular Hirers 2025. These hirers provide a diversity of community led activities, services, programs and opportunities for the community.

The top six (6) cultural communities that hire the Council's community facilities are:

1. Indian
2. Sri Lankan / Tamil
3. Sudanese
4. Samoan
5. Chinese
6. Japanese

Origin of Hirers

The four community facilities for hire enjoy positive utilisation and representation of hirers from suburbs within the City of Norwood, Payneham & St Peters. The St Peters Youth Centre utilisation has the highest representation from across the City, while the Payneham Library community facilities utilisation has the least representation from across the City.

The City of Norwood Payneham & St Peters suburbs that have not booked any of the four facilities in the 2024-2025 financial year are:

- Evandale (1,378 residents);
- Heathpool (596 residents);
- Marryatville (648 residents); and
- St Morris (1,598 residents).

The Payneham Community Centre enjoys the highest utilisation from users who originate from outside of the City of Norwood, Payneham & St Peters, while the Banquet Hall experiences the lowest level of utilisation from users who originate from outside of the City of Norwood Payneham & St Peters.

Attachment B – Origin of Hirers details where hirers originate from.

Business Improvement Initiatives

The Venue Hire Officer provides the community with a professional, central point of contact that delivers a professional service, clear communication, advice regarding the most suitable venue to support the hirer's needs, resolves issues that may arise and outlines and ensures compliance with the terms and conditions of use.

To further improve the facility for hire experience, the following business improvements have been implemented in recent time:

<u>Online Booking System</u>

An online booking form has been implemented to support:

- an improved customer experience by providing 24/7 booking convenience;
- a streamlined approach to manage bookings in one central location; and
- data capture and improved data insights and reporting capabilities.

It is intended to build upon this initiative through the provision of an online calendar view to display venue availability.

The Venue Hire Officer is currently collaborating with the Council's Finance and Information Services Units, to test online venue hire payment options and regular hirer online booking capabilities, to further improve the customer experience.

Regular Hire Application Process

An annual regular hire application process has been introduced. At the end of each calendar year, regular hirers submit a request for continued use for the following calendar year. This ensures hirers maintain an understanding of their obligations and supports consideration of the use of the Council's facilities.

Online Virtual Tour of Facilities on the Council's website

An online virtual tour of each of the four facilities for hire on the Council's website has been created, offering convenience and accessibility to assist hirer's in planning their event.

Accessibility Guide – St Peters Town Hall Complex

In partnership with Acess2Arts, an access guide has been developed that outlines what to expect when you arrive at the St Peters Town Hall Complex, information about the overall facilities and its spaces, wheelchair and step-free access, wayfinding and how to get to the complex, including active transport options. This will soon be available on the Council's website. It is intended that additional access guides will be created for the other community facilities for hire.

Centralised Key and Fob Collection and Drop Off Point

A central key and fob collection and drop off point has been created at Norwood Town Hall. This provides a significantly more flexible solution for hirers than the previous process that required key collection by appointment via the Venue Hire Officer.

Smart Keyless Entry System

A temporary key code entry solution that can be sent to hirers via email has been explored and a trial of the preferred product will be conducted at the St Peters Youth Centre. If successful, this will remove the need for key / fob collection and drop off and significantly improve the security of the Council's community facilities by reducing the chance of unauthorised entry. It will also provide real time utilisation data and reduces risk of lost keys.

Improved Bond Payment Process

To ensure accurate financial record management and prompt refunds, a new bond payment process where hirers are emailed a direct payment link rather than requiring an invoice to be raised has been tested and implemented.

Promotion of Venues Suitable as Rehearsal Spaces

The Venue Hire Officer is liaising with Create SA to provide information about our facilities for hire for inclusion on a State-wide shared resource and map to support local arts and the creative community to connect with available venues and spaces that are suitable for rehearsals and workshops.

Storage at Community Facilities for Hire

Due to the volume of activity across the Council's four hire locations, capacity to store hirer's belongings is limited and any items stored on site are not covered under the Council's insurance policy. As a result, the storage of hirer's personal items is no longer offered as part of new hire arrangements.

Should a hirer require regular storage, lease and licence arrangements at other Council buildings will be explored.

Terms and Conditions

Venue hire terms and conditions have been reviewed in an effort to more clearly articulate permitted use and obligations for hiring the Council's community facilities. This process has assisted in providing clarity to users about the services provided by the Council and the responsibilities of hirers.

Further work is planned to strengthen governance arrangements for regular hirers, to apply a consistent methodology to all hirers and the conditions under which concessional of the waiving of fees may be considered/assessed.

OPTIONS

There are no options associated with this matter as the report is intended for information purposes only.

CONCLUSION

During the 2024-2025 financial year, the Council's community facilities for hire:

- realised an operating surplus of $24,840, against a budgeted operating deficit of $41,798;
- activated the four buildings on average 304 days, realising 83% utilisation;
- supported 3,898 individual bookings, representing a 101% increase in comparison to 2023-2024;
- attracted 453 unique hirers, representing a 100% increase in number of hirers utilising the four community facilities in comparison to 2023-2024;
- hosted 1,213 Council led programs and events, comprising 31% of total venue activations; and
- continued a focus on improving the customer experience including the introduction of an online booking process and virtual facilities tours on the Council's website.

COMMENTS

Nil.

RECOMMENDATION

That the report be received and noted.

Attachments – Item 13.9

Attachment A

Community Facilities for Hire
2024-2025 Operating Report

Community Facilities for Hire - Regular Hirers 2025

Community Groups and Clubs

- Adelaide Board Game Group (weekly)
- SA Miniature Enthusiasts Inc (monthly)
- Payneham Machine Knitters Club (monthly)
- Machine Knitters Association (monthly)
- Alcohol Anonymous and Narcotics Anonymous (1 day per week)
- VW car club (monthly)
- Bahai (fortnightly)
- Bethal Christian Samoan Church (weekly)
- Combined Firearms Council of SA
- Payneham Toastmaster Club (fortnightly)
- St Peters Probus Club (monthly)
- St Augstines Fellowship (weekly)

Health and Wellbeing Programs

- Strength & balance class for older citizens (1 day per week)
- Nest Counselling (weekly)
- Childhood Cancer Association (monthly)
- Humour Foundation (monthly)
- Calisthenics Association of SA – Marden (weekly)
- Exelerate Plus (weekly)
- Humour Foundation (monthly)
- Jellybean Street (monthly)
- Nest Counselling (weekly)
- Physio Inq Pty Ltd (weekly)
- Yoga (weekly)
- Rotary Club of St Peters – Blokes Kitchen (monthly)
- Science of Spirituality- meditation (weekly)
- Sujata Gaonker (Kalariyog) – Yoga (weekly)

Markets

- One planet market, coordinated by Sustainable Communities SA Inc (monthly).

Training and Education

- SYC – alternative learning program for young people (4 days a week).
- Eric Zuo Tutoring (weekly)
- Department of Education (monthly)

Arts & Culture Programs and Activities

- Amateur Radio Experimenters Group (weekly)
- Centre Stage Dance Academy (weekly)
- No Strings Attached Theatre of Disability (weekly)
- Three D Radio Hillbilly Hoot (weekly)
- Song Soul Singers (weekly)
- Adelaide Panache French Theatre (weekly)
- Kalanandhanam School of Dance (weekly)
- Ruby Chew Art Classes (weekly and school holidays)
- SAKKARE Inc (weekly)
- Tango Adelaide
- Sakura (Japanese culture) (weekly)
- Sihala Kala Dance Academy (weekly)

Professional Services

- Brenda Park Leaseholders Inc
- Order of Australia Association- SA Branch (monthly)
- People Run Cooperative Housing – PERCH (bi-monthly)
- Wilderness Escape Outdoor Adventure (monthly)

Attachment B

Community Facilities for Hire
2024-2025 Operating Report

Origins of Hirers in 2025

Facility catchment area within the City

Council Suburb	Payneham Community Centre	St Peters Youth Centre	Banquet Hall	Payneham Library Community Facilities (Tirkandi)
College Park			✓	
Felixstow	✓			✓
Firle		✓	✓	✓
Glynde	✓	✓		
Hackney		✓		
Joslin	✓		✓	
Kensington	✓	✓		
Kensington Gardens		✓		
Kent Town	✓	✓		
Marden	✓	✓	✓	✓
Maylands			✓	
Norwood	✓	✓	✓	✓
Payneham		✓	✓	
Payneham South	✓			✓
Royston Park	✓	✓		
Stepney		✓	✓	
St Peters	✓	✓	✓	
Trinity Gardens	✓			

Facility catchment area outside of the Council boundaries

Suburb	Payneham Community Centre	St Peters Youth Centre	Banquet Hall	Payneham Library Community Facilities (Tirkandi)
Adelaide	✓	✓		✓
Ashford				✓
Bridgewater	✓			✓
Burnside	✓			
Campbelltown		✓	✓	
Carlton VIC	✓			
Chatswood		✓		
Clearview	✓		✓	✓
Clovelly Park	✓			
Darlington NSW	✓			
Dernancourt		✓		
Eastwood				✓
Edinburgh North				✓
Enfield				✓
Fairfield QLD	✓			
Findon	✓			
Flinders Park	✓		✓	
Gilles Plains	✓	✓	✓	
Glen Osmond		✓		
Glenunga			✓	

Grange		✓		
Hahndorf		✓		
Hazelwood Park		✓		
Hectorville				
Highbury		✓		
Hillbank		✓		
Hindmarsh				✓
Holden Hill	✓			
Hope Valley	✓			
Klemzig		✓	✓	✓
Largs North	✓			
Lightsview		✓		
Magill	✓	✓	✓	✓
Mawson Lakes		✓		
Mile End			✓	
Modbury		✓		
Modbury Heights	✓			
Mount Gambier	✓			
Munno Para	✓		✓	✓
Munno Para West				✓
Newton	✓			
North Adelaide		✓	✓	
Northfield		✓	✓	
North Plympton				✓
Onkaparinga Hills	✓			
Ovingham				✓
Parafield Gardens	✓			
Plympton	✓			
Para Vista		✓		
Port Wakefield	✓			
Prospect	✓	✓	✓	
Richmond				✓
Ridgehaven	✓			
Rostrevor	✓	✓	✓	✓
South Plympton				✓
St Agnes	✓	✓		
St Marys		✓		
Summertown			✓	
Torrens Park	✓			
Tranmere	✓	✓		
Two Wells	✓			
Unley		✓	✓	
Walkerville				✓
Windsor Gardens			✓	
Woodforde	✓			
Woodville North	✓			✓
Woodville South				✓
Woodville West		✓	✓	
Wynn Vale	✓	✓		

13.10 ANN STREET ZEBRA CROSSING

REPORT AUTHOR: Manager, Traffic & Integrated Transport
GENERAL MANAGER: General Manager, Urban Planning & Environment
CONTACT NUMBER: 8366 4507
FILE REFERENCE: qA186434
ATTACHMENTS: A

PURPOSE OF REPORT

The purpose of this report is to inform the Council of design changes to the proposed Ann Street Zebra Crossing and the consequent cost implications for the project as a result of the design changes.

BACKGROUND

In 2019, the Council completed a Local Area Traffic Management (LATM) Study covering the suburbs of Stepney, Maylands and Evandale. The LATM Study provided a detailed assessment of traffic issues across the precinct and identified a series of recommended interventions based on technical traffic analysis, community feedback and consultation with Elected Member's.

One of the recommended treatments was the installation of kerb ramps on Ann Street, near the rear access to The Avenues Shopping Centre, just south of Olive Road. This minor intervention was delivered at the end of 2019.

Despite this improvement, safety concerns have continued to be raised by residents, particularly vulnerable users such as the elderly, who report difficulty crossing Ann Street due to high traffic volumes.

In response, the provision of a zebra crossing on Ann Street adjacent to the shopping centre to improve pedestrian safety and accessibility was investigated. Zebra Crossings are at-grade pedestrian facilities that provide priority to pedestrians and cyclists entering or using the crossing, with motorists required to give way.

A consultant was engaged to undertake the necessary investigations and prepare a detailed design for the crossing. The original intent was to deliver the Zebra Crossing concurrently with the scheduled road renewal works on Ann Street, thereby streamlining delivery and minimising disruption to the community. Supplementary funding was allocated to ensure the road renewal works incorporated the Zebra Crossing and achieved the desired outcome.

During detailed design, several challenges were encountered, including changes to the relevant Australian Standards and Codes of Practice, together with technical and value management considerations to ensure a robust outcome. As a result, it was not possible to deliver the zebra crossing in conjunction with the road renewal. While Ann Street was renewed in mid-2024, the zebra crossing component was deferred, leaving no current budget allocation for its construction.

At the time of the original investigations, technical guidance for Zebra Crossings were less prescriptive and indicated that the treatment would be a modest upgrade of the existing kerb ramps. However, during the design development phase, updates to the Australian Standards required a more comprehensive approach. The original concept design was no longer compliant and the Council was unable to proceed with the project as originally scoped.

The design has since been revised to achieve compliance with all relevant Australian Standards and guidelines. While this has increased the scope and complexity of the project compared with the original concept, it has resulted in a robust, best-practice design that prioritises safety and accessibility for all road users.

The Ann Street Zebra crossing design now includes:

- new traffic control signs and lines to indicate the pedestrian priority at the crossing;
- protuberances on both sides of Ann St to achieve compliant road widths at the crossing location, along with reducing the crossing distance for pedestrians;
- new DDA compliant kerb ramps;
- lighting upgrades to comply to Australian Standards for a pedestrian priority crossing location;
- drainage upgrades to ensure that water doesn't pond over the zebra crossing, resulting in a slip hazard and overall poor outcome for the community; and
- parking controls to ensure that there are adequate sight distance for vehicles and pedestrians.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

The relevant Goals contained in the Council's Strategic Management Plan, *CityPlan 2030* include:

Outcome 1: Social Equity

Objective1.2: A people friendly, integrated and sustainable transport network.

Strategy:

1.2.4 Provide appropriate traffic management to enhance residential amenity and support business.

The Stepney Maylands Evandale Local Area Traffic Management (LATM) Study:

Recommendation

Section 6.4: Provide a pedestrian crossing on Ann Street south of Olive Rd, near the shopping centre

FINANCIAL AND BUDGET IMPLICATIONS

The Council has not adopted a dedicated budget for the Ann Street Zebra Crossing, as the works were originally intended to be delivered as a supplementary component of the Ann Street road renewal project in 2024.

A notional budget allowance of $50,000 was originally accommodated within the overall renewal budget. At that time, it was recognised that there would be significant cost efficiencies in delivering the works concurrently, as reduced expenditure would be achieved by not duplicating costs on items such as site establishment, traffic management, kerbing, pavement and reinstatement works. However, the $50,000 allocation was made on the basis that the crossing would be a simple pedestrian crossing with no need for protuberances or infrastructure upgrades to address stormwater or lighting issues, which have since come to light.

To inform future budget considerations, Council staff engaged a Cost Estimator and Quantity Surveyor to prepare a pre-tender cost estimate for the proposed works. The estimate identified costs of $310,000, plus a $50,000 contingency allowance, noting that the contingency figure in this instance is considered conservative.

To gain greater certainty around the likely project costs, Council staff intend to approach the market to obtain updated cost information. Based on staff experience with the implementation of similar projects, it is anticipated that the works are likely to be delivered at a lower cost. Accordingly, a realistic project cost range is considered to be $250,000–$360,000, noting the Quantity Surveyor's estimate.

The timing of investment in new community infrastructure, such as the Ann Street Zebra Crossing, requires careful consideration. While the project is a priority for the community, it would require new borrowings at a time when the Council's capacity to borrow is limited. To ensure responsible financial management and preserve capacity to fund unexpected cost increases on existing projects, it may be appropriate to defer this project for future year budgets before committing funding.

EXTERNAL ECONOMIC IMPLICATIONS

Various studies have shown that improvements to pedestrian infrastructure, such as pedestrian priority crossing correlates with increased retail performance and decreased vacancy rates.

SOCIAL ISSUES

The crossing of Ann Street currently creates a barrier for vulnerable users wishing to access retail shops and services at the shopping centre.

Providing a dedicated zebra crossing at this location would:

- improve safety and confidence for pedestrians, particularly the elderly, children and those with mobility challenges; and
- support equitable access to shops and services for all community members, reducing social exclusion.

CULTURAL ISSUES

Not Applicable.

ENVIRONMENTAL ISSUES

Improving pedestrian facilities, such as providing a pedestrian priority zebra crossing, is expected to encourage a greater number of trips to be undertaken by active transport modes. In particular, it supports the replacement of short car journeys with walking and cycling. This shift in travel behaviour contributes to reduced carbon emissions, lower levels of traffic-related noise pollution, and improved local air quality.

RESOURCE ISSUES

The Council has the required staff to manage the delivery of this project.

RISK MANAGEMENT

The top three risks for this project are:

Risk	Impact	Control
Budget	Without an approved FY 25/26 budget, the project cannot proceed, delaying delivery.	Seek Council approval for budget allocation; include contingency in cost estimates for unforeseen construction or design issues or defer project implementation so that the Council considers implementation in 2026-2027.
Technical compliance	Non-compliant design could expose the Council to liability and reduce pedestrian safety.	Updated design meets all relevant Australian Standards and DDA requirements are met
Reputation / Community Expectations	Failure to deliver may erode community trust and confidence in the Council's responsiveness.	Maintain communication with Ward Councillors and residents; provide a project page online; notify residents prior to construction.

CONSULTATION

- **Elected Members**
  Elected Members were consulted throughout the development of the Stepney, Maylands, and Evandale Local Area Traffic Management (LATM) Study. The study recommended crossing improvements at this location and the final report was subsequently endorsed by the Council.

  Staff have continued to provide Ward Councillors with regular updates throughout the design development process of the zebra crossing.

- **Community**
  Community engagement was undertaken in September 2023, during which no objections were received regarding the proposed zebra crossing. Minor modifications have since been made to the design to ensure full compliance with relevant standards.

  Council staff will notify all affected residents of the final design prior to the commencement of construction.

  A dedicated project page will also be available on the Council website to provide further information.

- **Staff**
  Not Applicable.

- **Other Agencies**
  Not Applicable.

DISCUSSION

There has been a long-standing community desire for improved pedestrian facilities on Ann Street, with concerns consistently raised during the Stepney, Maylands and Evandale Local Area Traffic Management (LATM) Study and subsequent community engagement processes.

In response, the Council has undertaken detailed investigations into the provision of a pedestrian priority crossing at this location in the form of a zebra crossing. This treatment provides significant benefits, as it gives priority to pedestrians and cyclists using the crossing, while requiring motorists to give way, thereby creating a safer and more equitable transport environment.

The proposed zebra crossing directly aligns with *CityPlan 2030 Objective 1.2: A people friendly, integrated and sustainable transport network*. Projects such as this are critical to improving community mobility by enabling residents of all ages and abilities to move more easily and safely within their neighbourhood. In particular, the zebra crossing will:

- enhance pedestrian safety and confidence, especially for vulnerable users such as children, the elderly and people with mobility impairments;
- improve access to local shops and services, supporting both social inclusion and local economic activity;
- encourage walking and cycling for short trips, contributing to reduced car dependency, lower emissions and a healthier community; and
- improve the overall balance between traffic movement and pedestrian amenity.

While the detailed design process resulted in delays due to the need to revise the design of the Zebra Crossing to address updates in Standards and other technical challenges, these additional requirements have resulted in a robust, best-practice design solution. The revised design incorporates improved signage, kerb ramps, drainage, lighting and sight distance measures, ensuring the crossing meets contemporary safety and accessibility standards. This investment in high-quality infrastructure will deliver long-term benefits for the community by providing a safer and more reliable pedestrian connection across Ann Street.

A Plan of the proposed Ann Street Zebra Crossing is contained in **Attachment A**.

OPTIONS

Option 1: Considered as part of the FY26/27

Under this option, delivery of the Ann Street Zebra Crossing would be deferred, with the construction budget to be considered as part of the Council's budget process for 2026-2027 (or 2027/2028).

If Option 1 is adopted, Council staff will approach the market to inform the budget value of the funding submission request for the 2026/2027 budget, with price allowance for cost escalation.

Option 1 is recommended as this would allow the Council to consider the budget and associated implications more holistically with other budget and project considerations.

Option 2: FY 25/26 Budget approval to deliver the Ann St Zebra Crossing

This option would enable the Council to deliver the Ann Street Zebra Crossing within the current financial year, with a budget allocation of up to $360,000 needed to proceed, noting that the actual cost could be lower, following further market testing of the project.

CONCLUSION

The proposal to establish improved pedestrians crossing facilities on Ann Street originated from the 2019 Local Area Traffic Management (LATM) Study for the suburbs of Stepney, Maylands and Evandale. This evolved into pedestrian priority crossing in the form of a zebra crossing.

The Council initially sought to deliver the Zebra Crossing as part of a broader road renewal project. However, several design challenges were identified which prevented delivery of these works in a single stage.

Revised designs have now been prepared to ensure the crossing meets all technical compliance requirements and delivers on its intended community benefit.

The estimated costs to deliver this project represents a significant cost pressure to the Council. The safety benefit that would be afforded to pedestrians through the implementation of the zebra crossing is considered to warrant the increased expenditure to implement the project and Council staff are now in a position to deliver the project. However, the timing of the project delivery must be considered in conjunction with other project and budget priorities.

COMMENTS

Not applicable

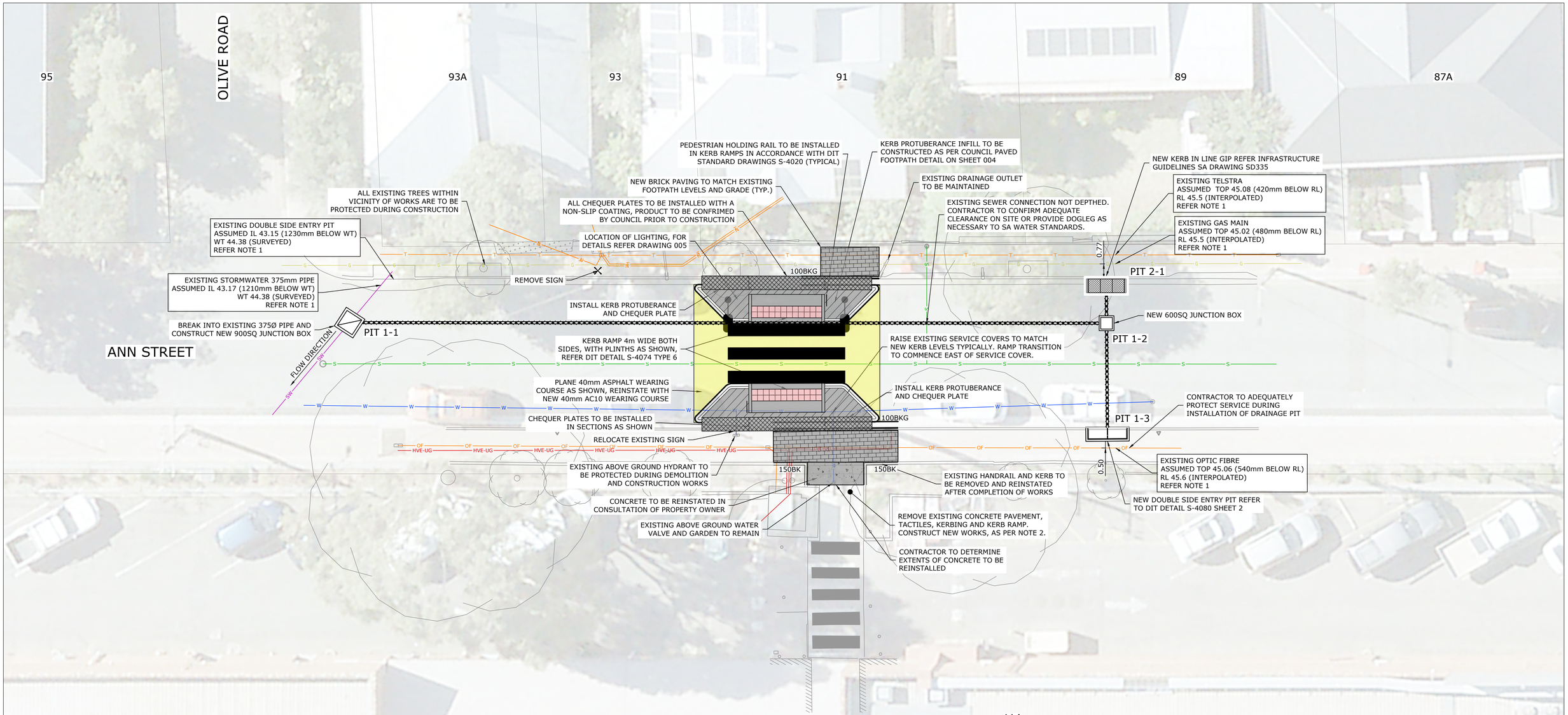
RECOMMENDATION

That staff prepare a funding submission for the construction of the Ann Street Zebra Crossing, as part of the 2026-2027 budget, given the projected increase in costs to deliver the project.

Attachments – Item 13.10

Attachment A

Ann Street Zebra Crossing



LEGEND

SYMBOL	DESCRIPTION
	STOBIE POLE - EXISTING
	SIGN - EXISTING
	EXTENTS OF WORK
	EXISTING TREE
	TACTICAL GROUND SURFACE INDICATORS (TGSI'S)
	STORMWATER PIPE
	KERB RAMP AS PER DIT DETAILS S-4074 TYPE 6
	CHEQUER PLATE
	NEW DOUBLE SEP
	NEW IN KERB GIP
	NEW 600SQ JB PIT
	NEW 900SQ JB PIT
	MEDIAN KERBING - REFER SHEET 004
100BKG	100 HIGH BARRIER KERB AND GUTTER - REFER SHEET 004
150BK	150 HIGH BARRIER KERB - REFER SHEET 004
	PLANE AND REINSTATE 40mm AC10
	FOOTPATH (CONCRETE)
	FOOTPATH (BRICK PAVED)
	MEDIAN INFILL

SERVICES LEGEND

SYMBOL	DESCRIPTION
W	EXISTING WATER
E-UG	EXISTING UNDERGROUND ELECTRICAL
HVE-UG	EXISTING UNDERGROUND ELECTRICAL (HIGH VOLTAGE)
OF	EXISTING OPTIC FIBRE
T	EXISTING TELECOM
N	EXISTING NBN
S	EXISTING SEWER
G	EXISTING GAS

NOTES:

1. EXISTING SERVICES DEPTHING LEVELS HAVE BEEN SUPPLIED BY OTHERS AND HAVE BEEN SHOWN FOR INFORMATION ONLY. LEVELS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
2. BOTH SIDES OF ROAD:
   - 2.1. SAWCUT AND REMOVE EXISTING CONCRETE PATH AND KERB TRANSITIONS.
   - 2.2. INSTALL NEW KERBING.
   - 2.3. INSTALL NEW CONCRETE OR PAVED FOOTPATH AS PER COUNCIL DETAILS ON SHEET 004, RAISED TO MATCH EXISTING PATH EXTENTS.
3. LEVEL DATUM IS AUSTRALIAN HEIGHT DATUM (AHD).
4. STANDARD DETAILS, REFER IPWEA AND DIT DETAILS AS NOMINATED ON DRAWINGS.
5. CONTRACTOR TO ALLOW FOR ALL NECESSARY TRAFFIC CONTROL, AND PROVIDE FOR TEMPORARY PEDESTRIAN CROSSING DURING CONSTRUCTION.
6. CONTRACTOR TO LIAISIE WITH COUNCIL ON PROJECT TIMEFRAMES, LOCATION OF TEMPORARY PEDESTRIAN CROSSING.
7. FOR GEOMETRIC SETOUT, REFER ELECTRONIC CAD FILES SUPPLIED.
8. SETOUT TO BE CONFIRMED BY SUPERINTENDENT ON SITE.

THIS DRAWING IS TO BE VIEWED IN COLOUR AS SOME FEATURES / SYMBOLS ARE DIFFERENTIATED BY COLOUR. DRAWING NOT TO BE RELIED ON IF PRINTED IN GREYSCALE.

0 1 2 4 6
1 : 100m (A1) - 1 : 200m (A3)
100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING

SHEET SIZE
A1

REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.
C	ISSUED FOR 100% REVIEW	28.08.25	EA	JRW
B	ISSUED FOR 70% REVIEW	30.01.25	EA	JRW
A	ISSUED FOR REVIEW	21.08.24	EA	JRW

COORDS: GDA2020 MGA ZONE 54
DATUM: ALL LEVELS TO A.H.D.
SCALE: 1:100
SURVEYED:A.C.S
SURVEY DATE:06.06.2019
APPROVED / PROJECT LEADER
JAMES ARNOLD

PUBLIC UTILITIES:
THE SERVICES SHOWN ARE DERIVED FROM PLANS OBTAINED FROM THE RELEVANT SERVICE AUTHORITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE WITH THE RELEVANT SERVICE AUTHORITIES FOR CONFIRMATION OF SERVICES AND THEIR LOCATION BEFORE EXCAVATION WORK COMMENCES.

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NOT FOR CONSTRUCTION

CITY OF NORWOOD, PAYNEHAM AND ST PETERS

STEPNEY, MAYLANDS & EVANDALE LATM
ANN STREET
GENERAL CONSTRUCTION

FILENAME: 232442_01_GENERAL CONSTRUCTION.DWG
PROJECT NUMBER 232442
DRAWING NUMBER 001
REVISION C

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Section 3 – Governance & General Reports

13.11 RAISING THE BAR ADELAIDE

REPORT AUTHOR: Manager, Marketing & Place Activation
GENERAL MANAGER: Chief Executive Officer
CONTACT NUMBER: 8366 4555
FILE REFERENCE: A1223452
ATTACHMENTS: A - B

PURPOSE OF REPORT

The purpose of this report is to inform the Council of the outcomes of the *Raising the Bar Adelaide* event, which took place on Tuesday, 5 August 2025.

BACKGROUND

Raising the Bar Adelaide is a global initiative that aims to make education a part of a number of City's culture, by turning hotel venues into spaces for learning.

Originating in New York, the *Raising the Bar* concept has since been adopted by cities around the world.

Raising the Bar Adelaide is a unique event in South Australia, where academics, researchers and thought leaders deliver engaging and accessible talks to the public in casual, social settings. It is only held in the City of Norwood Payneham & St Peters through a licence from Raising the Bar LLC.

For one night only, ten (10) of the City's hotels are transformed into a city-wide campus, hosting twenty (20) insightful talks across a range of topics designed to inspire, inform and spark meaningful conversations within the community.

Commencing in 2018, *Raising the Bar Adelaide* is now highly regarded and a much-loved activation within the City of Norwood Payneham & St Peters' annual calendar of events. The initiative continues to attract new audiences while also maintaining strong engagement from returning attendees who continue to support the event. Importantly, the City has held exclusive licence to deliver *Raising the Bar Adelaide* in South Australia, as the event is restricted to one Local Government Area per state. This exclusivity enhances the event's uniqueness and positions the City as a leader in delivering innovative, knowledge-sharing experiences to the community.

Table 1 below, outlines the registrant-to-attendee ratio, which has remained consistent over the years, demonstrating steady and reliable audience engagement with the event.

TABLE 1: ATTENDANCES SINCE 2028

	2018	2019	2020*	2021	2022	2023	2024	2025
Registered	1304	1457	670	1344	1583	1258	1315	1325
Attendees	930	1100	516	927	1052	943	809	923

**Note: due to COVID 19 restrictions in 2020, the event hosted 10 talks instead of 20.*

This report provides a comprehensive overview of the event's planning, delivery and impact, highlighting how this event contributes to the Council's goals in community engagement, lifelong learning and cultural enrichment.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

Strategic Alignment to CityPlan 2030:

Social Equity: A connected, accessible and pedestrian friendly community.

Objective 1.3 An engaged and participating community.
- *Strategy 1.3.1 Promote and facilitate volunteering opportunities in the community and within the Council.*
- *Strategy 1.3.3 Recognise and use the skills, knowledge and resources of the community.*

Objective 1.4 A strong, healthy, resilient and inclusive community.
- *Strategy 1.4.2 Encourage and provide opportunities for lifelong learning.*
- *Strategy 1.4.3 Encourage the use of spaces and facilities for people to meet, share knowledge and connect with each other.*

Cultural Vitality: A culturally rich and diverse city with a strong sense of identity, history and sense of place

Objective 2.1 An artistic, creative, cultural and visually interesting City.
- *Strategy 2.1.3 Attract and support cultural and creative organisations, businesses and individuals.*

Economic Prosperity: A dynamic and thriving centre for business and services.

Objective 3.2 Cosmopolitan business precincts contributing to the prosperity of the City.
- *Strategy 3.2.3 Promote the City as a tourist destination.*

Objective 3.5 A local economy supporting and supported by its community.
- *Strategy 3.5.1 Support opportunities for people to collaborate and interact in business precincts.*
- *Strategy 3.5.5 Encourage community support for and promote awareness of all businesses in our City.*

Strategic Alignment to the Economic Development Strategy 2021-2026:

Dynamic & Diverse City: Support the growth and viability of the City's business sectors based on their competitive strength and strategic priority.
- *Strategy 1.1 Focus on the support and growth of the City's priority sectors*

Destination City: Increase the number of people who live, work and visit the City and enhance the community well-being of existing residents, workers and visitors.
- *Strategy 2.2 Support the City's vibrant main street precincts.*
- *Strategy 2.4 Work with local business operators to strengthen the viability of precincts and enhance the customer experience.*

Innovative City: Attract and maintain competitive businesses with the capacity for resilience and ongoing sustainability, innovation and growth.
- *Strategy 3.2 Recognise businesses and business sectors that make a significant contribution to the City.*

FINANCIAL AND BUDGET IMPLICATIONS

Council endorsed a total budget of $38,000 for Raising the Bar Adelaide with the understanding that this was to be spent on marketing and operational costs. The below table outlines current costs. Please note that additional spend is to occur for this activation as due to the timing of the event (this event is always held in August). We may have costs for the 2026 event required before the end of the financial year. If Council decided not to continue this event in 2026, the budget will not be spent in full.

TABLE 2: 2025 BUDGET

Item	Expenditure
Wages & meal allowances	$2,600
Contracted services	$900
Media & marketing	$5,200
Filming & photography	$3,800
Raising the Bar Licence*	$12,400
2025 EVENT TOTAL	**$24,900**

** Please note depending on the issue date of invoice for the 2026 event from the License Holder, an additional $12,400 may come out of this budget as per previous years.*

EXTERNAL ECONOMIC IMPLICATIONS

Participating in an event like *Raising the Bar Adelaide,* offers several benefits to participating local businesses. An event of this style and format, creates increase pedestrian traffic and exposure by attracting new and diverse visitors who might not usually visit the venue. This helps introduce the business to potential long-term customers. The event often results in increased sales and revenue due to the higher number of patrons during a Tuesday night.

Additionally, being associated with a respected educational and cultural event enhances the business's brand image, positioning it as community-minded, innovative and supportive of local initiatives.

Businesses also benefit from valuable networking opportunities, connecting with academics, community leaders and attendees, which can lead to future partnerships or collaborations. Being part of such a unique and worldwide event helps businesses differentiate themselves from competitors, attracting niche markets interested in culture and education.

SOCIAL ISSUES

Raising the Bar Adelaide creates opportunities for personal connection by bringing people together in an environment that is both social and intellectually engaging. Instead of meeting others through small talk or routine gatherings, attendees have the chance to connect over meaningful ideas and thought-provoking discussions. The format encourages people to step outside of their usual routines and share an experience that combines learning with the relaxed atmosphere of a bar or pub. This setting makes it easy for individuals to strike up conversations with strangers, reflect on what they have heard and exchange perspectives in a natural and informal way.

By gathering people who are curious, open-minded and interested in new ideas, *Raising the Bar Adelaide* fosters a sense of community and belonging. The talks act as conversation starters, sparking discussions that often continue long after the session ends, allowing connections to deepen and friendships to form. This event goes beyond simply delivering information, it creates memorable shared experiences that strengthen relationships and help people feel more connected to those around them.

CULTURAL ISSUES

Nil

ENVIRONMENTAL ISSUES

Nil

RESOURCE ISSUES

This event could not have been delivered and executed successfully without the efforts and assistance of Council staff and volunteers on the night. Each host venue requires a minimum of two (2) staff and one (1) volunteer to assist with the attendees, hosting and other operations.

RISK MANAGEMENT

Not Applicable.

CONSULTATION

- **Elected Members**
  Not Applicable.

- **Community**
  Not Applicable.

- **Staff**
  Not Applicable.

- **Other Agencies**
  Not Applicable.

DISCUSSION

The 2025 *Raising the Bar Adelaide* was held on Tuesday, 5 August 2025 and was again an overall success with the final number of recorded attendees at the event over 900 people. Through the registration process the Council was able to capture details of just over 1,300 attendees.

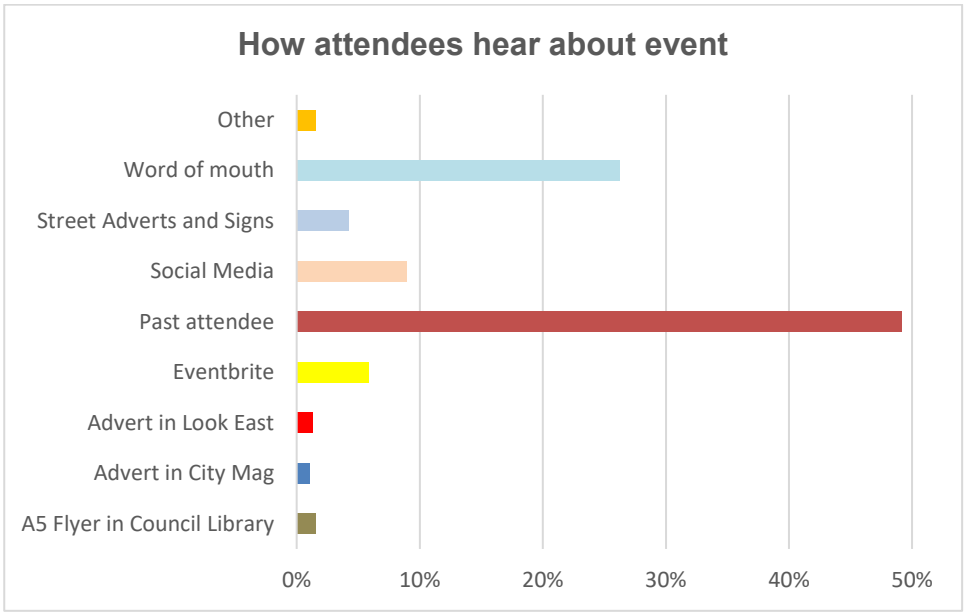
The speakers discussed a range of topics, which are listed in Table 3 below:

TABLE 3: 2025 SPEAKER AND VENUE PARTICIPATION

Venue	Speaker	Lecture
The Rising Sun Inn	Trish Evelyn	Breathless and Burnout - A silent epidemic no one is talking about.
	Ali Ahmadi	Resilience Reimagined - From refugee to industry leader
Maylands Hotel	Rose Irranca	Lead the Way: The Cycle of Wellbeing for Families and Communities
	William Ngiam	Attention! Are we losing it?
Ferg's Stepney	Dr. Tamara Fletcher	'The Past is Prologue': Returning to a warm Arctic
	Jasmin Ilic	The Cyber Crisis We're Ignoring - fear isn't the solution
The Colonist	Elle Holiday	Honey, Lemon, and Other Lies - What really keeps your voice healthy?
	Dr. Scott Zarcinas	The Bicycle Shop of the Mind: How to Build a Life of Balance, Joy & Freedom
The Alma	Shohreh Sherry Majd	How Emotional Intelligence Helps You Handle Life, People and Stress
Robin Hood Hotel	John Boland	Mallee Magic
	Chris Bryant	Urban Jungle
Payneham Tavern	Veronica Soebarto	Resilient housing for older people: How to get ready for future climates
	Susan Hazel	10 Things to Stop Doing So Your Dog Can Live a Better Life
Kensington Hotel	Dr Evangeline Mantzioris	What to Eat to Live to 100
	Dr Amy Hutchison	You are WHEN You Eat
Britannia Hotel	Zachary Read Munn	Why is 85% of Medical Research Wasted Effort?
	Elizabeth Williamson	Married at Last Sight - Why opposites attract and then drive us crazy
The Maid	Victoria Fielding	Trump, Lies and Power: Flooding the propaganda grey zone
	Sean Fewster and Daniel Panozzo	Virtual Criminality: An Artificial probe into our lawless digital world

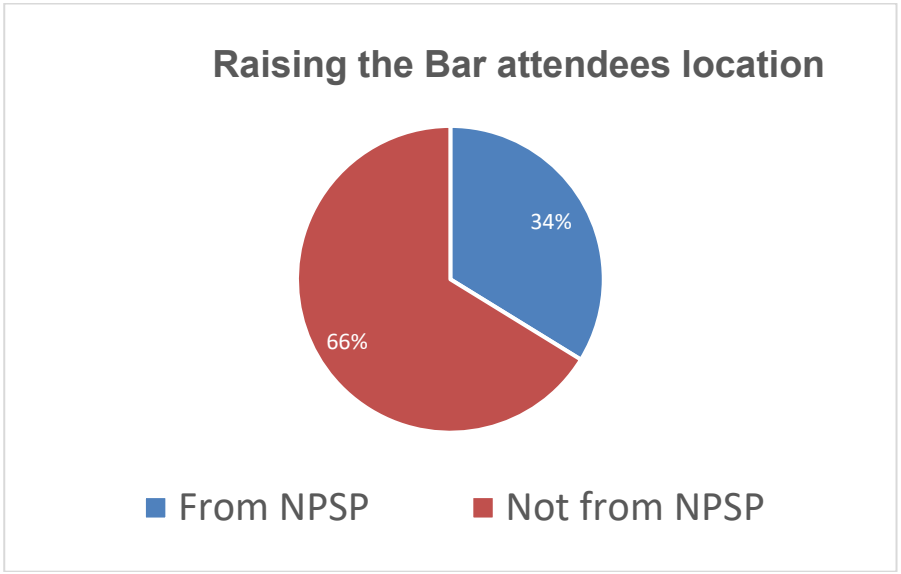
Data from this year's event revealed that nearly 50% of attendees had previously attended a *Raising the Bar Adelaide* event. "Word of mouth" and social media were also an important avenue where the majority of attendees heard about *Raising the Bar Adelaide.*

FIGURE 1:



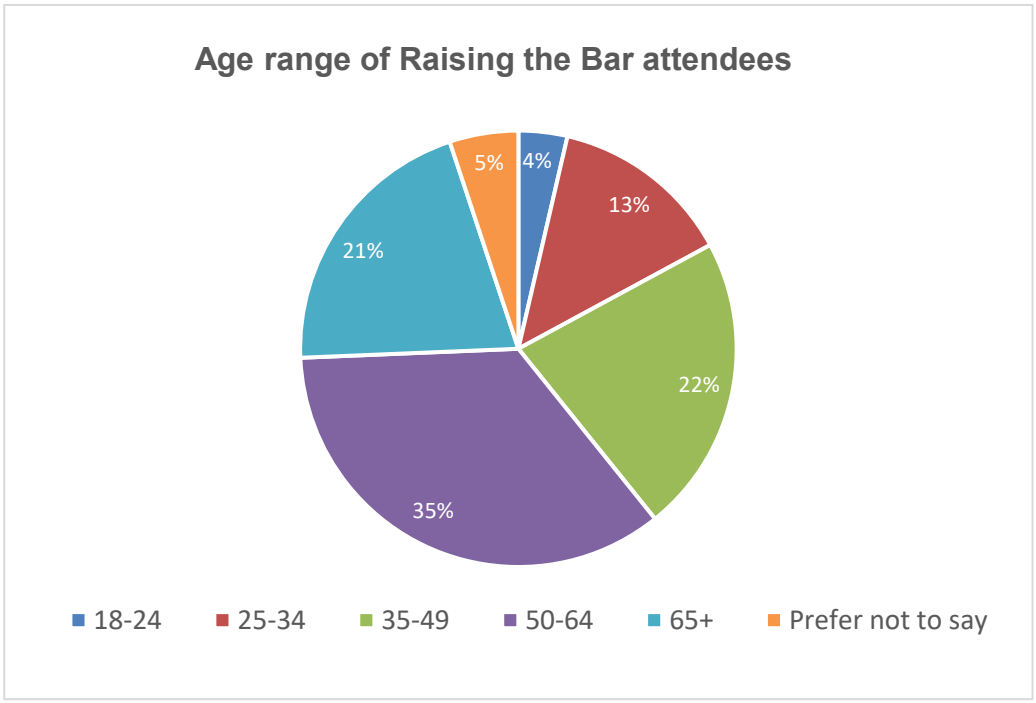
The event continues to attract a broad audience, with 66% of attendees residing outside the City of Norwood Payneham & St Peters as shown in Figure 2 below:

FIGURE 2:



While the event appeals to a wide age range, majority of attendees fall within the 50–64 age bracket as shown in Figure 3 below:

FIGURE 3:



Marketing

The event was promoted over a five (5) week period in the lead-up to the *Raising the Bar Adelaide* event and included the following initiatives:

- distribution of postcards to cafes across the City and placed at Council facilities;
- display of posters in Council venues and at various locations throughout the City, including Jolt EV charging displays;
- coasters and posters for host venue;
- bollard wraps on The Parade at the Norwood Mall pedestrian crossing;
- promotion via the Raising the Bar social media platforms;
- inclusion in *InDaily* and *CityMag* eDM;
- full-page advertisement in *CityMag – 40under40 edition*;
- full-page advertisement in Council's printed Winter Edition of *Look East*;
- promotion on the Council's website; and
- promotion through Council's social media platforms

The 2025 *Raising the Bar Adelaide* promotional campaign focused on the unique concept of the event; twenty (20) speakers, ten (10) venues, one (1) night and reinforced the concept of transforming local hotels into 'classrooms for the night', delivering big ideas in unexpected places. Targeted marketing was undertaken for select speakers and venues that required additional support to boost ticket registrations.

Host venues played a key role in extending the campaign's reach by leveraging their own follower bases. Venues were provided with individual social media tiles featuring each venue's allocated speakers and were added to the Council's Facebook event as co-host.

As this is now an established event, the community has become familiar with its timing and actively anticipates its launch each year.
This meant that the promotional strategy began with focusing on past attendees and residents who are aware of this event, notifying them of the event's return, before shifting focus to attracting new audiences through a more detailed explanation of the event and its offerings.

During the campaign period, the *Raising the Bar Adelaide* event on Council's website received a total of 2,019 views on the event listing page, with a further 2,024 views on the dedicated *Raising the Bar Adelaide* webpage. This a similar result and compares closely to the Concerts in the Park event webpage.

The Look East eDM that was sent on Monday 4 August received a further 538 clicks – showing last minute interest.

Utilising Solstice Media, paid marketing, proved valuable in reaching potential attendees, with InDaily and CityMag eDM databases reaching approximately 96,000 recipients. *Raising the Bar Adelaide* was featured in five (5) separate occasions through these channels, generating a total of 358 clicks. Allowing the event to reach viewers that don't engage with the Council's digital channels.

A copy of the marketing collateral is contained within **Attachment A**.

This year, both Council and the New York team trialled a staggered promotional approach, beginning with a soft launch followed by a complete launch. Under this method, the event website and ticketing went live five (5) weeks prior to the event, enabling people already aware of, or searching for the event to register early. Four (4) weeks prior to the event, the full social media campaign commenced and all print materials were distributed.

Ticket registration data indicated that the complete launch was significantly more effective. Within one (1) day of the complete launch, 396 tickets were sold, compared with 103 tickets sold during the entire week of the soft launch. As a result, this approach will not be repeated for *Raising the Bar Adelaide* 2026. A single launch will be adopted instead, which will also provide an additional week of full promotional activity.

Through the ticket registration process, attendees were asked if they would like to receive updates, news, and event information from the City of Norwood Payneham & St Peters via email. As a result, we have added an additional 248 people to our database for email communications, including Look East Digital.

Additionally, *Raising the Bar Adelaide* have provided the post event survey results within **Attachment B**.

Feedback

Business feedback:

'*...it is great for us to be able to open up for a great community event and have more people experience Ferg's!*' – Catherine, Ferg's Stepney

'This event is a great drawcard for not only our regular patrons, but we notice the large number of new people that haven't been before or not for a long time. It refreshes their memory and increases attendance, as well as a financial benefit with people buying food and drinks.' – Jacqui, The Rising Sun Inn

Speaker feedback:

"... thankyou for the opportunity to speak at Raising the Bar. I found it extremely professionally run and overall, just a wonderful event sot be part of" – Trish Evenly

"*I had a great time — my audience was fun, engaged, and full of great energy. Thank you for having me as part of Raising the Bar. I really enjoyed being involved, and the focus on making higher education accessible is something I'm fully behind*." – Elle Holiday

OPTIONS

There are no options in respect to this report.

CONCLUSION

The *Raising the Bar Adelaide* event demonstrates the power of collaboration, innovation and community engagement in making knowledge more accessible and inspiring meaningful conversations and debate. By bringing expert speakers into everyday venues and creating inclusive spaces for learning, the program has not only elevated public discourse but also strengthened connections between academia, industry and the community.

The success of this event reflects the dedication of all involved — venues, speakers, volunteers, and participants alike — and highlights the potential for continued growth and impact in future iterations. As we look ahead, *Raising the Bar Adelaide* remains committed to pushing boundaries, expanding its reach and continuing to raise the standard for public engagement and lifelong learning.

COMMENTS

Nil

RECOMMENDATION

That the report be received and noted.

Attachments – Item 13.11

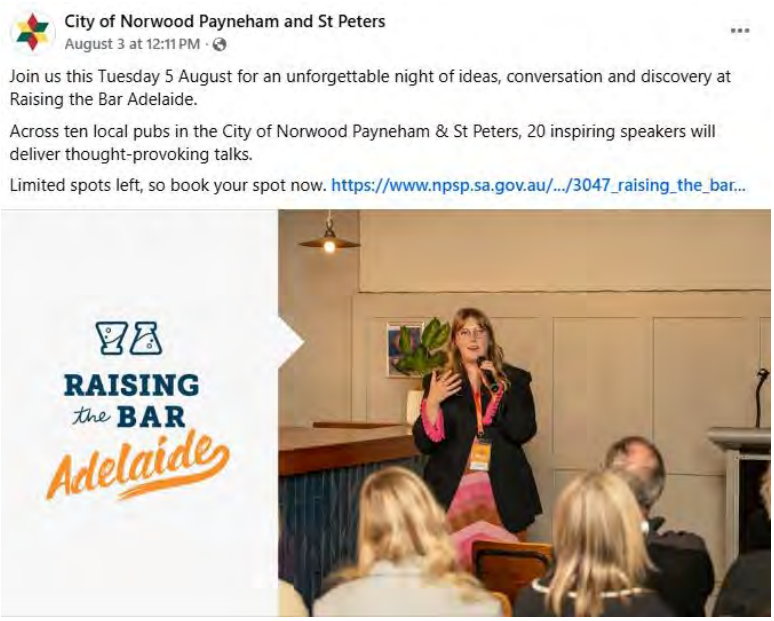
Attachment A

Raising the Bar Adelaide

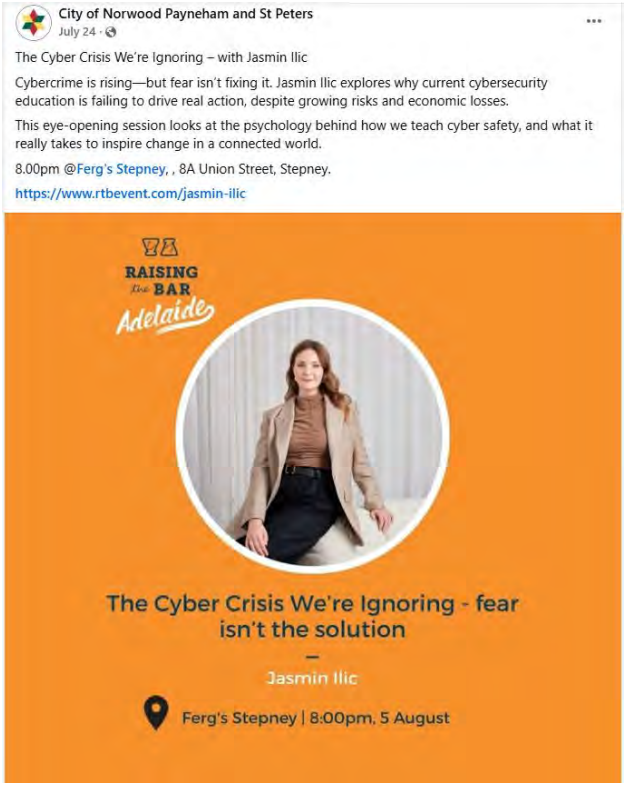
Marketing Collateral

Digital Assets

Facebook Post



Facebook Event & Discussion Posts



Instagram



Look East Digital article & eDM



Jolt Display



InDaily + City Mag Article & eDM



Print

A0, A1 & A4 Posters

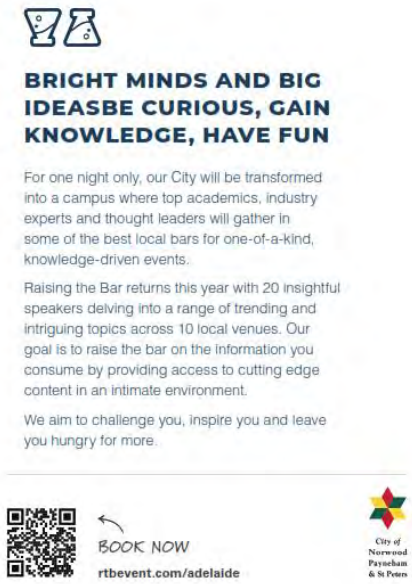


Look East Print Ad



A6 Postcard

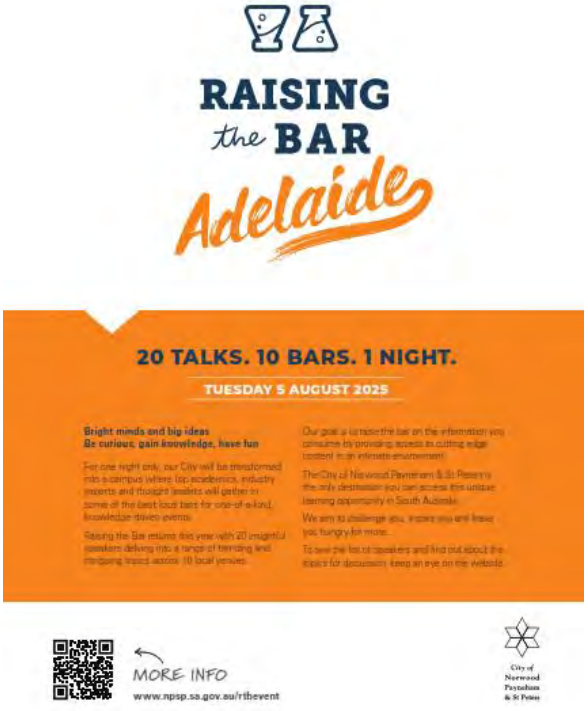




Coasters – given to all host venues



Full Page CityMag Ad



Attachment B

Raising the Bar Adelaide

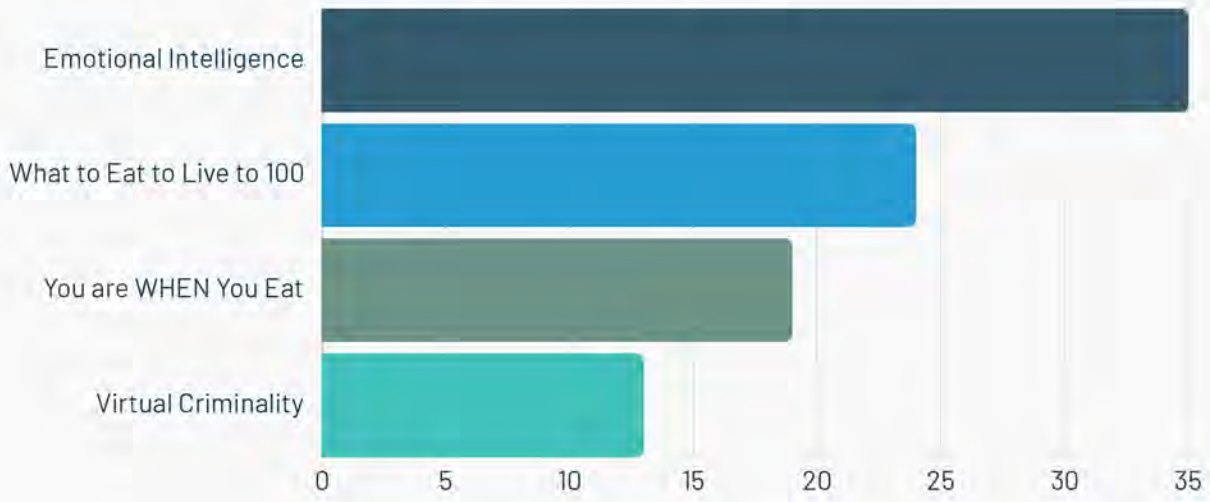
Performance Report

Raising the Bar Adelaide 2025 Performance Report

Attendance Overview

Tickets Sold	Waitlist	Venue Capacity Sold
1,343	62 ↑ 9×	77%

Most Waitlisted Talks



Most Popular Topics

- Health & Wellbeing
- Nutrition & Lifestyle
- Psychology & Personal Growth
- Technology & Society

Takeaways

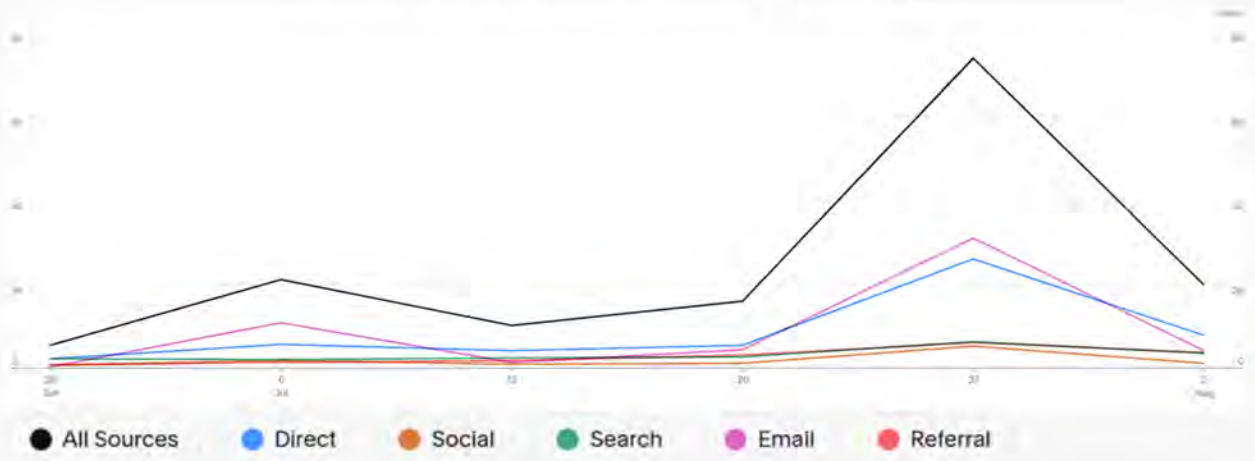
- 1,343 tickets sold, reaching nearly 80% of venue capacity (x2 legal capacity).
- Waitlists were 9× higher in 2025 compared to 2024
- The top 4 talks drove the highest waitlist demand, accounting for 91% of all waitlist

Raising the Bar Adelaide 2025
Performance Report

Website Traffic Overview

Website Visits	Page Views
8.2K	18K

Traffic Sources (Weekly Visits)



Traffic Sources



Takeaways

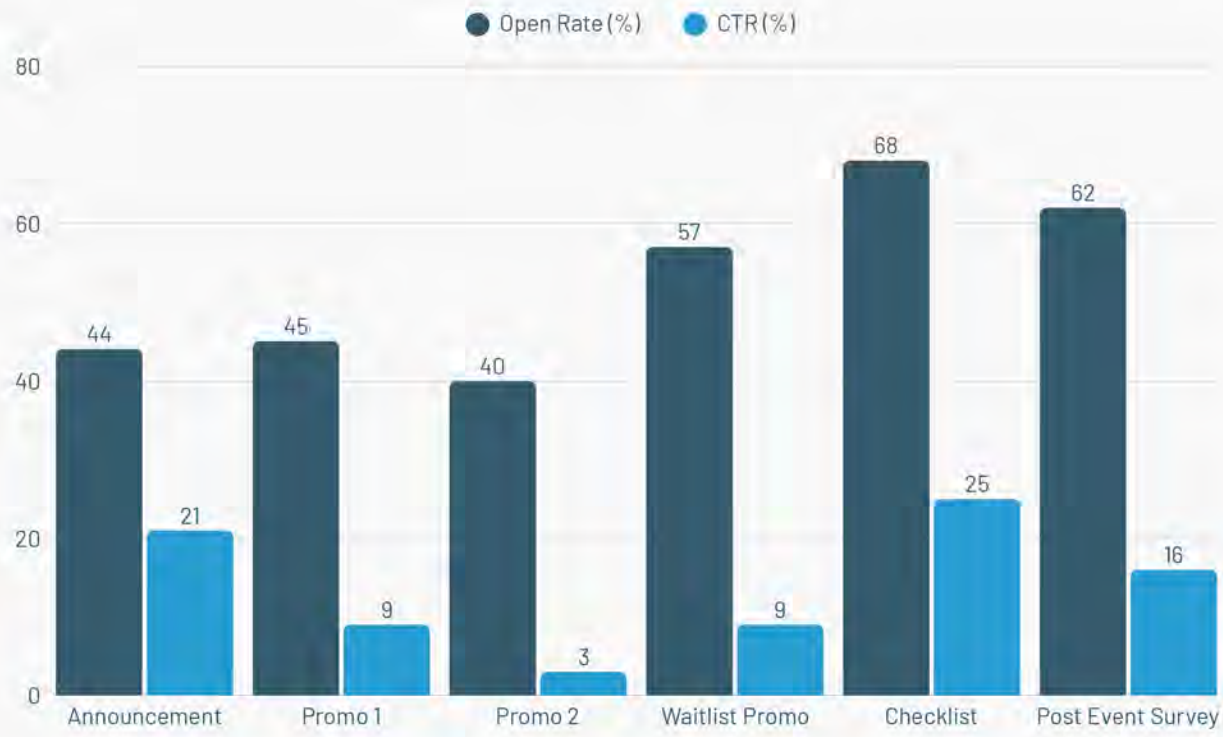
- Email and Direct together drove 70% of visits
- Referrals included 1,100 visits from npsp.sa.gov.au

Raising the Bar Adelaide 2025 Performance Report

Email Campaign Highlights – 2025

Subscribers	Avg. Open Rate	Click-Through Rate
3268	53%	14%

Emails Performance



Takeaways

- Checklist Email had the strongest engagement
- Waitlist Promo showed strong interest
- Overall engagement remained strong

Raising the Bar Adelaide 2025
Performance Report

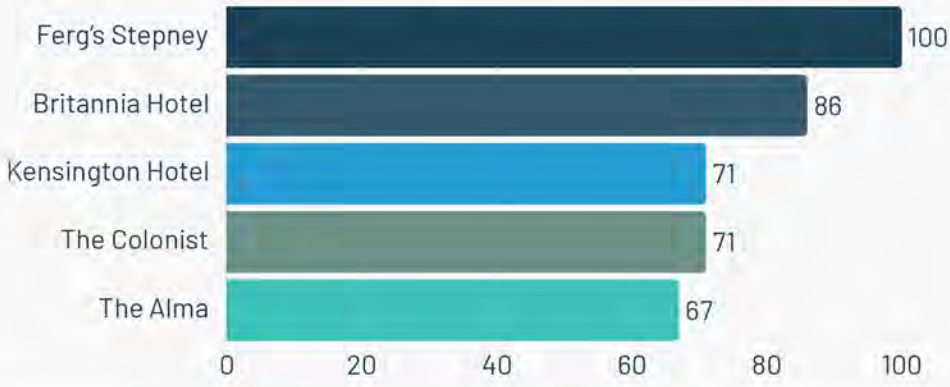
Survey Feedback: Attendance & Venues

Responses	Majority 5-Star Ratings	Likelihood to Return
74	★★★★★	86.5%

How Attendees Found the Event



Top Venues – % Positive Feedback



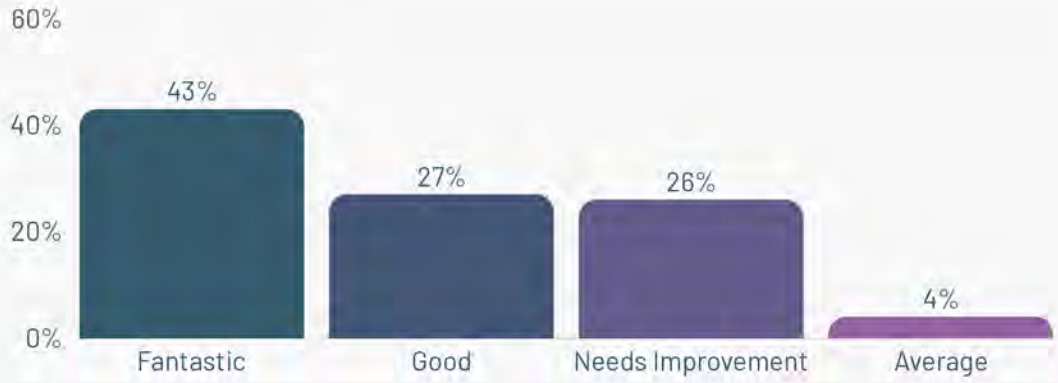
Takeaways

- The event earned a 4 out of 5 average, with the majority of respondents giving 5 stars, and 86% saying they plan to return.
- The majority of attendees were either past attendees, learned about the event through word of mouth, or received email invites

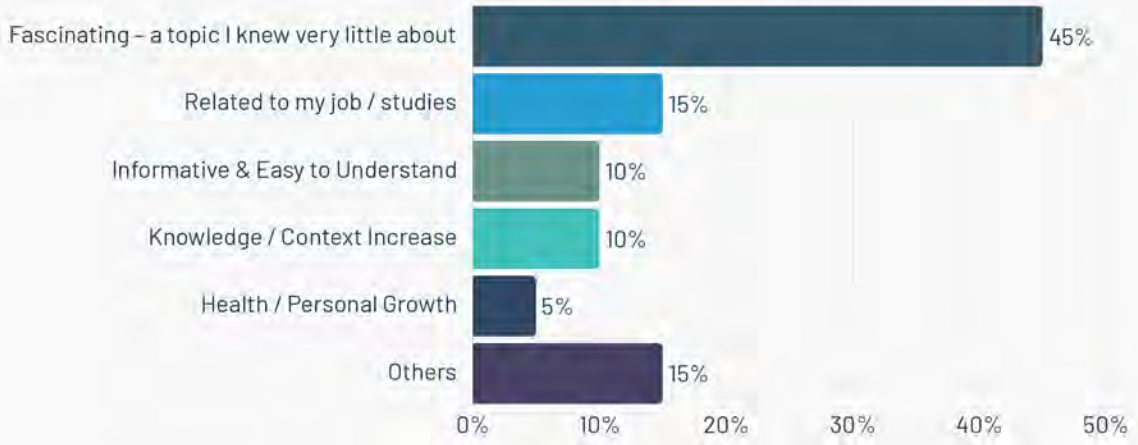
Raising the Bar Adelaide 2025
Performance Report

Attendee Survey: Feedback on Talks

Talk Ratings Overview



What Attendees Enjoyed Most in the Content



Takeaways

- Fantastic was the most common rating, showing strong satisfaction with the talks
- Attendees valued new knowledge and insights
- Talks often felt relevant to work, studies, or personal health
- Presentations were seen as informative, easy to follow, and insightful
- A few mentioned improvements to sound quality and presentation style

Raising the Bar Adelaide 2025 Performance Report

Survey Feedback: Experience & Interests

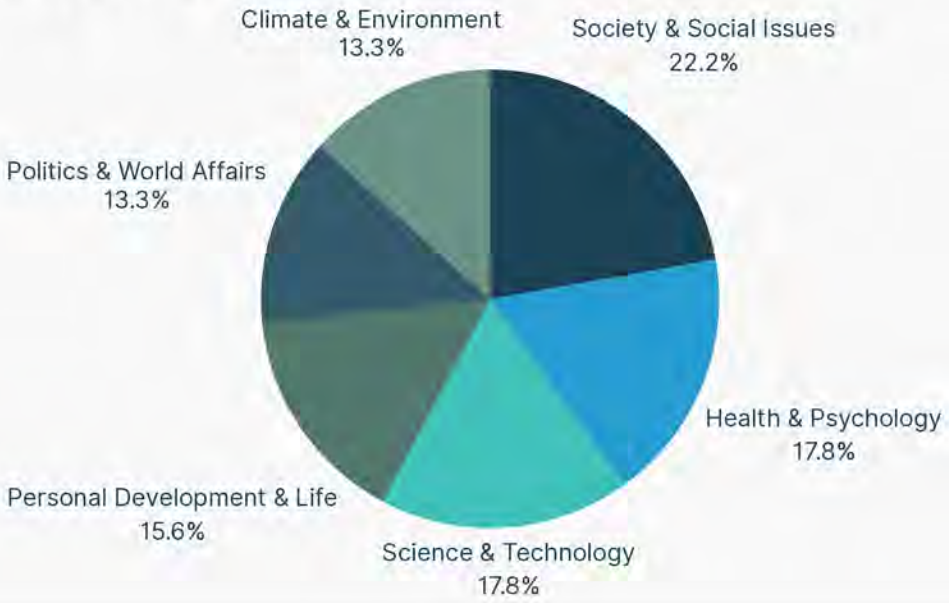
What Attendees Liked

- Speakers & Content
- Venue Setup
- Food & Service
- Parking & Access

What Could be Improved

- Sound & Acoustics
- Room Setup/Layout
- Seating & Comfort
- Scheduling/Timing

2026 Topics of Interest



Takeaways

- Positive experiences came from engaging speakers, strong content, and venues with sound, seating, setup, food and service done well.
- Noise and venue setup are the main improvement priorities
- Future interest clusters around society, climate and health, with continued curiosity in science, politics and lifestyle topics.

Raising the Bar Adelaide 2025 Performance Report

Recommendations

- **Leverage waitlists** – this year, waitlisted attendees showed strong engagement through follow-up emails; use this channel to re-engage and guide them toward other available talks.
- **Strengthen channels** – email and referrals remained the strongest drivers, while LinkedIn traffic increased; continue to invest in core channels and build more presence on LinkedIn and other social platforms.
- **Engage venues** – provide simple promo kits and encourage venues to share event information through their own networks to extend reach.
- **Prioritize in-demand topics** – continue with strong draws like Health, Psychology, and Tech & Society, while adding Society, Climate, and Politics in line with attendee survey feedback.
- **Improve venue setup** – check AV, seating, and acoustics across venues, and address issues highlighted in attendee feedback.
- **Promote last-minute tickets** – demand spikes late in the cycle; use social posts and stories to create urgency and fill remaining seats.
- **Track attendance** – ask volunteers to scan tickets with the Eventbrite app at entry for more accurate attendance data.

13.12 NINTH AVENUE CHRISTMAS LIGHTS

REPORT AUTHOR:	General Manager, Governance & Civic Affairs
GENERAL MANAGER:	Chief Executive Officer
CONTACT NUMBER:	8366 4549
FILE REFERENCE:	fA30411
ATTACHMENTS:	A - B

PURPOSE OF REPORT

The purpose of this report is to provide information to the Council regarding the arrangements for the 2025 Ninth Avenue Christmas Lights.

BACKGROUND

In about 2002, two (2) property owners living adjacent to each other in Ninth Avenue, St Peters installed Christmas lights in the front gardens of their respective properties. Since that time, the number of lighting displays has grown and in 2024, 74 property owners took part in the display of Christmas lights.

This tradition is now well known in South Australia and is referred to as the "*Ninth Avenue Christmas Lights*" (the event).

The event runs for the entire month of December.

Whilst not a Council initiated and run event, over the last few years, as a result of the popularity of the event, the Council has provided operational assistance to the organisers (ie. supply of waste bins, signage to indicate "Community Event Ahead, etc) to ensure the safety of patrons when attending the event.

The Council has, at the request of residents, also assisted with monitoring the on-street parking in Ninth Avenue and the surrounding streets, to ensure that patrons attending the event do not park across driveways and/or in a dangerous manner during the event.

In addition, during the COVID-19 Pandemic, the Council assisted with signage to ensure the COVID-19 restrictions which were in place at the time, were communicated to patrons attending the event.

As Elected Members are aware, the event has grown in popularity and has reached a point where, following the 2023 event, a number of residents contacted the Council to raise a number of concerns associated with the event, including the following:

- traffic management;
- safety of residents and visitors to the event;
- liability in the event of someone being injured whilst attending the event;
- emergency services access to the street during the event;
- duration of the event;
- electrical cords being placed over the footpaths and onto street trees;
- food trucks parked in inappropriate locations;
- damage to private property;
- noise, waste; and
- vehicles parked over driveways.

It was identified that whilst there were a number of issues associated with the event that must rest with the individual property owners who participate in the event, there were a number of risk management and traffic management issues associated with the event, which required assistance from the Council in terms of managing these issues.

On this basis, at its meeting held on 8 October 2024, following consideration of the issues, the Council resolved the following:

1. *That the Council allocates $40,000 to provide traffic management for the 2024 Ninth Avenue Christmas Lights.*

2. *That the residents of Ninth Avenue be advised that the traffic management provided by the Council, will be provided at peak times during the event for a period not exceeding 20 days.*

3. *The Council notes that a report will be presented to the Council in March 2025 following a review of the 2024 event, which will include community consultation.*

4 *That the General Manager, Governance & Civic Affairs, seek to establish a contact person for the Ninth Avenue Christmas Lights.*

Following the 2024 event and in the lead up to the 2025 event, a review of the 2024 event and associated traffic management arrangements has been undertaken. Consultation has also been undertaken with the various stakeholders with a view to implement improvements for the 2025 event.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

The relevant Goals contained in *CityPlan 2030* are:

Outcome 2 Cultural Vitality

Objective 2.5 Dynamic community life in public spaces and precincts.

2.5.2 Host and facilitate community events and activities.

FINANCIAL AND BUDGET IMPLICATIONS

The Council has allocated $50,000 as part of the 2025-2026 Budget to support the Ninth Avenue Christmas Lights event.

EXTERNAL ECONOMIC IMPLICATIONS

Not Applicable.

SOCIAL ISSUES

Not Applicable.

CULTURAL ISSUES

Not Applicable.

ENVIRONMENTAL ISSUES

Not Applicable.

RESOURCE ISSUES

Not Applicable.

RISK MANAGEMENT

As previously advised, there are a number of risk management issues associated with the Ninth Avenue Christmas Lights which are set out in the Discussion section of this report.

CONSULTATION

- **Elected Members**
  Nil.

- **Community**
  Nil.

- **Staff**
  Manager, Traffic & Integrated Transport
  Manager, Governance
  Manager, Marketing & Place Activation
  Senior Traffic Engineer

- **Other Agencies**
  South Australian Police (SAPOL).

DISCUSSION

The Ninth Avenue Christmas Lights event is held in the section of Ninth Avenue between Stephens Terrace and Battams Road, St Peters.

A map showing the section of Ninth Avenue is contained in **Attachment A**.

2024 Event

The 2024 event was held in December 2024. As stated previously, 74 property owners participated in the 2024 event.

a. Observational Surveys

To gain a better understanding of the issues that have been raised by residents and how the event is managed, HDS Australia (HDS) (traffic engineering consultants), were engaged to undertake observational surveys involving pedestrians, parking and traffic flow along Ninth Avenue during the 2024 event.

A copy of the HDS report, *Ninth Avenue Christmas Lights Traffic, Pedestrian and Parking Observations* (the Report), is contained in **Attachment B**.

Surveys were undertaken along the section of Ninth Avenue from Stephens Terrace to Battams Road, for a three-hour period (8.00pm to 11.00pm) on the following dates:

- Friday, 13 December 2024;
- Saturday, 14 December 2024;
- Monday, 16 December 2024;
- Thursday, 19 December 2024;
- Friday, 20 December 2024;
- Saturday, 21 December 2024;
- Sunday, 22 December 2024;
- Monday, 23 December 2024;
- Tuesday, 24 December 2024; and
- Friday 27 December 2024.

Each evening, two (2) HDS contractors staff were on site to record observations, incidents and any perceived safety concerns and to provide some quantitative data.

At approximately 8:30pm, 9:30pm and 10:30pm each evening staff patrolled the survey area and undertook a count of the number of pedestrians they observed, and the number of vehicles parked on the road.

A summary of the observations is set out below.

- Pedestrian Volumes

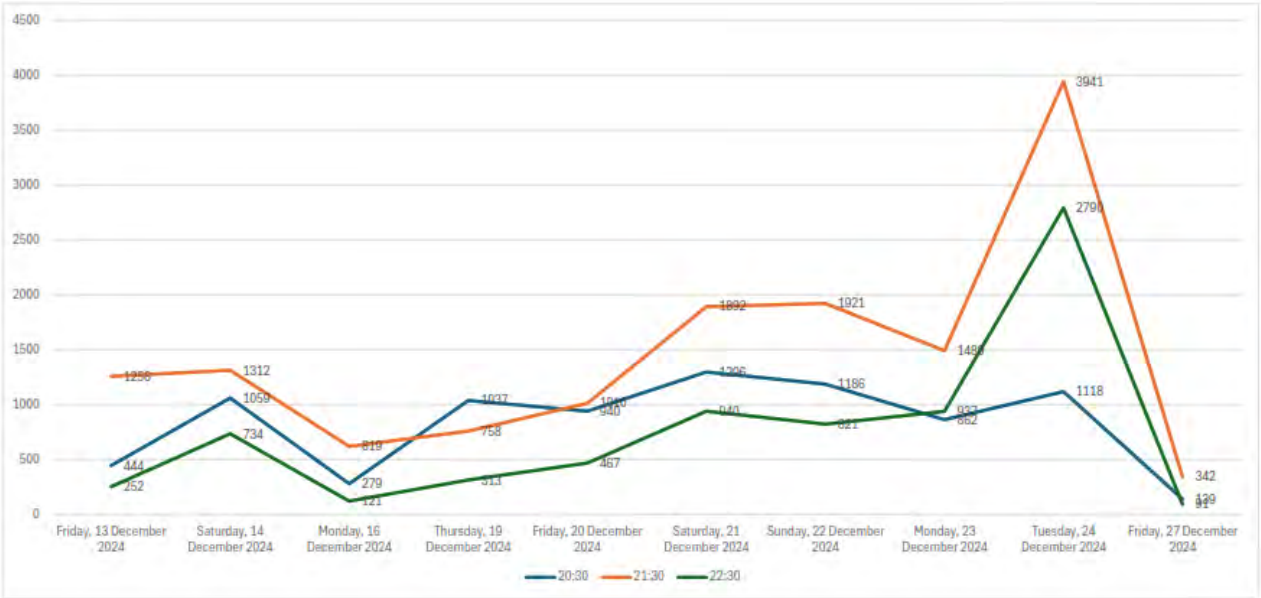
Pedestrian activity along Ninth Avenue during the event was observed to steadily increase throughout the evening, peaking at around 9:30pm before tapering off by 10:30pm. There was an average of 3,000 pedestrians per night.

A graph indicating the attendances at the event is set out in Figure 1 below.

Across the survey period, an average of 1,012 pedestrians were counted per observation, with numbers ranging from over 3,000 at 9:30pm on 24 December (Christmas Eve) to 91 at 10:30pm on 27 December 2024.

Large family groups, often with strollers, were common earlier in the evening, while the later part of the evening saw a higher proportion of adults and couples. At peak times, movement along Ninth Avenue became congested, particularly on the eastern side between Werrina Avenue and Winchester Street, where pedestrian numbers were estimated at over 2,000 in a 300 metre area.

FIGURE 1: PEDESTRIAN VOLUMES



- Pedestrian Signage

Signage was erected by Council staff to assist with pedestrian flow by requesting that pedestrians on the eastern side of Ninth Avenue move in a south-westerly direction and those on the western side of Ninth Avenue in a north-easterly direction.

Observations highlighted that when pedestrian volumes were lower, this directional flow worked well, however, as the number of pedestrians increased, more and more pedestrians would travel in both directions on each side of the road.

- Congestion Points

It was observed that congestion occurred in those locations where food trucks were set up (without Council approval), and those properties with more elaborate displays (pedestrians would linger longer to view the displays and take photographs).

At peak times on Christmas Eve the footpaths in these areas were at a standstill and there was an overflow onto the roadway up to six (6) pedestrians deep.

- Visitor Behaviour

Overall, visitors were considered to be well behaved and orderly and in a festive mood enjoying the event.

- Event Risks – Pedestrians Walking on the Road

It was observed that one of the highest risks associated with the event, is the movement of pedestrians along the road when footpaths are congested or as a result of the high number of people congregating around food vans.

The risk of pedestrian conflict with vehicles resulting in accident / injury was somewhat mitigated by the fact the traffic was slow moving.

b. Car Parking

- Occupancy Rates

Three (3) samples were conducted each evening to determine the number of vehicles parked on the street along Ninth Avenue.

The trend was for the highest number of vehicles to be recorded at the 8:30pm survey, a similar number at 9:30pm and then a lower number later in the evening at 10:30pm.

Peak occupancy rates were recorded at 88% on Saturday, 14 December at 9:30pm and Sunday, 22 December at 8:30pm.

It was observed that some residents deliberately parked between two (2) spaces early in the evening or placing rubbish bins or bunting in parks outside their homes.

The adjacent side roads were often parked to capacity.

- Illegal Parking

Council staff patrolled the area from a vehicle which may have acted as a deterrent in some cases.

Parking of vehicles across driveways was quite common and at times, local residents were pointing out vehicles parked illegally to field staff.

It was observed that on average about 6-8 vehicles were illegally parked each evening.

Several vehicles were observed stopping across driveways to pick up / drop off passengers.

c. Traffic Counts

Austraffic were engaged to install MetroCount units at two (2) locations on Ninth Avenue and in adjacent streets. Data was collected from 2 December 2024 to 29 December 2024.

- Traffic Congestion and Queueing

During the 2024 event, traffic in Ninth Avenue was often at a standstill, particularly in the southern portion of the survey area, where vehicles were queued to exit onto Stephen Terrace or were queued in a northbound direction from the Winchester Street roundabout. Some queues were observed to take 10 minutes or more to dissipate.

The attraction of more elaborate light displays at the houses between Winchester Street and Werrina Avenue generally saw traffic slowest in this section.

On most occasions traffic flow was considered to be slow and steady and vehicles would not stop in the flow of traffic. Winchester Avenue appeared to have the most traffic for the side roads with queueing regularly observed in all directions at the roundabout.
On Christmas Eve there was considerable queuing observed at the northern end of the survey area with traffic trying to get to Ninth Avenue queued well into Battams Avenue.

- Traffic Volumes

The general trends observed on Ninth Avenue were:

- a short peak on the first weekend of December (7 December), followed by a reduction in traffic;
- an equal highest peak on the first weekend of the school holidays (14 December), before dropping again;
- very high and consistent between 20–24 December 2024; and
- an equal highest peak on Christmas Day, followed by a sharp decline.

Two-way traffic volumes on Ninth Avenue ranged between 1,200 and 1,400 vehicles during the core event period (7:00 pm to 12:00 midnight).

Significant traffic queuing of up to 200 metres occurred on Stephen Terrace.

The traffic volumes on Ninth Avenue in the section between Stephen Terrace and Winchester Street and Werrina Avenue and Lambert Road are highlighted in Figures 2 and 3 below.

FIGURE 2: VEHICLE VOLUMES – NINTH AVENUE (SECTION BETWEEN STEPHEN TERRACE & WINCHESTER STREET 2 -29 DECEMBER 2024

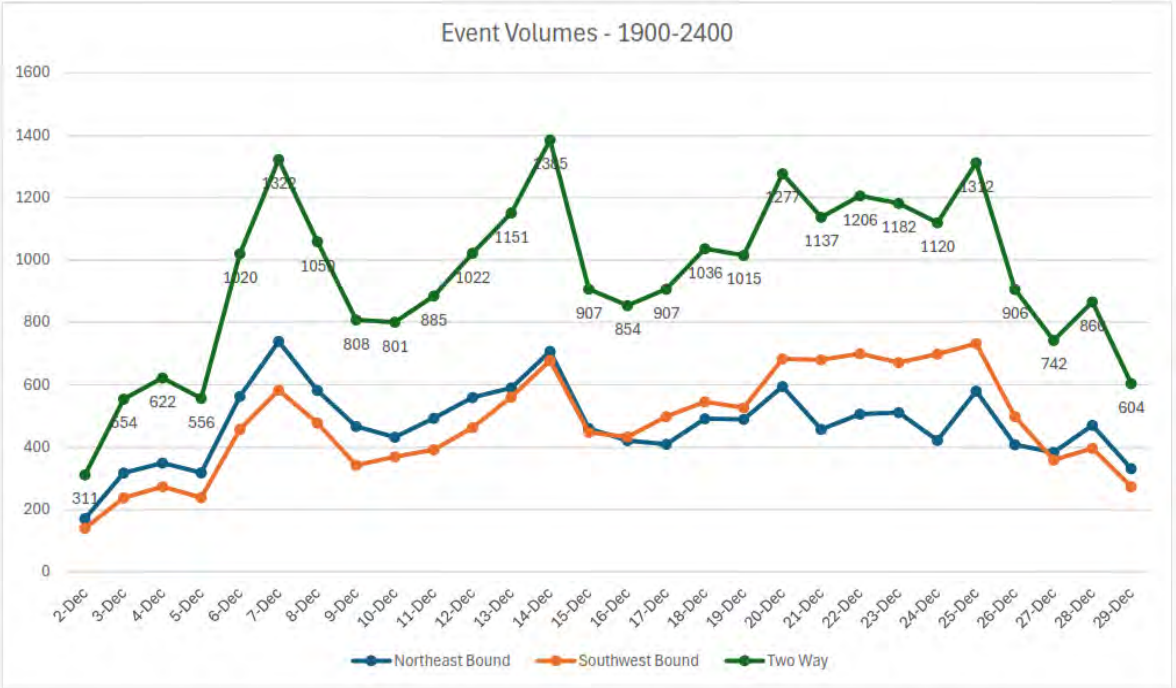
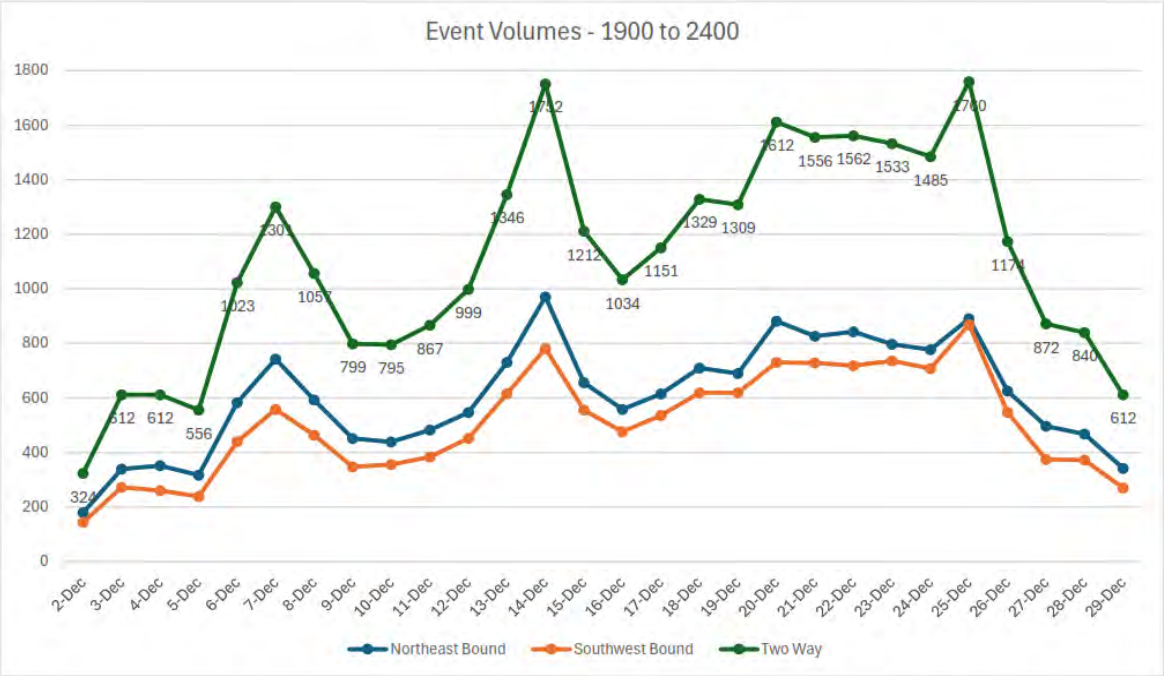


FIGURE 3: VEHICLE VOLUMES – NINTH AVENUE (SECTION BETWEEN WERRINA AVENUE & LAMBERT ROAD 2 -29 DECEMBER 2024



- Traffic Management

As Elected Members are aware, as part of the 2024-2025 Budget, the Council allocated $50,000 for traffic management to improve road safety and reduce traffic congestion during the event. Following investigations regarding the traffic management issues, it was determined that the option to ban all right turn movements into and out of Ninth Avenue, for the duration of the event, was the most effective.

Staff also consulted with SAPOL's Traffic Planning Coordinator for Emergency and Major Events, who agreed that the 4-way intersection of Stephen Terrace and Ninth Avenue created a difficult situation to manage and confirmed that the only option was to ban all right turn movements into and out of Ninth Avenue.

To facilitate this, traffic control equipment (ie barriers) was required to erected and taken down each day of the event and traffic controllers would need to be on site at all times.

Due to the significant costs associated with the installation and monitoring of traffic management measures, it was considered that traffic management would not be required for the first week of the event and would be provided during the peak period of the event only.

On this basis traffic management controls were in place every night from 13 December until 27 December 2024, from 7:30pm to 10:30pm, each night.

Specifically, the following controls were put in place to improve vehicle and pedestrian safety:

- a speed reduction to 25km/h for the entire length of Ninth Avenue and the intersection with Stephens Terrace;
- movement restrictions at the intersection of Stephen Terrace and Ninth Avenue which ensured vehicles could not mot a right hand turn into Ninth Avenue from Stephen Terrace or right hand turn out of Ninth Avenue into Stephen Terrace; and
- traffic controllers were also present at this intersection to assist pedestrians with crossing Stephens Terrace.

2025 Event

Following the review of the 2024 event, as set out above, consultation has been undertaken with the various stakeholders, including the property owners who **do not** participate in the event, property owners who **do** participate in the event and other agencies such as SAPOL and Emergency Services.

The property owners who do **not** participate in the event continue to raise the same issues as those raised in 2024, which includes the following:

- traffic management;
- safety of residents and visitors to the event;
- emergency services access to the street during the event;
- duration of the event;
- electrical cords being placed over the footpaths and onto street trees;
- food trucks parked in inappropriate locations;
- damage to private property;
- noise, waste; and
- vehicles parked over driveways.

Notwithstanding the above, the property owners who do **not** participate in the event, were appreciative of the traffic management measures that were implemented by the Council and the impact these measures had on controlling traffic during the event.

Despite the Council's advice which was set out in a letter to all property owners in the vicinity that electrical cords were not be placed over the footpath and that food trucks would not be permitted, these issues continued to occur during the 2024 event.

In addition, the property owners who do **not** participate in the event suggested that the Council could address the issues associated with the noise and the timing of the event (in turns of implementing a blanket "turn off the lights" time each night) through the *Local Nuisance and Litter Control Act 2016* (the Act).

In respect to this suggestion, the Ninth Avenue Christmas Lights Display, in its current form, would **not** constitute a local nuisance under the Act, and therefore this Act and the powers that Council may have under the Act do not apply to this situation.

Under the Act, Section 17 defines a local nuisance defined as:

(a) any adverse effect on an amenity value of an area that—

(i) is caused by—

(A) noise, odour, smoke, fumes, aerosols or dust; or
(B) animals, whether dead or alive; or
(C) any other agent or class of agent declared by Schedule 1; and

(ii) unreasonably interferes with or is likely to interfere unreasonably with the enjoyment of the area by persons occupying a place within, or lawfully resorting to, the area; or

(b) insanitary conditions on premises that unreasonably interfere with or are likely to interfere unreasonably with the enjoyment of premises occupied by persons in the vicinity; or

(c) unsightly conditions, of a kind declared by Schedule 1, on premises caused by human activity or a failure to act; or

(d) a contravention of, or failure to comply with a provision of an environment protection policy, or of any other Act or law, declared by Schedule 1; or

(e) anything declared by Schedule 1 to constitute local nuisance,

but does not include anything declared by Schedule 1 not to constitute local nuisance.

Schedule 1 Clause 5 of the Act sets out various things that are not a local nuisance. Schedule 1 Clause 5(t)(xvii) states that **"light emitted by Christmas lights displays" does not** constitute local nuisance for the purposes of Section 17(1) of the Act.

In terms of the noise issues, the Act is specific in that noise constitutes a local nuisance when noise levels have an adverse effect on the amenity value of the area and unreasonably interfere with the enjoyment of the area by persons occupying a place within, or lawfully resorting to, the area.

However, relevant factors when considering a noise "*nuisance*" include the duration and frequency of the noise generated (i.e. in this instance at limited times of the year and again at limited times of day), the intensity of the noise, whether the noise actually has an adverse impact on amenity (noting most residents in the street get involved and the event actually attracts people to the area), and finally, and how to actually attribute the noise.

In terms of "*attributing the noise*" this means that in relation to the Ninth Avenue Christmas Lights events there is not actually a legal entity or official group that runs the event – rather, it is a group of individuals who all do something at the same time (put up lights). It is not technically an official event.

People attend the area and walk along public roads at their own volition to look at the lights, however each individual house has its own display rather than all falling under some collective banner or event. On that basis, attributing any purported liability to anyone would be very difficult, as each individual property would need to be dealt with on its own merit.

The other issues associated with the event, (ie things like traffic, electrical cords, food trucks, damage to private property, cars parked across driveways, etc), do not fall under the definition of local nuisance.

It was agreed that staff would again raise the various issues with the property owners who participate in the event, to determine if some compromises could be made to alleviate some of the issues associated with the event.

South Australian Police (SAPOL)

The issues which have been raised by the property owners have also been raised with SAPOL.

SAPOL have advised that they will undertake patrols of the area in the later stages of the evening to assist with deterring unruly behaviour and any "*hoon*" driving.

Staff have also been advised that Emergency Services responders (ie Ambulance, Fire Brigade) are equipped to manage access to congested areas and can request SAPOL assistance if required.

In this regard, a resident who provided feedback to staff in respect to the 2024 event, advised that she was impressed when she witnessed an ambulance being prioritised on one particular night of the event.

Notwithstanding this, any measures to improve Emergency Services access need to be considered.

There are a number of issues which can be resolved by Council staff (ie by advising residents that lighting is not permitted in the Council's street trees and electrical cables are not to be laid on public land, patrolling on-street parking, etc).

Consultation with Participants of the Ninth Avenue Christmas Lights

An invitation was extended to all participants in the event to meet with staff to discuss the various issues and arrangements for the 2025 event. Of the 74 property owners who participated in the 2024 event, eight (8) participants attended the meeting with Council staff.

Representatives from SAPOL's Planning Department were also in attendance to discuss SAPOL's role in terms of the following:

- community safety and public order management;
- law enforcement;
- emergency response; and
- working in partnership with Council to improve safety.

In terms of providing clarity regarding the Council's role, the following matters were discussed with those property owners in attendance at the meeting:

- safety of residents and visitors to the event and liability if someone is injured;
- emergency services access to the street during the event;
- electrical cords being placed over the footpaths and onto street trees;
- food trucks parked in inappropriate locations;
- damage to private property;
- noise, waste; and
- vehicles parked over driveways.

In summary, the property owners have been advised of the following:

- Food Trucks and Vendors

The Council will **not** be issuing permits for Food Trucks or vendors.

Council staff will monitor the area to ensure that food trucks and other vendors do not attend the event.

It was however acknowledged that it would be difficult to monitor the small-scale street vendor who sets up on the footpath during the event, later in the evening.

- Lights in Street Trees

Property owners can apply to the Council to install lights in the street trees provided they intend to install solar lights and agree to remove them immediately after the event.

- Electrical Cords over Footpaths

No electrical cables are to extend outside the property boundaries onto the footpath.

- Displays

All displays are to be located within the property boundaries and not placed on Council land.

- Pedestrian Signage

The Council will aim to improve the pedestrian movement directional signage to ensure that it is visible for pedestrians approaching in both directions.

Signage will, where possible, be installed at the entrances to Ninth Avenue from the side streets to inform pedestrians of the suggested direction of travel.

In addition, signage will be installed advising motorists not to park over driveways and, as has been the case in previous events, reminding attendees at the event to be respectful of the local residents.

Parking

During the event, on-street parking demand is consistently high, with the catchment extending beyond Ninth Avenue into surrounding streets. The nature of the event generates medium to high turnover of spaces, with most visitors staying between one (1) and two (2) hours to view the lights. Managing parking supply under these conditions remains challenging.

Observational surveys undertaken by the traffic consultant between 13 and 27 December 2025 (at 8:30pm, 9:30pm and 10:30pm) recorded a maximum occupancy rate of 88%, with typical occupancy around 80%. Demand peaked between 8:30pm and 9:30pm.

Introducing Resident Parking Permits has been considered however this is not supported, as this would likely displace parking pressure onto the neighbouring streets and trigger further requests for broader controls.

The concept of creating two (2) to three (3) dedicated “resident parking corrals” was also explored. However, this would require a bespoke permit system, rely heavily on visitor compliance and be difficult to enforce given the limited parking enforcement during the event.

On balance, it is recommended that the existing parking arrangements be retained. This may require some residents to make minor adjustments, such as ensuring returning household members use available on-site parking during peak periods. Most properties along Ninth Avenue have access to off-street parking, which remains the most suitable location for residents’ vehicles.

Potential for a “Hostile Vehicle”

As part of planning for the 2025 lights display, a ‘hostile vehicle’ scenario was raised as a hypothetical risk. To ensure this was appropriately considered, Council staff undertook a review of the literature and technical guidance provided by *Australian National Security Department – the responsible Federal Government Body*. This also included the completion of a national *Risk Assessment*. This process did not trigger any specific follow-up actions, indicating that the overall risk profile was low.

To strengthen this assessment, Council staff proactively sought advice from SAPOL’s Security Preparedness Unit. Various documents were considered, including the traffic review from the 2024 event and details of implemented traffic management measures. During these discussions, it became evident that the nature of the event presented challenges that limited the feasibility of many interventions. In some cases, proposed measures introduced further risks or operational challenges, resulting in a cascading effect.

Through this process, Council staff and SAPOL agreed that the hostile vehicle risk was satisfactorily low and that traditional traffic management measures remain both appropriate and proportionate for the event.

Some of the identified risk mitigations for the event include:

- deployment of event-specific Traffic Management and Traffic Controllers;
- a low-speed environment, created through the temporary 25 km/h event speed limit and natural traffic congestion;
- traffic congestion and high utilisation of on-street parking, which result in a constrained corridor; and
- while not a formal barrier system, on-street parking provides a degree of separation between pedestrians and the roadway.

Collectively, these measures limit vehicle speeds and reduce the potential impact of an errant or hostile vehicle on vulnerable road users along Ninth Avenue.

Traffic Management

The most significant issue associated with this event relates to traffic management.

The Council's Manager, Traffic & Integrated Transport has undertaken investigations to identify options in terms of the type of traffic management measures that could be undertaken to improve road safety and reduce traffic congestion during the Ninth Avenue Christmas Lights Event.

Any improvements have also been considered against the Council's approved budget of $50,000 as part of the 2025-2026 Annual Business Plan for this event. These funds will be used for traffic management, traffic data collection, signage and other event management costs.

In this respect, costs have been obtained on the basis of implementing the same traffic management measures that the Council implemented in 2024 for the 2025 event:

- 25km/hr event speed limit; and
- movement restrictions at the intersection Stephen Terrace and Ninth Avenue, including traffic controllers in attendance to assist with pedestrian safety when crossing Stephen Terrace.

These measures are estimated to cost $41,500 which can be accommodated within the existing approved budget.

Costs have also been obtained to implement some additional measures to improve traffic onto Ninth Avenue from the adjoining minor side roads. This which would involve the closure of the following side streets:

- Koolaman Street;
- Werrina Avenue;
- Oaklands Avenue;
- Hooking Avenue; and
- Bide Street.

The key benefits of the minor side road closures along Ninth Avenue are:

- improved pedestrian safety – reducing conflict points at side roads makes it easier and safer for pedestrians to cross;
- better emergency service access – multiple clear entry points along Ninth Avenue ensure reliable access for emergency vehicles; and
- more predictable traffic movements – restricting access to higher-order roads and intersections creates a simpler and more consistent traffic flow during the event.

These measures, together with the costs of implementing the 25km per hour event speed limit restrictions and movement restrictions at the intersection of Stephen Terrace and Ninth Avenue are estimated to cost $58,500 which exceeds the adopted budget for the event.

If the Council endorses the implementation of these improvements, the allocated budget would need to be increased.

In addition, due to the congestion issues at River Street and Battams Road, it is recommended that additional traffic controllers be deployed at the intersection of River Street and Battams Road to assist with access and congestion during the event.

This measure would however only be required for the seven (7) days in the peak period leading up to and including Christmas day.

The key benefits for additional traffic management at River Street and Battams Road are:

- traffic movement – improved management for all road users, with traffic controllers assisting both vehicle flow and pedestrian crossings.
- Emergency Service access – enhanced access for emergency vehicles, with traffic controllers able to facilitate entry from the northern end.

Traffic data collected throughout the 2024 event, shows a clear peak in traffic in the week leading up to Christmas. The additional controls at River St and Battams Rd are only recommended for this peak period.

The provision of traffic controllers at this location is estimated to cost $4,600.

The additional traffic management improvement options were presented by staff at the Ninth Avenue Christmas Lights Participants Community Meeting. Feedback was very positive, with strong support for including both measures, which were seen as a logical and reasonable improvement on last year's controls.

If the Council agrees to implement the additional traffic management measures as set out above, the allocated budget would need to be adjusted by an additional $13,000.

Traffic Data Collection

In 2024, the Council engaged a traffic engineering consultant to undertake site observations between 13 and 27 December. During this period, traffic volume data was collected along Ninth Avenue and surrounding streets to complement the observational surveys. A traffic report was then prepared to assess traffic flows and volumes, pedestrian movements, parking issues, and traffic-related risks during the event.

This work was important in establishing a baseline understanding of traffic conditions and management, enabling data-led decision making. The assessment was also used to evaluate the effectiveness of existing traffic management measures and to inform the improvement options presented in this report.

In 2025, Council staff will collect additional traffic survey data at key locations on Ninth Avenue and selected nearby streets, together with targeted observational surveys on specific nights of the event. This program will not be as extensive as the 2024 investigation, given that a baseline has now been established. Instead, the 2025 surveys will build on the existing body of knowledge, helping to monitor the effectiveness of current traffic management controls and identify opportunities for further improvement.

This work will be undertaken within the existing operating budget of the Traffic & Integrated Transport Unit.

Suggestions to Participants in the Event

To provide clarity regarding the role of the property owners who participate in the event, the following matters were discussed with the property owners who participate in the event at the meeting with staff:

- Insurance/Liability

Participants were again advised to consider their position and seek advice regarding their obligations in terms of insurance/liability matters.

- Duration of the event and timing of the Lights Display

It was suggested that the participants should consider reducing the duration of the event.

A discussion ensued regarding the impact on the local amenity for such a continuous period of time (ie the whole of December), and that this would be seen as a good compromise for those residents who do not participate in the event.

For example, the Lights of Lobethal Festival was held from 7 December to 22 December 2024 which ensures the local residents are not impacted by the event in the final lead up to Christmas.

It was also suggested that the participants should consider turning the lights off at a determined time each night (ie the lights could be turned off at 10.30pm on a weeknight and 11.30pm on a weekend). This has not been agreed to by many of the participants (including the "event organisers").

- Security

As part of the discussions with SAPOL, it was suggested that the participants could also consider engaging Security Personnel to patrol to assist with congestion and pedestrian safety and asking people that are congregating around properties that are not participating to move on. The costs associated with this would be required to be met by the participants.

OPTIONS

On the basis that the Council has been made aware of the traffic management issues associated with the Ninth Avenue Lights, the Council has no option other than to consider and seek to minimise or remove and/or manage the risks associated with the event that impact on Council property.

Option one

The Council can determine to implement the traffic management measures that were implemented as part of the 2024 event. The costs associated with these measures have been included as part of the 2025-2026 Budget.

Option Two

The Council can determine to implement the traffic management measures that were installed as part of the 2024 event and provide the additional traffic management measures that have been suggested within this report (ie additional road closures of minor side roads and traffic controllers at the River Street and Battams Road).

On the basis that the additional traffic measures will improve traffic flows and congestion and pedestrian safety, Option Two is recommended.

CONCLUSION

It is important to note that the Ninth Avenue Christmas Lights event is not a Council event and therefore, the Council cannot impose restrictions on the property owners who **do** participate in respect to the duration of the event and the times associated with the display of the lights. However, the management of the various issues associated with the event is necessary to reduce any risks associated with the event for the attendees to the event and all residents of Ninth Avenue.

COMMENTS

Nil.

RECOMMENDATION

1. That the report be received and noted.

2. That the Council allocates an additional $13,000 to provide traffic management for the 2025 Ninth Avenue Christmas Lights.

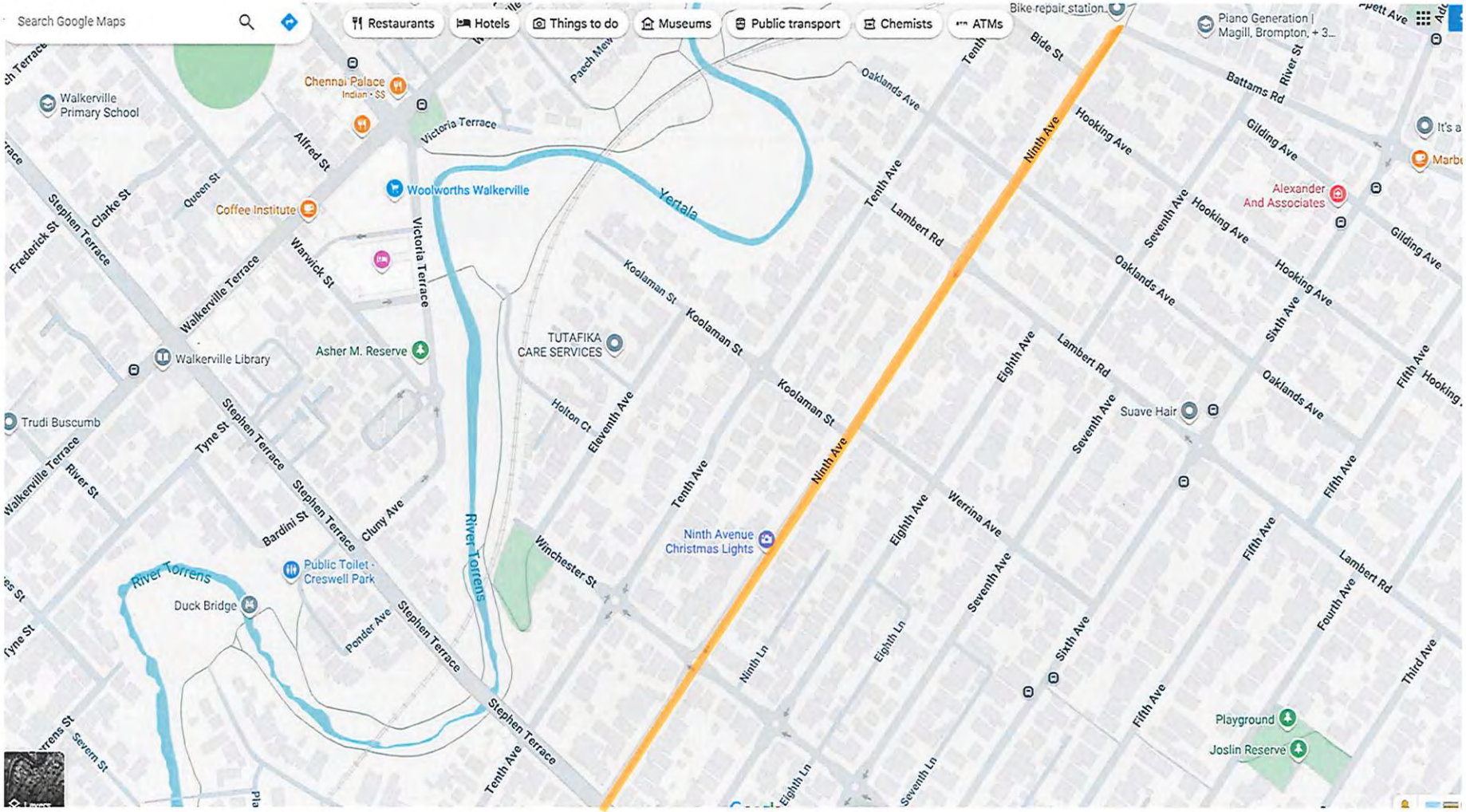
3. That the property owners who participate in the Ninth Avenue Christmas Lights event be requested to consider reducing the duration of the event and turning all the lights off at each property at a determined time each night to minimise the impact of the event on the local amenity.

Attachments – Item 13.12

Attachment A

Ninth Avenue Christmas Lights

A


Search Google Maps
Restaurants
Hotels
Things to do
Museums
Public transport
Chemists
ATMs
Walkerville Primary School
Chennai Palace
Indian · $$
Victoria Terrace
Paech Mew
Bike repair station
Piano Generation | Magill, Brompton, + 3...
Bide St
Oaklands Ave
Tenth
Ninth Ave
Hooking Ave
Battams Rd
River St
Gilding Ave
Alexander And Associates
Alfred St
Queen St
Clarke St
Frederick St
Stephen Terrace
Coffee Institute
Woolworths Walkerville
Yertala
Tenth Ave
Lambert Rd
Seventh Ave
Walkerville Terrace
Warwick St
Victoria Terrace
Koolaman St
Sixth Ave
Walkerville Library
Asher M. Reserve
TUTAFIKA CARE SERVICES
Eighth Ave
Suave Hair
Fifth Ave
Trudi Buscumb
Tyne St
River St
Holton Ct
Eleventh Ave
Bardini St
Cluny Ave
Werrina Ave
Ninth Avenue Christmas Lights
Winchester St
River Torrens
Public Toilet - Creswell Park
Duck Bridge
Ponder Ave
Fourth Ave
Third Ave
Playground
Joslin Reserve
Severn St
Eighth Ln
Ninth Ln
Seventh Ln

Attachment B

Ninth Avenue Christmas Lights

City of Norwood, Payneham and St Peters

NINTH AVENUE CHRISTMAS LIGHTS

Traffic, Pedestrian and Parking Observations

HDS Australia Pty Ltd
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Trinity Gardens SA 5068

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February 2025

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APPENDICES

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B. PARKING OCCUPANCY
C. NIGHTLY FIELD OBSERVATIONS
D. SUMMARY OF 7-DAY TRAFFIC DATA

1.0 INTRODUCTION

Ms Rebecca van der Pennen from City of Norwood, Payneham and St Peters has requested that HDS Australia undertake an observational survey involving pedestrians, parking and traffic flow along Ninth Avenue at St Peters over December 2024.

Ninth Avenue is well known and publicised as a destination to view Christmas Lights with more than fifty homes along Ninth Avenue and adjacent side roads participating in the display.

1.1 Survey Duration and Dates

Surveys were undertaken along section of Ninth Avenue from Stephens Terrace to Battams Road for a three-hour period (8pm to 11pm) on the following dates:

- Friday 13 December 2024
- Saturday 14 December 2024
- Monday 16 December 2024
- Thursday 19 December 2024
- Friday 20 December 2024
- Saturday 21 December 2024
- Sunday 22 December 2024
- Monday 23 December 2024
- Tuesday 24 December 2024, and
- Friday 27 December 2024.

1.2 Survey Methodology

On each evening, two field staff were on site to record any interesting observations, incidents and any perceived safety concerns.

In addition, to provide some quantitative data, at approximately 20:30, 21:30 and 22:30 each evening staff walked the survey area and undertook a count of the number of pedestrians they observed, and the number of vehicles parked on the road. These results are summarised in the attached Appendix A and Appendix B respectively.

2.0 TRAFFIC FLOW

2.1 Traffic Management

Council had arranged for Altus Traffic Management to assist during the event. This included significant controls at the intersection of Stephen Terrace / Ninth Avenue where some turning movements were restricted and staff assisted pedestrians crossing by stopping traffic. In addition, Ninth Avenue and the side roads off Ninth Avenue contained "Event Signage" restricting vehicle speeds to 25 km/h. The traffic management was in place from 13 December to 27 December between 7:30pm and 10:30pm.

2.2 Traffic Volumes and Speeds – refer Section 7

Council had arranged for MetroCount units to be in place in various locations surrounding the event. Analysis of this data is contained in Section 7 below. In most instances traffic was observed to be flowing very slowly and cautiously. Most evenings staff observed increased traffic volumes following sunset.

2.3 Traffic Congestion and Queuing

There was regular congestion observed throughout the surveys.

Ninth Avenue was often at a standstill particularly in the southern portion of the survey area where vehicles were queued to exit onto Stephen Terrace or were queued in a northbound direction from the Winchester Street roundabout. Some queues were observed to take 10 minutes or more to dissipate. The attraction of more elaborate light displays at the houses between Winchester Street and Werrina Avenue generally saw traffic slowest in this section. On most occasions traffic flow was considered to be slow and steady and vehicles would not stop in the flow of traffic. Minor delayed were caused by vehicles entering or exiting parking spaces on Ninth Avenue.

Staff observed extensive queues on Stephen Terrace for southeast bound traffic on a few occasions. These queues extended over 200m at times beyond the River Torrens.

Winchester Avenue appeared to have the most traffic for the side roads with queueing regularly observed in all directions at the roundabout.

On Christmas Eve there was considerable queuing observed at the northern end of the survey area with traffic trying to get to Ninth Avenue queued well into Battams Avenue.

Despite the extended delays at time and the overall level of congestion, staff believed driver behaviour was polite and patient with little or no driver angst observed.

3.0 PEDESTRIAN MOVEMENTS

3.1 Pedestrian Volumes

Three samples were conducted each evening to gauge the number of pedestrians on Ninth Avenue and the results are contained in Appendix A.

Most evenings the number of pedestrians counted built up as the evening progressed to a peak at the 21:30 count and then declined at the 22:30 count. On average 1012 pedestrians were counted per period with a low of 91 at 22:30 on Friday 27 December and a high at 3941 or more at 21:30 on Tuesday 24 December.

Average recordings were 836 at 20:30, 1,454 at 21:30 and 747 at 22:30.

Family groups of five or six, often with strollers, were common.

Note that the volume of pedestrians and the difficulty moving along Ninth Avenue during the last two counts on 24 December meant that numbers were a guesstimate for the busiest section between Werrina Avenue and Winchester Street on the eastern side. The field staff initial estimate was upwards of 3,000 pedestrians at 21:30 which we have scaled back to 2,000. Given the section is approximately 300m long, if people were 1m apart and seven deep (say four on the footpath and three on the roadway) then 2,100 would be possible. Note staff observed areas of up to six pedestrians deep on the roadway.

3.2 Pedestrian Mix

There was an observed trend over the surveys that saw family groups with small children earlier in the evening and then more adults / couples later in the evenings.

3.3 Pedestrian Signage and Direction

To assist with pedestrian flow, corflute signage was attached to trees at regular intervals requesting that pedestrians on the eastern side of Ninth Avenue move in a south-westerly direction and those on the western side of Ninth Avenue in a north-easterly direction. Staff observed that when volumes were lower this directional flow was well respected. As volumes increased more and more pedestrians would travel in both directions on each side of the road.

Note that the signage was such that when approaching from the direction opposite to that recommended by a sign (ie SW bound on the western footpath), pedestrians would not see the signage and were perhaps unaware of the recommendation.

Many pedestrians appeared to “do the loop” travelling near to the full length on Ninth Avenue on one side then crossing to the other side to complete the return journey.

3.4 Congestion Points

A group of houses on the eastern side of Ninth Avenue between Winchester Street and Werrina Avenue, approximately #37 to #55 were consistently where pedestrians would linger to view the more elaborate light displays, often taking photographs. In addition, this area was where a number of food vans would set up further adding to the congestion

in the area. At peak times on Christmas eve the footpaths in this area were at a standstill and there was an overflow onto the roadway up to six pedestrians deep.

Crossing points at side roads, in particular at Winchester Street, was another point of observed regular congestion. The pram ramps located 5m to 8m from the Ninth Avenue kerb on Winchester Street were used most of the time with a minority of pedestrians crossing at the roundabout itself.

4.0 VISITOR BEHAVIOUR

Visitor behaviour was considered overall well behaved and orderly with people in a festive mood enjoying the event.

On a few occasions, staff observed groups of youths in particular yelling out Christmas wishes but none were considered offensive.

5.0 CAR PARKING ISSUES

5.1 Parking Occupancy

Three samples were conducted each evening to gauge the number of vehicles parked on street along Ninth Avenue and the occupancy results are contained in Appendix B.

The trend was for the highest number of vehicles to be recorded at the 20:30 survey, a similar number at 21:30 and then a lower number later in the evening at 22:30.

Peak occupancy recorded was 88% on Saturday 14 December at 21:30 and Sunday 22 December at 20:30, this equated to 164 / 165 vehicles parked across a possible 187 car parking spaces. The number of available spaces used in our calculations were counted prior to the surveys on a weekday. A combination of the presence of food vans parked on the road, some residents deliberately parking between two spaces early in the evening or placing rubbish bins or bunting in parks outside their homes lead us to believe that parking at approximately 80% capacity was considered full.

Whilst no formal records of parking were taken along the adjacent side roads, these were often full.

5.2 Illegal Parking

Council inspectors patrolled the area during the surveys from a vehicle and may have acted as a deterrent in some cases.

Parking across driveways was quite common and a few times local residents were pointing out vehicles parked illegally to field staff. On average about 6-8 vehicles were observed illegally parked each evening. These are detailed in the Nightly Field Observations attached as Appendix C.

Several vehicles were observed stopping across driveways to pick up / drop off passengers.

6.0 EVENT RISKS

6.1 Pedestrians Walking on the Road

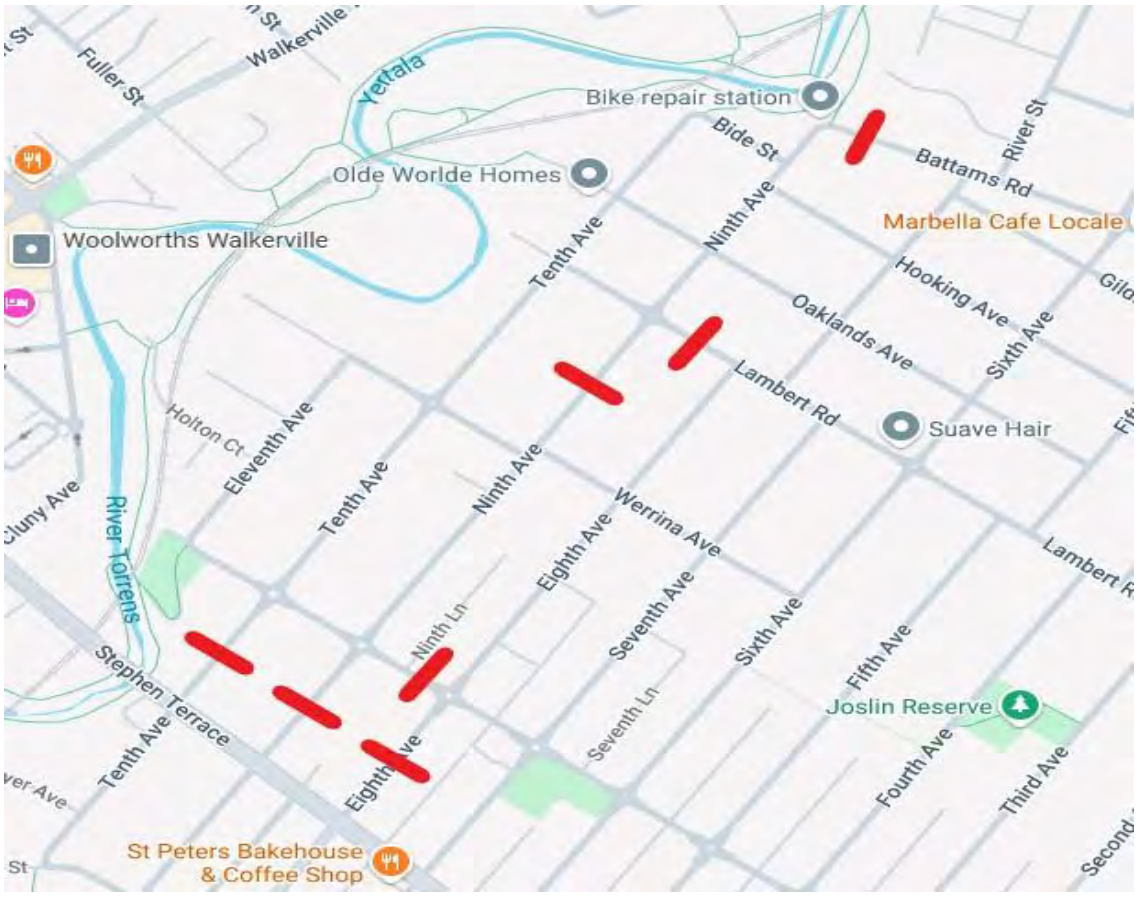
The highest risk observed was the movement of pedestrians along the road when footpaths were congested or as a result a higher number of people congregating around food vans. Vulnerable pedestrians (prams, wheelchairs, gophers) had difficulty passing large crowds on the footpaths. This risk of conflict with vehicles resulting in accident / injury was somewhat mitigated by the fact the traffic was slow moving.

6.2 Emergency Vehicle Access

The level of traffic congestion in the area would be a serious concern should an event occur requiring attendance by emergency services.

7.0 SUMMARY OF 7-DAY TRAFFIC DATA

Council arranged for Austraffic to install MetroCount units at two locations on Ninth Avenue and in adjacent streets as per the map below. Data was collected from Monday 2 December to Sunday 29 December inclusive. Results have been summarised into tables and graphs as contained in Appendix D.



The following summary of the Ninth Avenue data has a particular focus on the evening period from 7pm to midnight which we are calling the Event period.

7.1 Peak Hours During the Event – 19:00 to 24:00

Ninth Avenue – Between Stephen Terrace and Winchester Street

Two-way traffic exceeded 350 vehicles in an hour on twelve occasions with the highest six volumes being recorded as follows:

- Saturday 7 December Between 21:00-22:00 444 vehicles
- Sunday 8 December Between 21:00-22:00 413 vehicles
- Friday 13 December Between 21:00-22:00 393 vehicles
- Friday 6 December Between 21:00-22:00 382 vehicles
- Thursday 12 December Between 21:00-22:00 381 vehicles
- Wednesday 25 December Between 23:00-24:00 379 vehicles

Over the 28 days the two-way traffic peak hour was between 21:00-22:00 on 22 days with notable exceptions being the three days from 23 December to 25 December when the peak hour occurred from 23:00-24:00.

Ninth Avenue – Between Werrina Avenue and Lambert Road

Two-way traffic exceeded 450 vehicles in an hour on eleven occasions with the highest six volumes being recorded as follows:

- Saturday 14 December Between 21:00-22:00 535 vehicles
- Thursday 26 December Between 21:00-22:00 517 vehicles
- Wednesday 18 December Between 21:00-22:00 516 vehicles
- Wednesday 25 December Between 21:00-22:00 507 vehicles
- Wednesday 25 December Between 22:00-23:00 497 vehicles
- Saturday 7 December Between 21:00-22:00 488 vehicles

Over the 28 days the two-way traffic peak hour was between 21:00-22:00 on twenty-one occasions.

7.2 Peak Days During the Event – 19:00 to 24:00

Ninth Avenue – Between Stephen Terrace and Winchester Street

Two-way traffic exceeded 1,000 vehicles in the period 19:00 to 24:00 on fourteen occasions with the highest six volumes being recorded as follows:

- Saturday 14 December 1,385 vehicles
- Saturday 7 December 1,322 vehicles
- Wednesday 25 December 1,312 vehicles
- Friday 20 December 1,277 vehicles
- Sunday 22 December 1,206 vehicles
- Monday 23 December 1,182 vehicles

Over the 28 days the two-way traffic averaged 949 vehicles per day for the Event period with the lowest recording on Monday 2 December at only 311 vehicles. Between 16

December and 26 December, the southwest bound volume was above that of the northeast bound traffic.

Ninth Avenue – Between Werrina Avenue and Lambert Road

Two-way traffic exceeded 1,300 vehicles in the period 19:00 to 24:00 on ten occasions with the highest six volumes being recorded as follows:

- Wednesday 25 December 1,760 vehicles
- Saturday 14 December 1,752 vehicles
- Friday 20 December 1,612 vehicles
- Sunday 22 December 1,562 vehicles
- Saturday 21 December 1,556 vehicles
- Monday 23 December 1,533 vehicles

Over the 28 days the two-way traffic averaged 1,110 vehicles per day for the Event period with the lowest recording on Monday 2 December at only 324 vehicles. On every day, the northeast bound volume was above that of the southwest bound traffic.

7.3 Vehicle v Pedestrian Volumes – 20:00 to 23:00 on specific days

The following table shows the two-way traffic volume recorded on Ninth Avenue between Werrina Avenue and Lambert Road and the total number of pedestrians counted in the same area on the evening the HDS Australia surveys were undertaken.

Two-way traffic averaged 1,070 vehicles per evening and the number of pedestrians averaged 3,036.

There appears to be little correlation between the two sets of data. This suggests that the visitors to the area could be classed as those that drive-by v those that park (many in adjacent streets) and walk the event.

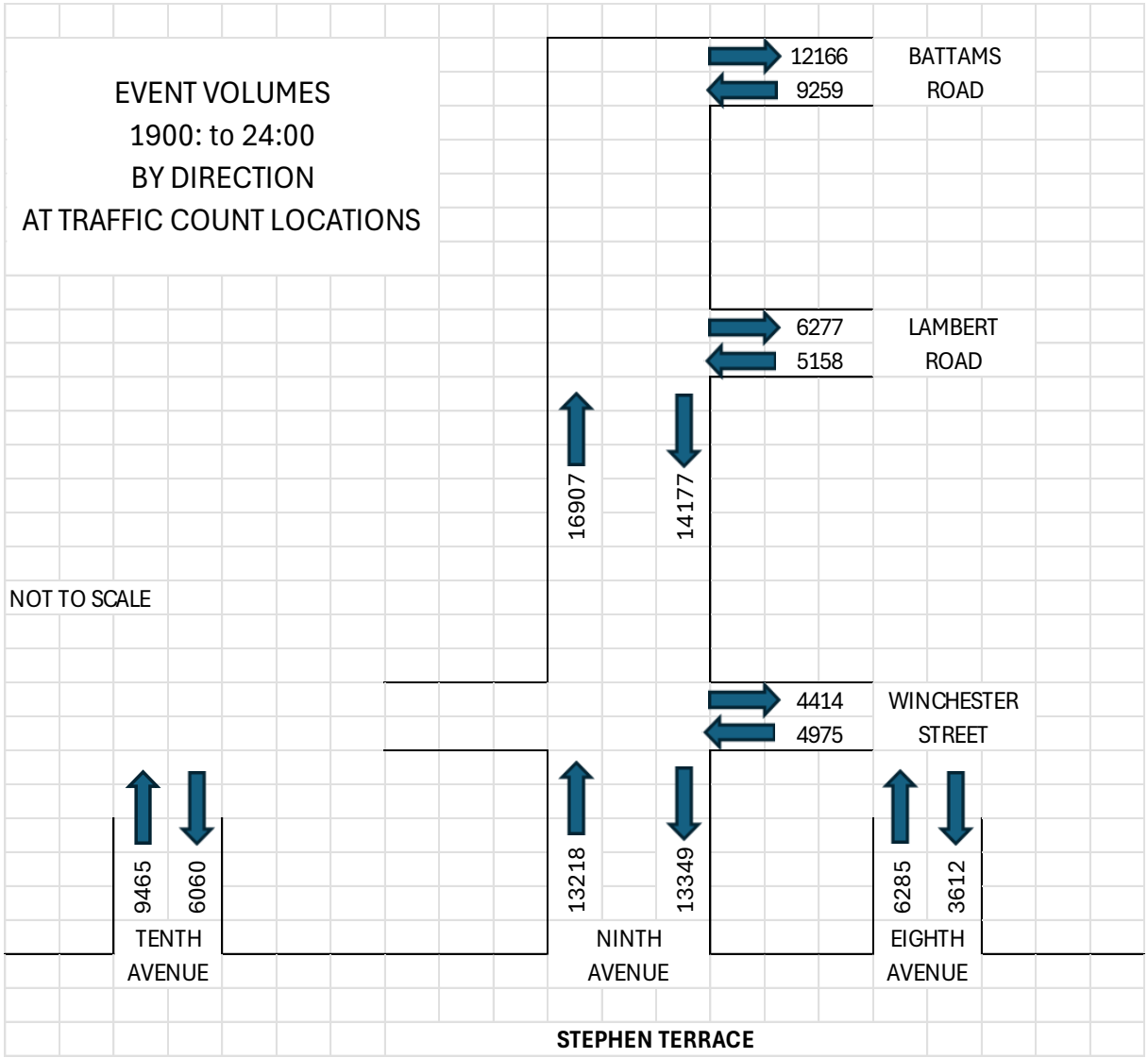
Daily Event Totals	Pedestrians Totals	Vehicles (Ninth Ave)
Friday, 13 December 2024	1952	1072
Saturday, 14 December 2024	3105	1354
Monday, 16 December 2024	1019	878
Thursday, 19 December 2024	2108	1089
Friday, 20 December 2024	2417	1277
Saturday, 21 December 2024	4128	1147
Sunday, 22 December 2024	3928	1161
Monday, 23 December 2024	3288	1068
Tuesday, 24 December 2024	7849	947
Friday, 27 December 2024	572	723

7.4 Direction of Traffic Flow During the Event – 19:00 to 24:00

The following diagram represents the total vehicles recorded over the 28-day period travelling in each direction at the traffic count locations.

At Stephen Terrace, Ninth Avenue has very similar numbers in each direction whilst Eighth Avenue and Tenth Avenue both have a strong bias to the northeast bound flow presumably indicating visitors to the area.

The mid-block location on Ninth Avenue shows a greater volume heading northeast bound which correlates with the higher volume of vehicles exiting the area southeast bound on Battams Road. This is further supported by a stronger flow towards Ninth Avenue at Winchester Street and away from Ninth Avenue on Lambert Road.



7.5 Vehicle Speeds During the Event – 19:00 to 24:00

A 25 km/h speed restriction was in place on Ninth Avenue from 13 December to 27 December for the period from 19:30 to 22:30. Appendix D shows tables and graphs of the 85th percentile speed for the full 28 days and the five hours 19:00 to 24:00, however, only the two hours from 20:00 to 22:00 would have the full period within the speed reduction window.

In addition, the speed bins are in 10km/h segments and as a result we can only consider vehicles over 30km/h as being recorded as speeding.

Vehicle speeds during the event reduced due to many factors. Firstly, the implemented speed restriction, secondly the level of congestion created by the additional traffic on Ninth Avenue and finally the fact the vehicles would have been travelling slowly to enjoy the experience.

For the southern location, between Stephen Terrace and Winchester Street, all recorded 85th percentile speeds between 20:00 and 22:00 on 13 December to 27 December were below 25 km/h.

For the northern location, between Werrina Avenue and Lambert Road, most of the recorded 85th percentile speeds between 20:00 and 22:00 on 13 December to 27 December were below 25 km/h, with 12 of the 90 records between 25.0 and 30.7 km/h.

The reported 85th percentile speed reached as low as 5.9 km/h on 24 December at the northern location.

Tables in the following sub-sections clearly show the implemented speed reduction was effective in reducing the number of vehicles recorded travelling over 30 km/h. It is worth noting that even on the days when the speed restrictions were not in place, there was still a significant number of vehicles travelling less than 10 km/h.

Ninth Avenue – Between Stephen Terrace and Winchester Street

The table below shows reported vehicle speeds for the period 20:00 to 22:00 for the full 28 days. The "percentage speeding" is shown for the days that the 25 km/h speed limit was in place. During this period 56 vehicles out of 5,278 (1.06%) were recorded over 30 km/h.

Date	Time	0 - 9 km/h	10 - 29 km/h	30 - 39 km/h	40 - 49 km/h	50 - 59 km/h	60 - 69 km/h	Total vehicles	Total 30kmph and over	Percent speeding
2/12/2024	20:00 - 21:00	41	28	19	8	0	0	96	27	
2/12/2024	21:00 - 22:00	29	30	27	2	0	0	88	29	
3/12/2024	20:00 - 21:00	46	56	29	11	2	0	144	42	
3/12/2024	21:00 - 22:00	93	76	31	4	1	0	205	36	
4/12/2024	20:00 - 21:00	76	53	39	13	0	0	181	52	
4/12/2024	21:00 - 22:00	86	68	30	5	0	2	191	37	
5/12/2024	20:00 - 21:00	41	69	39	10	1	0	160	50	
5/12/2024	21:00 - 22:00	79	75	27	4	1	0	186	32	
6/12/2024	20:00 - 21:00	110	73	23	5	0	0	211	28	
6/12/2024	21:00 - 22:00	238	95	18	0	0	0	351	18	
7/12/2024	20:00 - 21:00	222	51	8	1	0	0	282	9	
7/12/2024	21:00 - 22:00	314	42	4	0	0	0	360	4	
8/12/2024	20:00 - 21:00	230	56	19	1	0	0	306	20	
8/12/2024	21:00 - 22:00	280	95	11	2	0	0	388	13	
9/12/2024	20:00 - 21:00	111	67	21	3	0	0	202	24	
9/12/2024	21:00 - 22:00	187	95	20	4	0	0	306	24	
10/12/2024	20:00 - 21:00	106	47	18	2	1	0	174	21	
10/12/2024	21:00 - 22:00	205	93	22	3	0	0	323	25	
11/12/2024	20:00 - 21:00	121	50	19	6	0	0	196	25	
11/12/2024	21:00 - 22:00	233	85	14	1	0	0	333	15	
12/12/2024	20:00 - 21:00	128	73	19	3	0	0	223	22	
12/12/2024	21:00 - 22:00	241	56	9	0	0	0	306	9	
13/12/2024	20:00 - 21:00	122	24	8	1	0	0	155	9	5.8%
13/12/2024	21:00 - 22:00	282	24	0	0	1	0	307	1	0.3%
14/12/2024	20:00 - 21:00	194	20	1	0	0	0	215	1	0.5%
14/12/2024	21:00 - 22:00	170	6	0	0	0	0	176	0	0.0%
15/12/2024	20:00 - 21:00	169	25	3	0	0	0	197	3	1.5%
15/12/2024	21:00 - 22:00	207	29	0	0	0	0	236	0	0.0%
16/12/2024	20:00 - 21:00	148	29	2	0	0	0	179	2	1.1%
16/12/2024	21:00 - 22:00	235	33	3	1	0	0	272	4	1.5%
17/12/2024	20:00 - 21:00	150	19	5	0	0	0	174	5	2.9%
17/12/2024	21:00 - 22:00	219	13	1	0	0	0	233	1	0.4%
18/12/2024	20:00 - 21:00	142	18	3	0	0	0	163	3	1.8%
18/12/2024	21:00 - 22:00	157	4	0	0	0	0	161	0	0.0%
19/12/2024	20:00 - 21:00	137	17	0	0	0	0	154	0	0.0%
19/12/2024	21:00 - 22:00	178	8	0	0	0	0	186	0	0.0%
20/12/2024	20:00 - 21:00	140	15	2	0	1	0	158	3	1.9%
20/12/2024	21:00 - 22:00	145	6	0	1	0	1	153	2	1.3%
21/12/2024	20:00 - 21:00	171	25	1	0	0	0	197	1	0.5%
21/12/2024	21:00 - 22:00	76	6	0	0	0	0	82	0	0.0%
22/12/2024	20:00 - 21:00	162	17	0	0	0	0	179	0	0.0%
22/12/2024	21:00 - 22:00	81	1	0	0	0	0	82	0	0.0%
23/12/2024	20:00 - 21:00	163	14	1	0	0	0	178	1	0.6%
23/12/2024	21:00 - 22:00	81	8	0	0	0	0	89	0	0.0%
24/12/2024	20:00 - 21:00	166	14	2	0	0	0	182	2	1.1%
24/12/2024	21:00 - 22:00	62	3	0	0	0	0	65	0	0.0%
25/12/2024	20:00 - 21:00	175	32	3	1	0	0	211	4	1.9%
25/12/2024	21:00 - 22:00	147	5	0	0	0	0	152	0	0.0%
26/12/2024	20:00 - 21:00	109	33	5	0	0	0	147	5	3.4%
26/12/2024	21:00 - 22:00	256	13	0	0	0	0	269	0	0.0%
27/12/2024	20:00 - 21:00	80	20	5	1	0	0	106	6	5.7%
27/12/2024	21:00 - 22:00	192	25	3	0	0	0	220	3	1.4%
28/12/2024	20:00 - 21:00	98	45	15	2	0	0	160	17	
28/12/2024	21:00 - 22:00	233	68	14	1	0	0	316	15	
29/12/2024	20:00 - 21:00	61	41	23	4	1	0	130	28	
29/12/2024	21:00 - 22:00	140	58	13	0	0	0	211	13	

NOTE THAT SPEED FOR ALL VEHICLES WAS NOT EFFECTIVELY RECORDED AND TOTAL VEHICLES IN THIS TABLE DIFFER FROM VOLUMES REPORTED IN APPENDIX D

Ninth Avenue – Between Werrina Avenue and Lambert Road

The table below shows reported vehicle speeds for the period 20:00 to 22:00 for the full 28 days. The "percentage speeding" is shown for the days that the 25 km/h speed limit was in place. During this period 212 vehicles out of 8,972 (2.36%) were recorded over 30 km/h.

Date	Time	0 - 9 km/h	10 - 29 km/h	30 - 39 km/h	40 - 49 km/h	50 - 59 km/h	60 - 69 km/h	Total vehicles	Total 30kmph and over	Percent speeding
2/12/2024	20:00 - 21:00	23	36	37	10	1	0	107	48	
2/12/2024	21:00 - 22:00	16	44	36	8	0	0	104	44	
3/12/2024	20:00 - 21:00	30	71	44	9	3	0	157	56	
3/12/2024	21:00 - 22:00	71	124	47	9	1	0	252	57	
4/12/2024	20:00 - 21:00	31	101	53	12	0	0	197	65	
4/12/2024	21:00 - 22:00	42	102	59	9	2	0	214	70	
5/12/2024	20:00 - 21:00	24	88	44	17	0	0	173	61	
5/12/2024	21:00 - 22:00	27	121	40	9	0	0	197	49	
6/12/2024	20:00 - 21:00	68	102	29	8	0	0	207	37	
6/12/2024	21:00 - 22:00	202	171	20	2	0	0	395	22	
7/12/2024	20:00 - 21:00	153	98	9	1	0	0	261	10	
7/12/2024	21:00 - 22:00	312	149	7	0	0	0	468	7	
8/12/2024	20:00 - 21:00	158	132	9	2	0	0	301	11	
8/12/2024	21:00 - 22:00	221	158	28	2	0	0	409	30	
9/12/2024	20:00 - 21:00	56	113	42	2	0	0	213	44	
9/12/2024	21:00 - 22:00	147	159	21	1	0	0	328	22	
10/12/2024	20:00 - 21:00	69	78	23	7	0	0	177	30	
10/12/2024	21:00 - 22:00	136	168	25	1	1	0	331	27	
11/12/2024	20:00 - 21:00	87	78	30	3	0	0	198	33	
11/12/2024	21:00 - 22:00	198	145	21	0	0	0	364	21	
12/12/2024	20:00 - 21:00	77	96	25	4	0	0	202	29	
12/12/2024	21:00 - 22:00	260	144	11	1	1	0	417	13	
13/12/2024	20:00 - 21:00	177	75	12	1	0	0	265	13	4.9%
13/12/2024	21:00 - 22:00	354	59	0	0	1	0	414	1	0.2%
14/12/2024	20:00 - 21:00	296	50	7	0	0	0	353	7	2.0%
14/12/2024	21:00 - 22:00	363	35	2	0	0	0	400	2	0.5%
15/12/2024	20:00 - 21:00	160	129	10	1	1	0	301	12	4.0%
15/12/2024	21:00 - 22:00	308	128	3	0	0	0	439	3	0.7%
16/12/2024	20:00 - 21:00	174	88	15	1	0	0	278	16	5.8%
16/12/2024	21:00 - 22:00	295	77	6	0	0	0	378	6	1.6%
17/12/2024	20:00 - 21:00	168	82	7	1	0	0	258	8	3.1%
17/12/2024	21:00 - 22:00	371	60	2	1	0	0	434	3	0.7%
18/12/2024	20:00 - 21:00	175	65	9	1	0	0	250	10	4.0%
18/12/2024	21:00 - 22:00	388	62	0	0	0	0	450	0	0.0%
19/12/2024	20:00 - 21:00	180	51	12	0	0	0	243	12	4.9%
19/12/2024	21:00 - 22:00	384	37	2	0	0	0	423	2	0.5%
20/12/2024	20:00 - 21:00	239	53	8	1	1	0	302	10	3.3%
20/12/2024	21:00 - 22:00	312	23	1	0	0	0	336	1	0.3%
21/12/2024	20:00 - 21:00	260	33	4	1	0	0	298	5	1.7%
21/12/2024	21:00 - 22:00	143	6	3	0	1	0	153	4	2.6%
22/12/2024	20:00 - 21:00	282	33	0	0	0	0	315	0	0.0%
22/12/2024	21:00 - 22:00	126	2	2	0	0	0	130	2	1.5%
23/12/2024	20:00 - 21:00	234	36	3	0	0	0	273	3	1.1%
23/12/2024	21:00 - 22:00	109	1	0	0	4	0	114	4	3.5%
24/12/2024	20:00 - 21:00	227	46	2	0	0	0	275	2	0.7%
24/12/2024	21:00 - 22:00	83	4	0	0	0	0	87	0	0.0%
25/12/2024	20:00 - 21:00	144	110	13	4	0	0	271	17	6.3%
25/12/2024	21:00 - 22:00	263	24	1	0	0	0	288	1	0.3%
26/12/2024	20:00 - 21:00	60	132	28	4	0	0	224	32	14.3%
26/12/2024	21:00 - 22:00	355	134	7	0	0	0	496	7	1.4%
27/12/2024	20:00 - 21:00	62	81	14	3	1	0	161	18	11.2%
27/12/2024	21:00 - 22:00	191	161	10	1	0	0	363	11	3.0%
28/12/2024	20:00 - 21:00	59	79	30	5	0	0	173	35	
28/12/2024	21:00 - 22:00	192	143	15	1	0	0	351	16	
29/12/2024	20:00 - 21:00	26	63	30	10	1	0	130	41	
29/12/2024	21:00 - 22:00	80	134	27	4	1	0	246	32	

NOTE THAT SPEED FOR ALL VEHICLES WAS NOT EFFECTIVELY RECORDED AND TOTAL VEHICLES IN THIS TABLE DIFFER FROM VOLUMES REPORTED IN APPENDIX D

8.0 SUMMARY RECOMMENDATIONS

Whilst the Ninth Avenue Christmas Light event is not a Council event, consideration of the following may improve the visitor experience and safety in the area in future years.

8.1 Improve Pedestrian Signage

Improvements should be made to the pedestrian movement suggested directional signage to ensure that it is visible for pedestrians approaching in both directions. This would be achieved by placing the signage parallel to the Ninth Avenue kerbs / house fences rather than as it was observed only visible for NE bound pedestrians on the western footpath and SW bound pedestrians on the eastern footpath. Signage should also be installed at the entrances to Ninth Avenue from the side streets to inform pedestrians of the suggested direction of travel.

8.2 Traffic Management

The recommendations below should be considered for the implementation of traffic management in future years:

- Repeat the implementation of the observed Traffic Management at the intersection of Stephen Terrace / Ninth Avenue and speed reductions along Ninth Avenue and in adjacent side roads.

- The traffic volume data captured over the weekend prior to implementation of the traffic management (ie 6-8 December) suggest it may have been beneficial at that time. Therefore, consider extending the duration of the traffic management implementation in future years.

- Given that the capacity of the footpaths / verge area is exceeded by the high pedestrian volumes (i.e. pedestrians are overflowing onto the traffic / parking lanes), consideration should be given to reallocate the road space and increase the space available to pedestrians by delineating a portion of the road (through the use of traffic cones or similar) for use by pedestrians. This could be achieved by the following:
    - Implementing a temporary on-street parking ban along Ninth Avenue at highly pedestrian trafficked sections (i.e. between Winchester Street and Werrina Avenue, particularly on the southeastern side). Note that some exemptions / permits may be required for residents, however a ban on visitor parking on Ninth Avenue itself is expected to be beneficial in increasing the overall capacity.
    - Consider making traffic flow in Ninth Avenue one-way during the event. Note that this will likely increase the congestion experienced on Ninth Avenue and surrounding streets, and traffic modelling should be done to estimate the traffic impacts this may have.

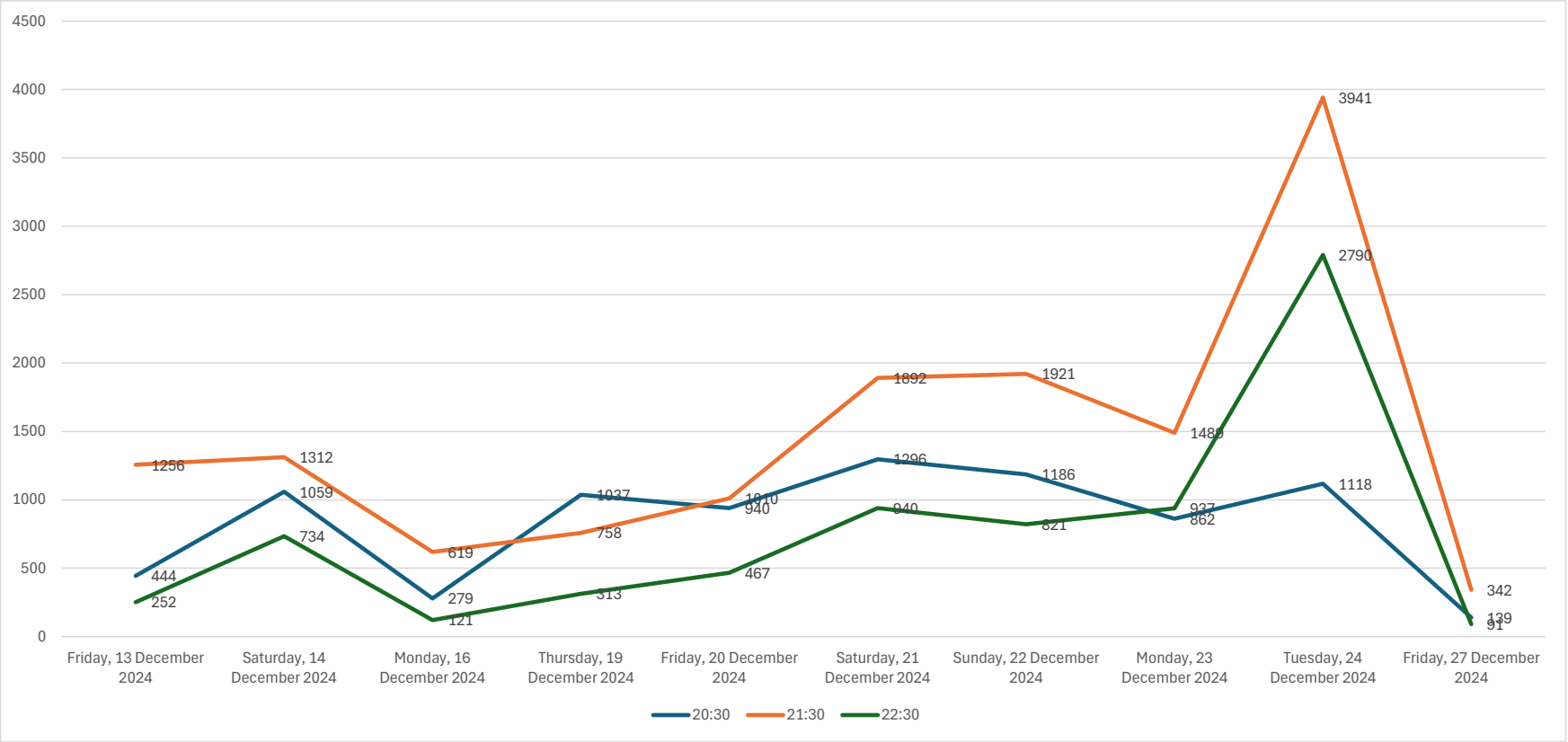
- The roundabouts on Ninth Avenue (at Winchester Street and Lambert Road) experience delays from all directions due to very slow traffic flow into Ninth Avenue (northeast bound from Winchester Street or southwest bound from Battams Road). Additional traffic management at these roundabouts will be expected to offer minimal benefits due to traffic banking up in all directions.

- The intersection of Battams Road and River Street was not in the scope and therefore no observations or data recorded at this intersection. However given that River Street links Ninth Avenue to Lower Portrush Road, it is expected that traffic volumes on River Street will be increased due the event, and there may be some delay experienced by traffic turning onto Battams Road from River Street. The traffic impacts on River Street and its intersection with Battams Road should be considered in future years.

Appendix A

Pedestrian Volumes

NINTH AVENUE, ST PETERS
CHRISTMAS LIGHTS - PEDESTRIAN SURVEY



NINTH AVENUE, ST PETERS
CHRISTMAS LIGHTS - PEDESTRIAN SURVEY

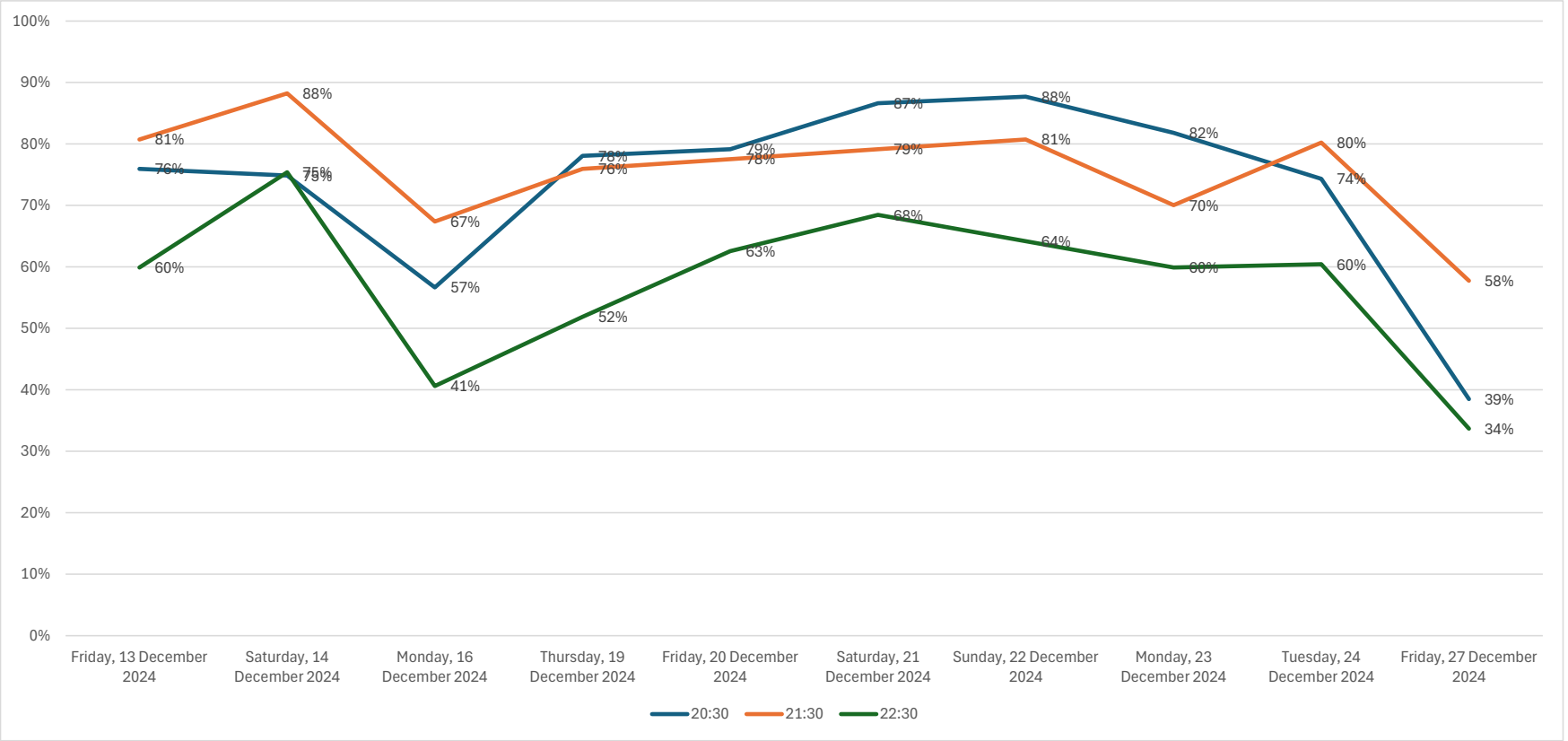
		WESTERN SIDE						EASTERN SIDE							
DATE	TIME	Stephen Tce to Winchester St	Winchester St to Koolaman St	Koolaman St to Lambert Rd	Lambert Rd to Oaklands Ave	Oaklands Ave to Battams Rd	TOTAL	Batams Rd to Hooking Ave	Hooking Ave to Oaklands Ave	Oaklands Ave to Lambert Rd	Lambert Rd to Werrina Ave	Werrina Ave to Winchester St	Winchester St to Stephen Tce	TOTAL	GRAND TOTAL
Friday, 13 December 2024	20:30	3	120	70	5	0	**198**	11	24	39	23	143	6	**246**	**444**
Friday, 13 December 2024	21:30	40	170	150	10	7	**377**	8	26	21	213	540	71	**879**	**1256**
Friday, 13 December 2024	22:30	4	30	2	0	5	**41**	0	4	8	52	123	24	**211**	**252**
Saturday, 14 December 2024	20:30	50	380	160	40	40	**670**	16	19	2	82	260	10	**389**	**1059**
Saturday, 14 December 2024	21:30	70	320	95	5	15	**505**	11	16	35	148	535	62	**807**	**1312**
Saturday, 14 December 2024	22:30	45	186	80	25	2	**338**	0	4	8	63	280	41	**396**	**734**
Monday, 16 December 2024	20:30	24	26	9	4	4	**67**	0	1	9	147	42	13	**212**	**279**
Monday, 16 December 2024	21:30	7	86	44	15	7	**159**	0	8	12	89	304	47	**460**	**619**
Monday, 16 December 2024	22:30	0	42	2	0	0	**44**	0	0	0	8	67	2	**77**	**121**
Thursday, 19 December 2024	20:30	46	315	145	38	23	**567**	12	18	10	69	304	57	**470**	**1037**
Thursday, 19 December 2024	21:30	16	159	96	0	5	**276**	15	4	4	96	320	43	**482**	**758**
Thursday, 19 December 2024	22:30	23	70	22	0	0	**115**	0	2	0	22	150	24	**198**	**313**
Friday, 20 December 2024	20:30	17	89	38	2	44	**190**	12	10	4	75	519	130	**750**	**940**
Friday, 20 December 2024	21:30	45	245	87	0	9	**386**	0	9	12	57	496	50	**624**	**1010**
Friday, 20 December 2024	22:30	6	111	41	0	3	**161**	0	2	0	55	223	26	**306**	**467**
Saturday, 21 December 2024	20:30	11	214	110	3	25	**363**	4	17	35	199	572	106	**933**	**1296**
Saturday, 21 December 2024	21:30	59	369	143	55	63	**689**	7	13	4	213	861	105	**1203**	**1892**
Saturday, 21 December 2024	22:30	57	189	79	20	4	**349**	12	9	11	37	430	92	**591**	**940**
Sunday, 22 December 2024	20:30	33	215	98	28	36	**410**	23	12	9	187	485	60	**776**	**1186**
Sunday, 22 December 2024	21:30	40	495	115	16	17	**683**	28	15	46	127	928	94	**1238**	**1921**
Sunday, 22 December 2024	22:30	47	127	58	6	15	**253**	4	6	11	50	445	52	**568**	**821**
Monday, 23 December 2024	20:30	21	132	90	6	6	**255**	10	27	29	199	262	80	**607**	**862**
Monday, 23 December 2024	21:30	26	248	115	20	0	**409**	4	0	14	159	841	62	**1080**	**1489**
Monday, 23 December 2024	22:30	50	163	49	0	13	**275**	5	7	4	51	539	56	**662**	**937**
Tuesday, 24 December 2024	20:30	32	136	91	10	9	**278**	20	50	60	210	420	80	**840**	**1118**
Tuesday, 24 December 2024	21:30	131	557	235	84	39	**1046**	43	92	104	511	2000	145	**2895**	**3941**
Tuesday, 24 December 2024	22:30	185	437	295	61	70	**1048**	10	55	55	470	1000	152	**1742**	**2790**
Friday, 27 December 2024	20:30	9	32	29	0	0	**70**	11	0	0	13	36	9	**69**	**139**
Friday, 27 December 2024	21:30	18	82	34	0	1	**135**	1	0	0	23	158	25	**207**	**342**
Friday, 27 December 2024	22:30	0	12	4	0	0	**16**	0	0	4	14	50	7	**75**	**91**

Numbers guestimated could have been up to 3000 at 21:30

Appendix B

Parking Occupancy

NINTH AVENUE, ST PETERS
CHRISTMAS LIGHTS - PARKING OCCUPANCY



NINTH AVENUE, ST PETERS
CHRISTMAS LIGHTS - PARKING OCCUPANCY SURVEY

		WESTERN SIDE												EASTERN SIDE													
DATE	TIME	Stephen Tce to Winchester St		Winchester St to Koolaman St		Koolaman St to Lambert Rd		Lambert Rd to Oaklands Ave		Oaklands Ave to Battams Rd		TOTAL		Batams Rd to Hooking Ave		Hooking Ave to Oaklands Ave		Oaklands Ave to Lambert Rd		Lambert Rd to Werrina Ave		Werrina Ave to Winchester St		Winchester St to Stephen Tce		TOTAL		GRAND TOTAL	
Available Parks		17		29		24		9		15		94		7		11		9		18		34		14		93		187	
Friday, 13 December 2024	20:30	17	100%	27	93%	18	75%	3	33%	3	20%	**68**	72%	5	71%	7	64%	6	67%	16	89%	27	79%	13	93%	**74**	80%	**142**	76%
Friday, 13 December 2024	21:30	15	88%	28	97%	19	79%	5	56%	6	40%	**73**	78%	6	86%	9	82%	8	89%	13	72%	30	88%	12	86%	**78**	84%	**151**	81%
Friday, 13 December 2024	22:30	16	94%	27	93%	13	54%	3	33%	3	20%	**62**	66%	5	71%	1	9%	4	44%	13	72%	20	59%	7	50%	**50**	54%	**112**	60%
Saturday, 14 December 2024	20:30	15	88%	27	93%	15	63%	4	44%	3	20%	**64**	68%	5	71%	7	64%	6	67%	15	83%	30	88%	13	93%	**76**	82%	**140**	75%
Saturday, 14 December 2024	21:30	17	100%	29	100%	22	92%	7	78%	5	33%	**80**	85%	6	86%	9	82%	8	89%	17	94%	32	94%	13	93%	**85**	91%	**165**	88%
Saturday, 14 December 2024	22:30	17	100%	23	79%	19	79%	5	56%	2	13%	**66**	70%	6	86%	6	55%	7	78%	12	67%	32	94%	12	86%	**75**	81%	**141**	75%
Monday, 16 December 2024	20:30	11	65%	21	72%	8	33%	0	0%	3	20%	**43**	46%	4	57%	4	36%	4	44%	13	72%	27	79%	11	79%	**63**	68%	**106**	57%
Monday, 16 December 2024	21:30	13	76%	26	90%	16	67%	0	0%	6	40%	**61**	65%	5	71%	4	36%	3	33%	17	94%	28	82%	8	57%	**65**	70%	**126**	67%
Monday, 16 December 2024	22:30	10	59%	10	34%	10	42%	0	0%	3	20%	**33**	35%	3	43%	1	9%	1	11%	7	39%	26	76%	5	36%	**43**	46%	**76**	41%
Thursday, 19 December 2024	20:30	13	76%	26	90%	20	83%	6	67%	8	53%	**73**	78%	7	100%	9	82%	6	67%	13	72%	25	74%	13	93%	**73**	78%	**146**	78%
Thursday, 19 December 2024	21:30	15	88%	20	69%	17	71%	4	44%	12	80%	**68**	72%	7	100%	9	82%	7	78%	11	61%	28	82%	12	86%	**74**	80%	**142**	76%
Thursday, 19 December 2024	22:30	8	47%	22	76%	13	54%	3	33%	5	33%	**51**	54%	2	29%	5	45%	2	22%	7	39%	20	59%	10	71%	**46**	49%	**97**	52%
Friday, 20 December 2024	20:30	15	88%	24	83%	19	79%	0	0%	11	73%	**69**	73%	7	100%	8	73%	5	56%	16	89%	30	88%	13	93%	**79**	85%	**148**	79%
Friday, 20 December 2024	21:30	17	100%	24	83%	17	71%	4	44%	10	67%	**72**	77%	7	100%	8	73%	6	67%	15	83%	27	79%	10	71%	**73**	78%	**145**	78%
Friday, 20 December 2024	22:30	17	100%	25	86%	13	54%	1	11%	6	40%	**62**	66%	6	86%	5	45%	3	33%	10	56%	22	65%	9	64%	**55**	59%	**117**	63%
Saturday, 21 December 2024	20:30	15	88%	24	83%	23	96%	7	78%	13	87%	**82**	87%	7	100%	11	100%	7	78%	16	89%	26	76%	13	93%	**80**	86%	**162**	87%
Saturday, 21 December 2024	21:30	14	82%	25	86%	15	63%	4	44%	14	93%	**72**	77%	7	100%	9	82%	7	78%	13	72%	28	82%	12	86%	**76**	82%	**148**	79%
Saturday, 21 December 2024	22:30	11	65%	28	97%	13	54%	1	11%	14	93%	**67**	71%	7	100%	7	64%	4	44%	10	56%	23	68%	10	71%	**61**	66%	**128**	68%
Sunday, 22 December 2024	20:30	14	82%	27	93%	22	92%	7	78%	13	87%	**83**	88%	7	100%	10	91%	7	78%	14	78%	30	88%	13	93%	**81**	87%	**164**	88%
Sunday, 22 December 2024	21:30	11	65%	27	93%	23	96%	7	78%	14	93%	**82**	87%	7	100%	10	91%	5	56%	11	61%	22	65%	14	100%	**69**	74%	**151**	81%
Sunday, 22 December 2024	22:30	13	76%	21	72%	12	50%	3	33%	11	73%	**60**	64%	3	43%	8	73%	4	44%	12	67%	22	65%	11	79%	**60**	65%	**120**	64%
Monday, 23 December 2024	20:30	14	82%	28	97%	20	83%	7	78%	11	73%	**80**	85%	7	100%	6	55%	6	67%	15	83%	26	76%	13	93%	**73**	78%	**153**	82%
Monday, 23 December 2024	21:30	14	82%	23	79%	15	63%	5	56%	9	60%	**66**	70%	6	86%	9	82%	7	78%	12	67%	17	50%	14	100%	**65**	70%	**131**	70%
Monday, 23 December 2024	22:30	13	76%	25	86%	17	71%	3	33%	6	40%	**64**	68%	7	100%	6	55%	3	33%	10	56%	13	38%	9	64%	**48**	52%	**112**	60%
Tuesday, 24 December 2024	20:30	15	88%	28	97%	23	96%	1	11%	8	53%	**75**	80%	1	14%	2	18%	3	33%	14	78%	30	88%	14	100%	**64**	69%	**139**	74%
Tuesday, 24 December 2024	21:30	15	88%	28	97%	17	71%	6	67%	11	73%	**77**	82%	7	100%	10	91%	8	89%	15	83%	22	65%	11	79%	**73**	78%	**150**	80%
Tuesday, 24 December 2024	22:30	14	82%	25	86%	11	46%	4	44%	4	27%	**58**	62%	4	57%	5	45%	5	56%	7	39%	21	62%	13	93%	**55**	59%	**113**	60%
Friday, 27 December 2024	20:30	11	65%	20	69%	5	21%	1	11%	2	13%	**39**	41%	3	43%	2	18%	1	11%	6	33%	13	38%	8	57%	**33**	35%	**72**	39%
Friday, 27 December 2024	21:30	12	71%	26	90%	8	33%	2	22%	1	7%	**49**	52%	5	71%	2	18%	2	22%	12	67%	26	76%	12	86%	**59**	63%	**108**	58%
Friday, 27 December 2024	22:30	6	35%	11	38%	4	17%	1	11%	1	7%	**23**	24%	3	43%	6	55%	1	11%	9	50%	16	47%	5	36%	**40**	43%	**63**	34%

Appendix C

Nightly Field Observations

Ninth Avenue, St Peters
OBSERVATIONS

Friday 13 December 2024	
Weather	Mild / Clear. Temp: Approx. 18-20 degrees

Traffic Flow

Lighter traffic from 8pm until 9pm.

Traffic built up approx. 9pm around the mid-section of survey (around #45 to #55), vehicles regularly slowing / stopping to look at lights.

Regular slowing / stopping at Winchester St for pedestrians.

Traffic flowing better around 22:05, light traffic soon after. A few vehicles still slowing / stopping to look at lights.

Pedestrian movements

Pedestrian activity built up around 9pm, as it got dark.

Most pedestrian movement around the mid-section of the survey area, near three houses with elaborate displays and two ice-cream vans.

Regular movements near Winchester St, cars regularly stopping to allow pedestrians to cross first.

A couple of families on bikes sighted, one with very young children.

Visitor behaviour

Orderly, no issues sighted.

Car parking issues

Most vehicles parking between Stephens Tce and Lambert St.

Side streets (Winchester St / Koolaman St / Werrina Ave) also filling up after 9pm.

21:30 - Vehicle parked over driveway at #47.

22:40 - Vehicle briefly stopped over driveway at #20 to get out and take photos.

Event risks

Altus Traffic managed vehicles (no right turn into Ninth Ave), and pedestrians at Stephens Tce, reducing potential risks.

A few young children sighted running ahead of family groups, but all on footpaths - minor issue.

Pedestrians regularly crossing at Winchester St roundabout in front of vehicles, but vehicles always going slow enough to stop - minor to medium issue.

Other comments

Ice-cream van on the south-eastern side seemed rather loud! But no complaints noticed.

Ninth Avenue, St Peters
OBSERVATIONS

Saturday 14 December 2024	
Weather	Warm and Clear evening. Perhaps a little sticky. Temp still 25 degrees at 9:49pm

Traffic Flow
Generally slow moving and consistently heavy.
20:22 Full size tourist bus south bound a quarter full past Hooking Ave. Seen at 8:45 south bound empty at Winchester St
20:50 Traffic was queued from Stephen Tce to the Winchester St roundabout and also congested north of Winchester St
21:35 Traffic was queued from Stephen Tce to the Winchester St roundabout and queued back to the roundabout from the north. Cleared after approx. 5 minutes in both directions
22:30 Traffic thinned out but remained slow moving.

Pedestrian movements
20:30 - Average group was 5-6 people. Approx 1 in 4 groups have a stroller or pram.
20:30 - Approx. 70% of pedestrians follow the suggested flow direction - north bound on the west side & south bound on the east.
21:10 - Five pedestrians crossed in front of traffic causing a car to stop quickly. Car was slow moving - low risk but avoidable.
21:25 - Pedestrians were overflowing onto the roadway around houses #51 to #57. Traffic stationary - no real concern.
22:15 - Pedestrian volumes were down by approx. 50% from peak. More couples and less family groups observed.

Visitor behaviour
Generally orderly. A few "Merry Christmas" shouts from passing vehicles.
Approx 95% of pedestrians cross side roads using pram ramps provided. At Winchester St a few cross directly at the roundabout

Car parking issues
20:15 - vehicle now starting to park north of Hooking Avenue.
21:40 - Car S649CPB parked across the northern driveway of house on the SW corner of Ninth / Winchester. Staff alerted Council inspectors who were patrolling the area.

Event risks
Altus traffic management at Stephen Terrace intersection controlling movements & stopping traffic to allow pedestrians to cross safely.

Other comments
20:03 - three people on the road taking photos - no traffic nearby at the time - just on the edge of the parking lane
20:05 - Two adults pushing a pram on the road southbound at House #51 - traffic was slow behind them.
20:45 - Two males aged in late teens on bikes did two circuits of the Winchester Street roundabout.
21:10 Three cars departed parks on the western side south of Winchester St doing u-turns disrupting traffic rather than going to the roundabout to turn back to the south.
21:35 - Staff were approached from a resident from approx.. #42. Said 5 cars were photographed over driveways last night.
Ice-cream vans on either side of the road and a food van on the eastern side for the duration of the survey.

Ninth Avenue, St Peters
OBSERVATIONS

Monday 16 December 2024	
Weather	Cloudy, very light drops around 8:30 - brief. Temp: Low 20s

Traffic Flow

All cars travelled slowly, as per Altus Traffic management signage. No aggression / angst sighted.

Pedestrian movements

Approx 95% of pedestrians cross side roads using pram ramps provided. At Winchester St a few cross directly at the roundabout

No movements of concern observed.

Numbers well down from previous surveys.

Visitor behaviour

Generally orderly behaviour.

Car parking issues

Some residents were placing bins in parks outside their homes to prevent visitors parking.

Event risks

Altus traffic management at Stephen Terrace intersection controlling movements & stopping traffic to allow pedestrians to cross safely.

Other comments

None.

Ninth Avenue, St Peters
OBSERVATIONS

Thursday 19 December 2024	
Weather	Partly cloudy. Temp: Mid 20s

Traffic Flow

All cars travelled slowly, as per Altus Traffic management signage. No aggression / angst sighted.

20:00 to 20:45 not too busy. Traffic busy from 20:45 until 22:00 (after sunset). Not too busy 22:00 to 22:30. Less traffic, but still slow 22:30 to 23:00.

20:20 - "L" plater NE-bound, **very** slow. Van overtook near #30, seemed annoyed.

21:15 - Lengthy queue sighted for cars waiting to exit left onto Stephen Tce, 15 vehicles in length.

22:07 - Car (SW-bound) stopped on Winchester St roundabout, put hazard lights on, to let passengers in, blocking the roadway and blocking the roundabout. One pedestrian wanting to access the car was a slow infirm elderly with a walking stick. Car realised they were causing an issue, so pulled over onto the yellow line (just SW of the roundabout, on the eastern side) to let following vehicles pass, as the passengers slowly entered car. No angst sighted.

22:40 onwards - Altus traffic management started packing on Stephen Terrace, then packed up signage in the back streets.

Pedestrian movements

Signs out suggesting pedestrians walk SW-bound on the eastern side, and NE-bound on the western side, but most foot traffic is 50/50 each way. Not sure if signs are not noticed, or if signs are ignored.

Two ice-creams vans and a gelati wagon regularly had people congregating around them, often with queues or young children blocking the footpath, making those areas slow to get past.

Houses with more elaborate lights, people tend to want to take photos of each other / children in front of these houses, from a distance. This then slows / stops foot traffic on the footpath, causing delays.

Visitor behaviour

Mostly orderly.

20:40 - a car full of teens / young adults drove both directions yelling out, but all comments seemed to be about Christmas, and not rude.

22:00 - less families, more youth around. Youth seemed to be more "lively" and louder, but none seemed intoxicated, nor seemed rude.

Car parking issues

20:57 - Car briefly stopped across laneway on western side (laneway on western side, to various properties behind house #50), to drop off two passengers.

21:25 - Car briefly stopped in front of driveway of house #36 (western side).

21:35 - Family of Mum, Dad, and two young children, sitting on the kerb, in front of the house at #50 (western side), partly on the road, eating ice-cream. Blocking the parking bay. (Refer Event risks, 21:35)

21:45 - Car parked in driveway of house #103 (eastern side), blocking footpath. Driver told field staff she'd only be a few minutes (they then told her they were only doing a survey - not issuing fines!).

21:55 - Car partly parked over driveway. In front of #43 (eastern side), back half of vehicle partly over driveway for house #45. Another car was parked in front of #43, and was parked almost taking up both parks. Both still parked there at 22:50.

22:40 - Car partly parked over driveway. In front of house #20 (western side), back half of vehicle partly over driveway of house #20. Another car was parked in front of #20, and was parked almost taking up both parks.

22:45 - Car partly parked over driveway. In front of #32 (western side), back half of vehicle partly over driveway of house #30.

22:50 - Car briefly parked over driveway, house #52 (western side). Picking up pedestrians.

Event risks

All survey - Often areas with heavy congregating (e.g., large family groups (or groups together), ice-cream vans, #55 woodwind band) cause regular footpath blockages, with pedestrians sometimes walking onto the roadway to pass by. But usually pedestrians pass by with caution, and with vehicles travelling slowly. Minor issue.

20:50 - Ice-cream van in front of house #44 (western side), had a queue that extended back to the road, with 3 people standing on the roadway. No near misses or issues with passing vehicles. Vehicles were driving slow too. Assuming the queue naturally formed onto the road by pedestrians, not caused by the ice-cream vendor. Minor issue.

21:35 - Family of Mum, Dad, and two young children, sitting on the kerb, in front of the house at #50 (western side), partly on the road, eating ice-cream. Not a safe place to sit, but also blocking a parking bay. Minor to medium issue.

All survey - Small Gelati wagon was in a parking bay, facing the footpath, in front of house #57. Which meant the two vendors were positioned on the roadway, with their backs to the road. Vehicles slow, and vendors would be aware. Minor issue.

Ninth Avenue, St Peters
OBSERVATIONS

Other comments
All survey - Bunting across the driveway of #23 (eastern side). Possibly had issues with people parking across the driveway.
All survey - Bunting across a park in front of #29 (eastern side), blocking vehicles from parking in that bay (in zone "Winchester St to Stephen Tce"). Unsure why the bunting was there.
All survey - Side streets heavy usage for parking.
All survey - Speed detection trailer in front of house #45 (eastern side). Not in use most of the night. Sighted in use after 23:00, showing speed of vehicles travelling SW-bound.
All survey - Ice-cream van in front of house #44 (western side). Small Gelati wagon in front of house #57 (eastern side).
20:00 - 21:30 - Two small busses driving around with elderly occupants, to view lights.
20:00 - 21:15 - Ice-cream van in front of house #45 (eastern side). Had generator issues, and had to leave early.
20:00 to approx. 22:00 - Eleven piece woodwind band playing in the driveway of #55 (eastern side). People congregating around, making passing on the footpath awkward.
20:00 to approx. 22:00 - House #29 held a sausage sizzle in their driveway, raising money for charity.
Seemed at its busiest around 20:30 - 21:00. A lot of young children / strollers around.
21:00 to 22:00 - a few complaints heard (by families with young children) about mosquitos and mosquito bites.

Ninth Avenue, St Peters
OBSERVATIONS

Friday 20 December 2024	
Weather	Clear. Temp: High teens. Cool breeze.

Traffic Flow
All cars travelled slowly, as per Altus Traffic management signage. No aggression / angst sighted.
20:00 to 20:20 not too busy. 20:20 to 22:00 traffic busy (slow / congested). 22:00 to 22:30 still busy between Werrina Ave and Winchester St; other areas not as busy, but still a lot of slow cars around, with more breaks between groups of cars. 22:30 to 23:00 all areas not as busy, but still a lot of slow cars around, with more breaks between groups of cars
21:00 - Winchester Ave roundabout VERY slow / stopped, due to congestion for NE bound traffic. Queued on Ninth Ave (SW) and Winchester Ave (NW). Ninth Ave queued back to #20 (approx. 120m).
21:00 - Winchester Ave roundabout pedestrian crossings are all 5m back from the intersection, causing pedestrians to cross between vehicles when the roundabout was congested.
21:50 - Local spoke to field staff, said they were vary happy with the traffic management, but felt bad for nearby streets, since a lot of traffic were using / parking in adjacent streets.
22:50 onwards - Altus traffic management started packing on Stephen Terrace, then packed up signage in the back streets.

Pedestrian movements
Houses with more elaborate lights, and the two ice-creams vans constantly had people congregating around them, causing more people to walk on the road to pass busy areas.
Houses with more elaborate lights, people tend to want to take photos of each other / children in front of these houses, from a distance. This then slows / stops foot traffic on the footpath, causing delays.
As per other nights, signs out suggesting pedestrians walk SW-bound on the eastern side, and NE-bound on the western side, but most foot traffic is 50/50 each way. Not sure if signs are not noticed (in low light areas), or if signs are ignored. It was also mentioned to field staff that the signage was only noticeable if you are traversing in the correct direction (signs are only one-sided). So if you start in the wrong direction, you probably wouldn't know you were travelling the wrong direction.
All survey - Pedestrians regularly crossing the road around food vendors (ice-cream / gelati). Pedestrians cautious, vehicles slow, so no issues sighted.
20:00 - 22:00, quite a few families with young children. 21:00 - 23:00 onwards, more youth around.

Visitor behaviour
Seemed a bit "louder" tonight, after 21:00. More youth around, and more loud music coming from vehicles, but no rude behaviour sighted.

Car parking issues
20:10 - Car partly parked over driveway. In front of #46 (western side), back half of vehicle partly over driveway for house #46.
20:40 - Car partly parked over driveway. In front of #68 (western side), back half of vehicle partly over driveway for house #68.
20:45 to 22:55 (probably prior and later) - Car partly parked over driveway. In front of #95 (eastern side), back half of vehicle partly over driveway for house #95.
20:55 - Car parked over driveway. In front of driveway for house #51 (eastern side), blocking driveway.
21:00 - Car partly parked over driveway. In front of #39 (eastern side), back half of vehicle partly over driveway for house #39.
21:00 - Car partly parked over driveway. In front of garage, behind #41 Winchester St (on the eastern side of Ninth Ave), back half of vehicle partly over driveway to the garage.
21:10 - Car possibly parked over driveway. Garage behind #44 Winchester St (on the western side of Ninth Ave), has a driveway that doesn't align with the garage, and could be mistaken for a park. Driver in the car waiting.
21:15 - Car parked over driveway. In front of #40 (western side), which is currently under construction (no-one living there, parking causes no issues). Still there at 22:45.
21:25 - Car parked in front of #50 (western side). Parking bay is very small. Long ute parked in bay, back half of tray partly blocking laneway access to properties behind #48 and #50.
21:45 - Car parked over driveway. In front of house #35 (eastern side), blocking driveway.
21:45 - Car parked over driveway. In front of house #29 (eastern side), blocking driveway.
21:55 - Car parked over driveway. In front of house #28 (western side), blocking driveway.
21:55 - Car partly parked over driveway. In front of #46 (western side), back half of vehicle partly over driveway for house #46.
22:00 - Car partly parked over driveway. In front of #95 (eastern side), back half of vehicle partly over driveway for house #95.
22:00 - Car partly parked over driveway. In front of #93 (eastern side), back half of vehicle partly over driveway for house #93.
22:40 - Car partly parked over driveway. In front of #20 (western side), back half of vehicle partly over driveway for house #20.

22:45 - Car possibly parked over driveway. Garage behind #44 Winchester St (on the western side of Ninth Ave), has a driveway that doesn't align with the garage, and could be mistaken for a park. Vehicle possibly blocking garage access.
Event risks
All survey - Often areas with heavy congregating (e.g., large family groups (or groups together), ice-cream vans, #55 woodwind band) cause regular footpath blockages, with pedestrians sometimes walking onto the roadway to pass by. But usually pedestrians pass by with caution, and with vehicles travelling slowly. Minor issue.
All survey - Some houses with elaborate lights and heavy congregating, some people end up standing on the road (in parking bays) to view these houses. Some parking bays weren't used, since there was often a lot of pedestrians congregating. Minor issue for parking. Minor to medium issue for pedestrians standing on the road.
20:10 - Elderly on gopher, using roadway (SW bound), due to congestion on footpath. Traffic not too busy yet, and gopher was fairly noticeable to vehicles. Minor issue.
22:35 - With regular congestion around house #45 (elaborate lights and an ice-cream van), an elderly person in wheelchair, being pushed by adult, couldn't get through on the congested footpath, so went onto the roadway to pass the house and ice-cream van while the road was also congested with slow moving vehicles. Minor to medium issue (since elderly couldn't clear out of the way in an emergency).
Other comments
All survey - Bunting across the driveway of #23 (eastern side). Possibly had issues with people parking across the driveway.
All survey - Bunting across a park in front of #29 (eastern side), blocking vehicles from parking in that bay (in zone "Winchester St to Stephen Tce"). Car was parked in front of bunting at 20:30 survey and 21:30 (not at 22:30). Unsure why the bunting was
All survey - Side streets heavy usage for parking.
All survey - Speed detection trailer in front of house #45 (eastern side). Not in use most of the night. Sighted in use after 23:00, showing speed of vehicles travelling SW-bound.
All survey - Ice-cream van in front of house #44 (western side). Ice-cream van in front of house #45 (eastern side). Small Gelati wagon in driveway of house #55 (eastern side). T-bollard in a parking bay in front of house #57, preventing vehicles from parking, assumed to have a connection with the Gelati wagon.
20:00 - 21:30 - Three small busses driving around with elderly occupants, to view lights.
20:00 to approx. 22:00 - House #29 held a sausage sizzle in their driveway, raising money for charity.
20:00 to approx. 22:15 - Twenty-one piece woodwind band playing in the driveway of #55 (eastern side). People regularly congregating around (even when the woodwind band are having a break!), making passing on the footpath awkward.
20:55 - Car sighted exiting Werrina Ave, stopped to let pedestrians cross first. Assume this is a fairly regular occurrence.
21:15 - Group of ten people chatting and congregating in front of #33, on the road.
21:15 to 22:30 - Two youth sitting in the tray of a ute with the back gate down, drove back and forth on Ninth Ave multiple times. On later trips, had loud Christmas music playing ("Last Christmas" by Wham)
21:30 - 23:00 Quite a few cars were driving on Ninth Ave with very loud Christmas music playing. 11 vehicles counted, but some of these were probably the same vehicle driving up and down Ninth Ave (one car seemed to have "All I Want For Christmas" by Mariah Carey on repeat).
All survey - quite a few youth dressed up in various costumes. 21:30 - Five youth dressed as "The Grinch" walking around Ninth St. 22:15 - a young child on Wirrina Ave was upset, the mum re-assuring it was only some kids dressed up as "The Grinch", it wasn't the real "Grinch"!
21:55 - Three youths dressed as Santa, stood in the back of a ute, yelling out "Merry Christmas", and similar. Drove up and down three times.
22:30 - Two horses, with two riders, and a person walking between them, travelled NE bound on Ninth Ave. Very slow, long queue following. 22:50 - Two horses, with two riders and a person now in front (taking photos) now SW bound. Two guys following, walking on the road behind. Second time sighted near Battams Rd (quiet end), no cars queued behind.

Ninth Avenue, St Peters
OBSERVATIONS

Saturday 21 December 2024	
Weather	Temp: Mid teens

Traffic Flow

Generally very slow moving and consistently heavy. 20:45 Traffic at a standstill in both directions at times, but no angst sighted. Traffic seemed much slower than previous nights.

23:05 - Altus traffic management packing up signage in the area.

Pedestrian movements

From 20:15 - Winchester St roundabout, pedestrians regularly stopping traffic, due to congestion.

All survey - in front of large display areas and food vendors, several people walking on the roadside, past parked vehicles to get around. As the night went on, this was happening over a larger part of Ninth Ave.

Tonight, as the crowds got busier, it seemed (at times) like more people seemed to be travelling in the correct directions, as per signage (NE bound on the western side, and SW bound on the eastern side). Other nights this didn't seem to occur.

Visitor behaviour

No issues sighted. The evening was very busy, but most people are cheerful, no rudeness sighted.

Car parking issues

20:00 - Motorbike parked at a 90 degree angle, next to a stobie pole, between two driveways (within a 40cm bay!). Between the houses of #50 and #52. Very close to both driveways.

20:10 - Car parked over driveway. In front of house #30 (western side), blocking driveway.

20:30 - Car partly parked over driveway. In front of #38 (western side), back half of vehicle partly over driveway for house #38.

20:35 - Car parked over driveway. In front of house #52A (western side), blocking driveway. Still there at 21:50.

20:40 - Car partly parked over driveway. In front of #64 (western side), back half of vehicle partly over driveway for house #64.

20:50 - Car partly parked over driveway. In front of #85 (eastern side), back half of vehicle partly over driveway for house #83.

21:35 - Car partly parked over driveway. In front of garage, behind #41 Winchester St (on the eastern side of Ninth Ave), back half of vehicle partly over driveway to the garage.

22:00 - Car parked over driveway. In front of house #80 (western side), blocking driveway.

Event risks

Similar to other nights, issues with congestion around popular areas, and pedestrians then walking along the roadway. Quite a few prams on the roadway too tonight.

Other comments

All survey - Ice-cream van parked out the front of house #42. Ice-cream van parked out the front of house #45. Gelati wagon parked out the front of house #57.

All survey - Bunting across the driveway of #23 (eastern side).

All survey - Bunting across a park in front of #29 (eastern side), blocking vehicles from parking in that bay

20:00 - Resident complained that a bin on the western side (near an ice-cream van) needed to be emptied more often.

20:00 to approx. 22:00 - House #29 held a sausage sizzle in their driveway, raising money for charity.

Ninth Avenue, St Peters
OBSERVATIONS

Sunday 22 December 2024	
Weather	Clear. Temp: High teens. Slight breeze.

Traffic Flow

Most cars travelled slowly, as per Altus Traffic management signage, and due to heavy congestion.

20:00 to 20:20 slow, but not too busy. 20:20 to 22:40 traffic very busy (slow / heavily congested). 22:40 to 23:00 still busy between Werrina Ave and Winchester St; other areas not as busy, but still a lot of slow cars around, with more breaks between groups of cars. 23:00 all areas not as busy, traffic (and pedestrians) dropped off very quickly.

22:43 - Large black ute heavily accelerated from Winchester roundabout, SW bound. Unsure if it was out of frustration, or showing off.

21:40 - Queue of vehicles trying to turn from Stephens Tce into Ninth Ave went beyond the bend near Tennyson bridge (at least 20 vehicles). 22:00 - Queue of vehicles trying to turn from Battams Rd into Ninth Ave was at 15 vehicles (assumed it would have been longer earlier). Traffic was pretty much at a standstill at both ends of Ninth Ave.

23:05 onwards - Altus traffic management packing up signage in the back streets.

Pedestrian movements

Houses with more elaborate lights, gelati, pizza trailer, and the two ice-creams vans constantly had large numbers of people congregating around them, tonight causing heavy pedestrian usage (and a lot of prams) on the roadway.

20:20 - 22:40 Constant queues of traffic at intersections, meant that pedestrians just about always crossed in front of vehicles. Vehicles usually left a gap for pedestrians to cross.

20:20 - 22:40 Constant queues of traffic at intersections. Werrina Ave / Koolaman St seemed to be a popular place to wait and meet others, the crowding causing people to regularly walk on the road (Ninth Ave) to get past quicker (around intersection garden beds). 21:15 eastern corner of intersection full (in front of house #65), group of six waiting on the road to meet others (no one wanted to turn into Werrina Ave in this time though)..

Houses with more elaborate lights, people tend to want to take photos of each other / children in front of these houses, from a distance. With heavy volume of pedestrians, there were much longer times of waiting for pathways to clear to take photos. This then slows / stops foot traffic on the footpath, causing lengthy delays tonight.

Signs out suggesting pedestrians walk SW-bound on the eastern side, and NE-bound on the western side, but most foot traffic seemed 50/50 each way.

All survey - A lot more pedestrians regularly crossing the road in general, for food vendors and at elaborate houses. Traffic was very slow / regularly stopped tonight, creating more chances to cross.

Local spoke to field staff, mentioned that pedestrians are ruining the lawns / gardens on the verge with all the foot traffic. He also acknowledged that they brought it on themselves!

Visitor behaviour

Even though it was very busy, most behaviour was orderly. Not as many youth around, so a bit quieter. Seemed to quieten down all of a sudden around 23:00.

21:02 - group of teenage girls, one ran through Lambert St roundabout (SW bound) amongst vehicles, to make her friends laugh. Traffic was at a standstill.

21:20 - Car SW bound had a young child sitting on the passenger side window sill as it travelled, seemed he could have easily fallen out. But all cars were travelling slow, and it was assumed someone was holding onto him.

Car parking issues

20:00 - 23:00 - Local mentioned she always parked one car over an area you could fit two vehicles, to prevent people parking too close to her driveway. Tonight the vehicle was parked back a bit, but had bins out to prevent someone parking in front of her

20:35 - Car parked over driveway. In front of house #31 (eastern side), blocking driveway. Still there at 21:30.

20:40 - Car possibly partly parked over driveway. Garage behind #44 Winchester St (on the western side of Ninth Ave), has a driveway that doesn't align with the garage, and could be mistaken for a park.

20:50 - Car parked over driveway. In front of #40 (western side), which is currently under construction (no-one living there, parking causes no issues). Still there at 21:45.

21:40 - Car illegally parked on a yellow line. Eastern side of Ninth Ave, just SW of Winchester St, next to #42 Winchester St. Still there at 22:40

21:45 - Car parked over driveway. In front of house #62 (western side), blocking driveway.

21:45 - Car partly parked over driveway. In front of #68 (western side), back half of vehicle partly over driveway for house #68.

21:50 - Car partly parked over driveway. In front of garage for #73 Lambert Road (on the western side of Ninth Ave), back half of vehicle partly over driveway to the garage.

21:55 - Car parked on the western side of Ninth Ave, just past Lambert Road. Close to the roundabout, making it tricky for larger vehicles to pass.

Ninth Avenue, St Peters
OBSERVATIONS

Event risks
All survey - Areas with heavy congregating (e.g., elaborate lighted houses, ice-cream vans, #55 woodwind band) cause regular footpath blockages, with pedestrians regularly walking onto the roadway to pass by, usually passing parked cars, to the left of moving vehicles. Crowds around popular areas would also often end up on the roadway, with people watching from parking bays and driveway accesses. Assumed pedestrians were cautious, and cars were very slow tonight. Minor issue for pedestrians. Minor issue for parking.
All survey - Areas with heavy congregating cause regular footpath blockages, with pedestrians regularly walking onto the roadway to pass by. This also included a lot of prams. Minor to medium issue for prams, as they can't get out of the way in an

Other comments
All survey - Tonight is bin night. During the 20:30 survey, there were bins blocking nine parking bays in various areas. During the 21:30 survey, two sets of bins from 20:30 had now been shifted onto the verge to allow cars to park, but more bins were put out, now blocking ten parking bays. During the 22:30 survey, there were still the same bins blocking ten parking bays.
All survey - Bunting across the driveway of #23 (eastern side).
All survey - Side streets heavy usage for parking.
All survey - Speed detection trailer in front of house #45 (eastern side). Not in use most of the night. Sighted in use after 23:00, showing speed of vehicles travelling SW-bound.
All survey - Mobile pizza oven / coffee in front of house # 41 (eastern side). Ice-cream van in front of house #44 (western side). Ice-cream van in front of house #45 (eastern side). Small Gelati wagon in front of house #57 (eastern side).
20:00 to approx. 22:30 - Children selling Christmas gifts on the driveway of house #46 (western side)
20:00 to 22:00 - Fourteen piece woodwind band playing in the driveway of #55 (eastern side). People regularly congregating around (even when the woodwind band are having a break!), making passing on the footpath awkward.
20:00 to approx. 22:00 - Guitarist and singer in driveway of house #49. This house also has an elaborate light display, and pedestrian entranceway that people regularly stand in to take photos. People regularly congregating around, making passing on the footpath awkward.
20:00 to approx. 22:00 - House #29 held a sausage sizzle in their driveway, raising money for charity.
21:30 - 22:30 A few cars were driving on Ninth Ave with very loud Christmas music playing. 6 vehicles counted, but some of these were possibly the same vehicle driving up and down Ninth Ave.
22:15 - staff observed traffic on Stephen Terrace was queued beyond the River Torrens bridge.

Ninth Avenue, St Peters
OBSERVATIONS

Monday 23 December 2024	
Weather	Clear. Temp: High teens. Slight breeze.
Traffic Flow	
Most cars travelled slowly, as per Altus Traffic management signage, and due to heavy congestion.	
21:10 - Werrina Avenue traffic very congested and cars heading towards Ninth Avenue were undertaking u-turns, presumably to park elsewhere and not drive along Ninth Avenue.	
21:30 - Extended queues in all directions at the Ninth Ave / Winchester St roundabout.	
Pedestrian movements	
Generally orderly and 80% moving in the direction of the posted signage.	
21:30 - starting to have a few pedestrians walking on the road / overflowing onto the road in front of the more substantial displays.	
Visitor behaviour	
No anti-social behaviour observed.	
Car parking issues	
20:40 - car observed parked over the driveway of #38 - fully blocking	
20:48 - car observed parked over the driveway of #63 - fully blocking	
21:30 - car observed parked over the driveway of #64 - partially blocking	
21:30 - car observed parked over the driveway of #68 - partially blocking	
Event risks	
For much of the evening, between Werrina Avenue and Winchester Street people were walking on the roadside of parked vehicles, including adults with prams, people with dogs and people in wheelchairs. This caused some vehicles to have to stop and wait for the roadway to clear before proceeding.	
Bollards in front of #43 on the roadside of parked vehicles to promote a safe passage for pedestrians but many still walked outside of these.	
Other comments	
Coffee van parked in the driveway of #53 and ice-cream van outside #57 taking up both available parks.	
Bollards in front of #55 taking up both parks.	
20:00 - some additional pedestrian congestion caused by children drawing on chalk on the footpath near the corner of Ninth Avenue and Werrina Avenue.	
22:15 - staff observed traffic on Stephen Terrace was queued beyond the River Torrens bridge.	

Ninth Avenue, St Peters
OBSERVATIONS

Tuesday 24 December 2024	
Weather	Up to 28 degrees, clear sky and a very slight breeze

Traffic Flow

Most cars travelled slowly, as per Altus Traffic management signage, and due to heavy congestion.

21:05 - Extensive queue on Battams Road for westbound traffic

All survey - extended queues and very slow moving traffic at all locations

Pedestrian movements

By far the busiest night - counting pedestrian numbers was very difficult and in the most congested sections near impossible.

Staff found it very slow trying to move along the footpaths.

21:30 - the middle section where food vans were and more significant displays had pedestrians stopped viewing / queuing for food on the roadway 3-6 deep. Footpaths were impossible to transverse.

Visitor behaviour

20:45 - Group of youth cyclists yelling - but not offensive language - riding all over the roadway in between traffic

Car parking issues

21:15 - Car outside #94 parked facing the wrong direction

Event risks

21:15 - Pedestrians crossing (or trying to) at the Battams Road junction. Battams Road vehicles stopped but those exiting from Ninth Avenue seemed to almost refuse to stop.... Appeared keen to leave the area.

23:07 - staff observed traffic management had packed up and left. Still significant volumes of pedestrians wishing to cross Stephen Terrace. Perhaps traffic management should have stayed longer!

For most of the evening, the overflow of pedestrians meant vehicles were often travelling over the centre line to pass without incident.

Other comments

Two ice-creams vans back on the road along with the previously seen pizza oven. Sausage sizzle in driveway of home on southern side.

21:40 - Ute with people sitting in the tray driving along slowly throwing out lollies to children as they passed.

22:05 - traffic at a standstill on Ninth Avenue and a queue along Battams Avenue was about halfway to Payneham Rd (approx.. 500m)

22:22 - Ninth Avenue at a standstill for traffic in both directions from Lambert Road to Stephen Terrace.

23:00 - Vehicles wished to head southbound along Ninth Avenue were queued approx. 17 vehicles into Battams Road.

Extreme congestion from traffic and pedestrians made moving along Ninth Avenue very difficult. Possibly 2-3 times as many pedestrians than on any other night surveyed.

Ninth Avenue, St Peters
OBSERVATIONS

Friday 27 December 2024	
Weather	Cool evening - approx. 16-18 degrees

Traffic Flow

20:30 - Reduced speed signage on side roads being removed. Back to 50km/h default limit.

Ninth Avenue still 25 km/h speed limit

Traffic flowing well under near "normal conditions"

Pedestrian movements

All pedestrians observed on the footpaths.

Visitor behaviour

Numbers well down and no issues observed.

Car parking issues

20:40 - car observed parked over the driveway of #28 - fully blocking

20:44 - car observed parked over the driveway of #42 - also bins placed in parks outside this house.

22:20 - car observed parked over the driveway of #83 - partially blocking

Event risks

None observed.

Other comments

No food vans.

Appendix D

Summary of 7-Day Traffic Data

City of Norwood Payneham and St Peters

Ninth Avenue Chrismas Lights - December 2024
Summary of MetroCount Data
Ninth Avenue (SW) - Between Stephen Terrace and Winchester Street

HDS Australia Pty Ltd

VOLUMES - 24 HOUR	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northeast Bound	715	871	895	865	1083	1272	1057	1010	963	1013	1110	1074	1182	835	873	946	1017	1006	1151	940	990	1073	911	986	726	765	769	620
Southwest Bound	716	870	897	825	1087	1194	992	918	996	1041	1051	1131	1222	876	950	1083	1170	1155	1299	1209	1218	1249	1260	1188	895	822	772	625
Two Way	1431	1741	1792	1690	2170	2466	2049	1928	1959	2054	2161	2205	2404	1711	1823	2029	2187	2161	2450	2149	2208	2322	2171	2174	1621	1587	1541	1245

VOLUMES - 19:00 - 24:00 TOTALS	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northeast Bound	171	317	349	318	563	739	582	466	432	493	559	590	707	460	421	409	491	489	594	457	506	511	422	580	408	383	470	331
Southwest Bound	140	237	273	238	457	583	477	342	369	392	463	561	678	447	433	498	545	526	683	680	700	671	698	732	498	359	396	273
Two Way	311	554	622	556	1020	1322	1059	808	801	885	1022	1151	1385	907	854	907	1036	1015	1277	1137	1206	1182	1120	1312	906	742	866	604

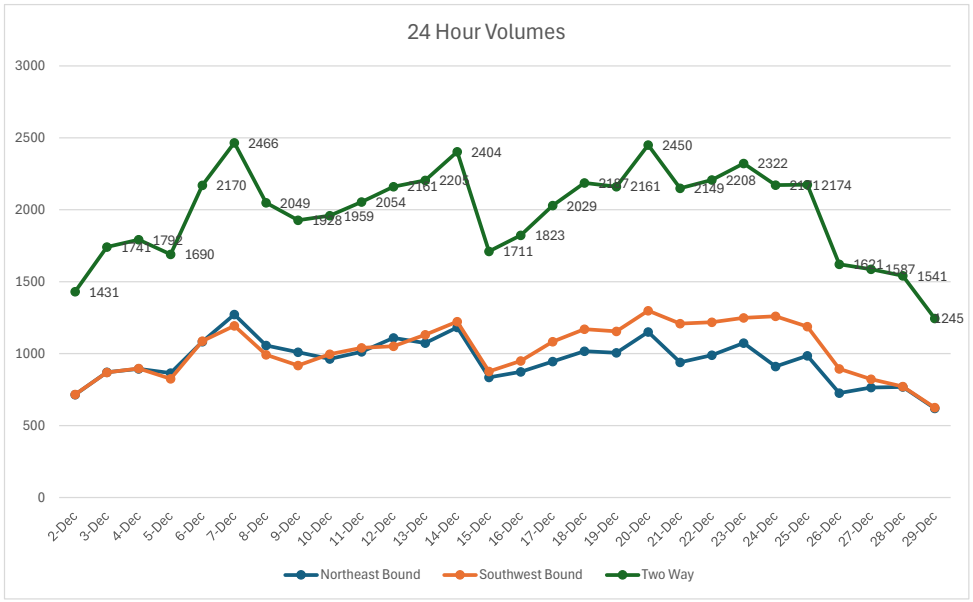
VOLUMES - 19:00 - 24:00 BY HOUR	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northeast Bound																												
19:00 - 20:00	39	50	52	47	67	69	67	49	41	68	61	69	76	42	49	34	39	42	45	52	101	54	57	28	27	22	29	19
20:00 - 21:00	57	92	123	100	136	212	213	148	120	140	160	105	173	144	138	108	121	120	144	166	165	194	148	165	92	62	114	85
21:00 - 22:00	47	119	100	109	202	251	209	175	176	188	199	188	158	146	142	143	157	146	139	38	54	45	31	128	154	167	199	127
22:00 - 23:00	22	39	56	53	101	148	71	73	76	73	107	151	167	99	61	93	127	133	154	82	96	71	49	92	102	84	96	74
23:00 - 24:00	6	17	18	9	57	59	22	21	19	24	32	77	133	29	31	31	47	48	112	119	90	147	137	167	33	48	32	26
TOTAL 19:00 - 24:00	171	317	349	318	563	739	582	466	432	493	559	590	707	460	421	409	491	489	594	457	506	511	422	580	408	383	470	331
Southwest Bound																												
19:00 - 20:00	27	29	30	38	40	35	39	22	28	25	40	40	51	34	31	35	15	38	38	38	50	42	34	14	25	16	27	18
20:00 - 21:00	47	60	62	69	86	122	110	64	66	81	81	73	126	92	82	105	92	77	104	99	158	106	126	91	81	69	74	47
21:00 - 22:00	44	96	100	83	180	193	204	146	169	177	182	205	206	156	177	174	194	198	224	186	179	187	160	209	209	129	157	107
22:00 - 23:00	17	34	60	38	115	178	103	85	93	86	115	147	180	130	114	139	161	138	170	200	187	179	189	206	135	102	105	84
23:00 - 24:00	5	18	21	10	36	55	21	25	13	23	45	96	115	35	29	45	83	75	147	157	126	157	189	212	48	43	33	17
TOTAL 19:00 - 24:00	140	237	273	238	457	583	477	342	369	392	463	561	678	447	433	498	545	526	683	680	700	671	698	732	498	359	396	273
Two Way																												
19:00 - 20:00	66	79	82	85	107	104	106	71	69	93	101	109	127	76	80	69	54	80	83	90	151	96	91	42	52	38	56	37
20:00 - 21:00	104	152	185	169	222	334	323	212	186	221	241	178	299	236	220	213	213	197	248	265	323	300	274	256	173	131	188	132
21:00 - 22:00	91	215	200	192	382	444	413	321	345	365	381	393	364	302	319	317	351	344	363	224	233	232	191	337	363	296	356	234
22:00 - 23:00	39	73	116	91	216	326	174	158	169	159	222	298	347	229	175	232	288	271	324	282	283	250	238	298	237	186	201	158
23:00 - 24:00	11	35	39	19	93	114	43	46	32	47	77	173	248	64	60	76	130	123	259	276	216	304	326	379	81	91	65	43
TOTAL 19:00 - 24:00	311	554	622	556	1020	1322	1059	808	801	885	1022	1151	1385	907	854	907	1036	1015	1277	1137	1206	1182	1120	1312	906	742	866	604

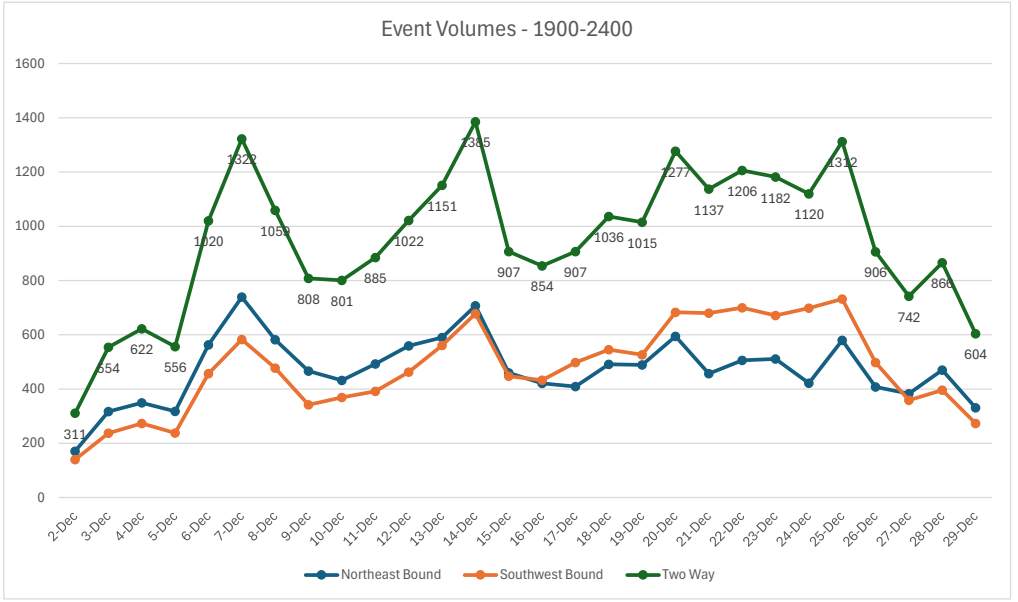
SPEED 85%ile 19:00 - 24:00	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northeast Bound																												
19:00 - 20:00	44.2	45.5	45.5	44.3	42.7	33.5	36.5	41.8	42.5	40.5	41.8	34.2	29.5	29.4	33.3	35.8	34.3	28.4	26.8	32.2	22.8	30.9	25.5	33.8	21.9	37.5	39.3	40.2
20:00 - 21:00	35.7	33.7	32.5	34.3	25.6	18.6	20.3	24.7	22.5	24.5	24.5	19.1	16.1	17.7	17.9	17.7	18.9	16.7	16.5	17.4	15.7	15.5	16.3	18.7	20.2	21.7	24.5	29.0
21:00 - 22:00	35.7	26.2	28.2	27.6	20.7	17.2	20.7	21.6	22.5	20.8	19.4	16.5	14.7	16.9	15.5	16.3	13.5	15.4	14.2	14.3	19.4	13.9	16.7	13.6	16.1	18.0	19.9	20.5
22:00 - 23:00	34.7	36.6	32.6	32.1	25.3	23.5	34.4	34.1	30.5	31.1	26.0	20.4	18.4	21.8	21.7	20.7	19.8	19.1	15.9	14.5	15.9	16.4	14.9	14.5	17.7	20.4	22.6	31.5
23:00 - 24:00	44.2	43.9	38.5	38.7	33.5	33.3	41.7	42.7	40.2	42.8	27.6	27.4	28.1	34.5	36.5	34.5	35.0	22.8	24.2	22.2	24.5	21.7	18.7	18.9	32.1	34.8	33.4	40.1
Southwest Bound																												
19:00 - 20:00	45.5	45.0	46.5	46.5	46.0	43.5	41.5	44.7	46.8	42.3	48.0	39.5	32.5	34.9	38.8	32.5	31.5	36.3	32.6	29.3	24.5	31.3	28.9	27.9	36.3	37.6	46.0	47.6
20:00 - 21:00	32.0	38.8	38.7	34.7	32.1	23.7	28.5	31.4	32.1	29.5	30.7	24.5	17.4	20.8	21.7	19.5	17.2	18.5	16.7	20.2	16.2	16.6	16.1	23.3	22.5	19.7	28.5	37.5
21:00 - 22:00	34.4	32.5	34.0	35.3	25.7	19.9	23.4	29.3	26.5	26.5	22.6	17.2	13.8	18.9	21.5	14.9	13.8	13.3	12.4	12.9	11.7	12.0	12.0	13.6	15.8	18.7	24.7	27.8
22:00 - 23:00	37.8	41.5	39.7	41.5	35.9	31.3	38.1	35.3	31.8	37.3	33.8	25.7	21.0	29.5	27.9	24.6	25.4	21.9	14.5	13.2	18.4	13.2	11.7	14.4	23.4	26.6	28.4	37.6
23:00 - 24:00	39.5	46.5	33.9	42.5	42.3	38.5	45.9	45.5	39.1	42.6	41.5	33.5	35.3	37.5	38.3	39.3	43.3	33.5	30.8	27.3	27.1	24.5	20.7	25.3	30.8	33.6	38.1	40.4
Two Way																												
19:00 - 20:00	45.5	46.3	45.7	45.7	43.8	38.9	38.5	42.4	44.7	42.5	45.8	34.7	31.2	32.6	38.2	34.7	33.9	34.0	30.6	31.0	23.4	31.5	28.4	32.7	31.3	37.8	44.8	46.5
20:00 - 21:00	35.5	36.2	35.3	34.7	28.8	21.1	22.8	27.5	26.7	27.2	26.5	21.3	17.1	18.8	19.5	18.8	18.9	17.5	16.6	18.3	15.9	15.9	16.6	19.7	21.8	21.5	25.5	33.6
21:00 - 22:00	35.8	30.4	31.5	30.8	23.7	18.5	22.8	26.3	24.3	23.9	20.5	17.0	14.2	18.3	18.3	15.5	13.7	14.5	13.5	13.1	12.7	13.6	13.8	13.7	15.6	18.6	21.8	25.1
22:00 - 23:00	36.6	41.3	37.3	38.4	33.8	27.9	35.9	35.2	31.6	33.2	30.6	23.0	19.4	26.7	26.4	22.2	23.7	21.3	15.8	13.7	17.3	14.3	14.3	14.4	21.6	24.8	25.9	35.3
23:00 - 24:00	44.5	45.8	35.2	40.2	40.1	34.6	44.5	44.1	40.5	43.0	37.5	31.1	33.5	36.5	38.0	37.7	40.5	29.8	29.2	24.7	26.6	23.7	20.1	22.7	32.3	34.4	37.3	40.6

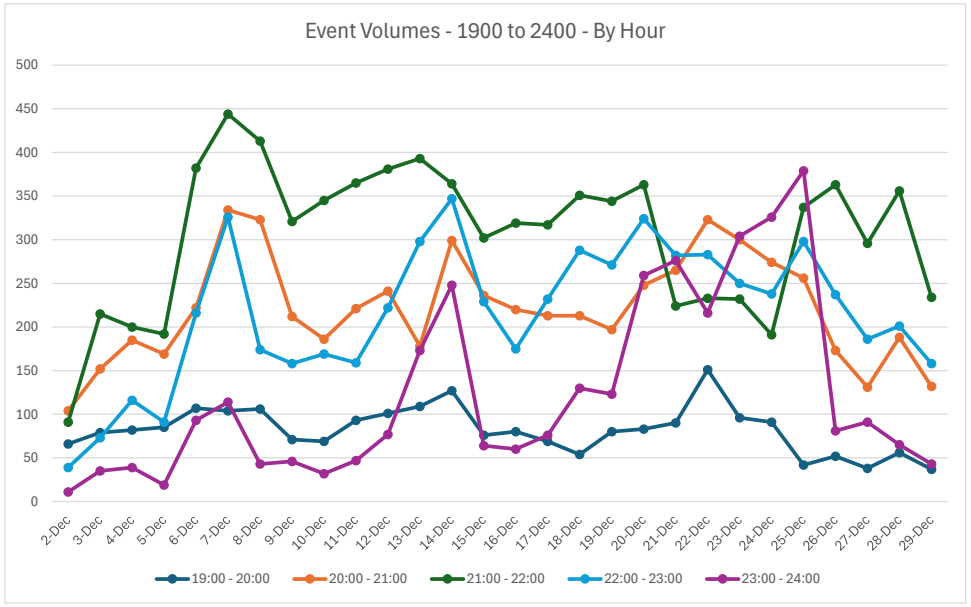
City of Norwood Payneham and St Peters

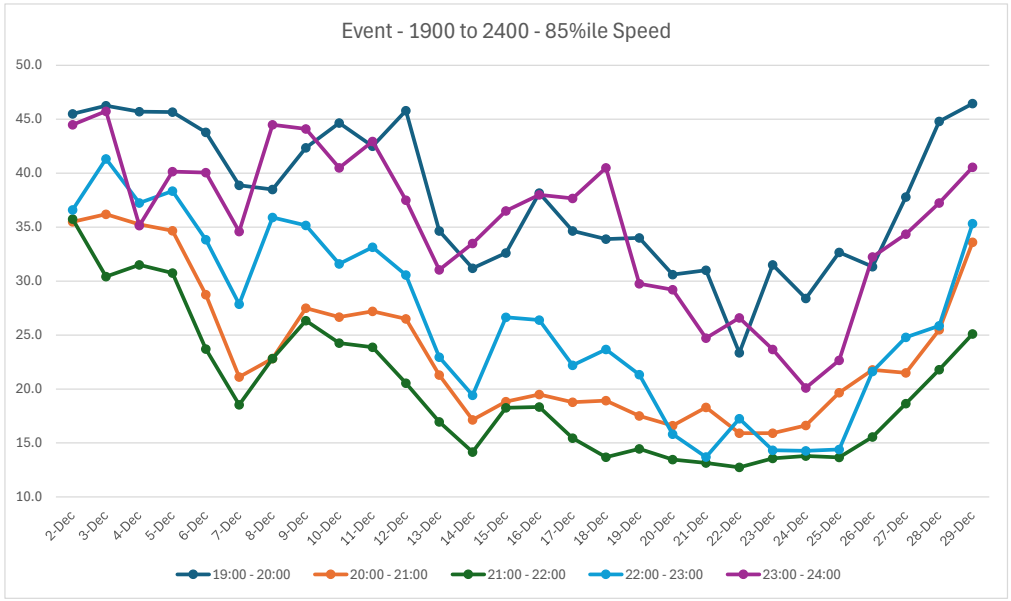
Ninth Avenue Chrismas Lights - December 2024
Summary of MetroCount Data
Ninth Avenue (SW) - Between Stephen Terrace and Winchester Street

HDS Australia Pty Ltd









City of Norwood Payneham and St Peters

Ninth Avenue Chrismas Lights - December 2024
Summary of MetroCount Data
Ninth Avenue (NE) - Between Werrina Avenue and Lambert Road

HDS Australia Pty Ltd

VOLUMES - 24 HOUR	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northeast Bound	633	794	813	732	1037	1175	977	907	860	892	994	1134	1353	975	945	1052	1134	1124	1356	1252	1253	1214	1186	1294	936	815	727	603
Southwest Bound	627	826	747	716	964	1077	898	824	848	873	939	1096	1253	906	931	1039	1124	1156	1272	1211	1161	1219	1189	1271	891	758	687	571
Two Way	1260	1620	1560	1448	2001	2252	1875	1731	1708	1765	1933	2230	2606	1881	1876	2091	2258	2280	2628	2463	2414	2433	2375	2565	1827	1573	1414	1174

VOLUMES - 19:00 - 24:00 TOTALS	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northeast Bound	180	339	352	317	583	743	593	451	439	483	547	730	971	656	558	615	710	690	882	827	843	797	777	891	626	497	468	342
Southwest Bound	144	273	260	239	440	558	464	348	356	384	452	616	781	556	476	536	619	619	730	729	719	736	708	869	548	375	372	270
Two Way	324	612	612	556	1023	1301	1057	799	795	867	999	1346	1752	1212	1034	1151	1329	1309	1612	1556	1562	1533	1485	1760	1174	872	840	612

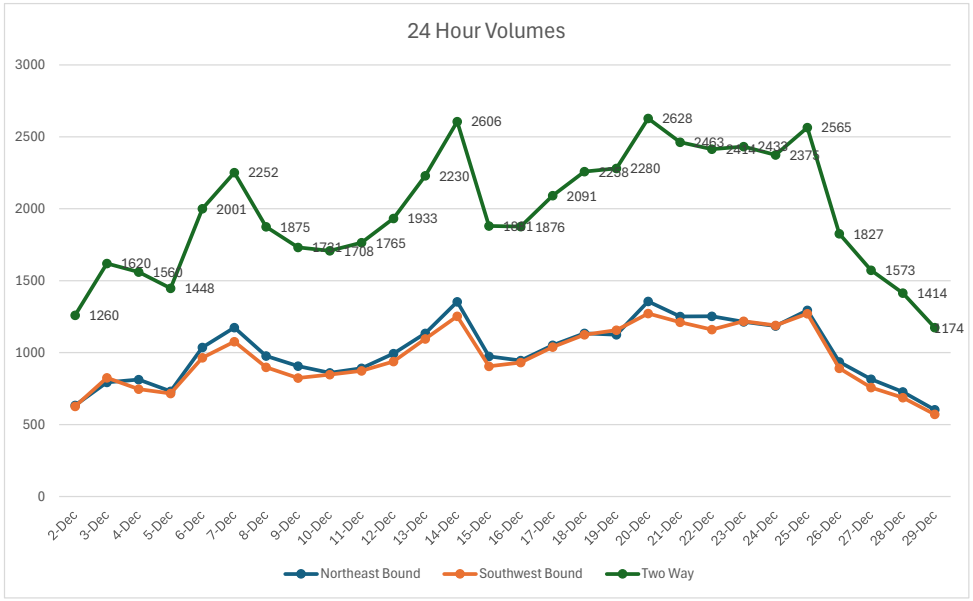
VOLUMES - 19:00 - 24:00 BY HOUR	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northeast Bound																												
19:00 - 20:00	36	47	40	31	55	56	66	35	35	41	40	37	64	36	50	43	31	51	31	55	102	58	47	28	38	37	23	22
20:00 - 21:00	63	87	121	105	109	136	165	113	89	106	104	147	197	160	154	147	137	131	178	199	218	184	176	138	109	78	92	71
21:00 - 22:00	54	139	121	107	234	288	236	195	187	209	237	243	288	247	207	235	267	245	245	189	160	165	150	220	274	215	197	132
22:00 - 23:00	23	50	51	59	132	181	103	84	101	104	127	199	254	162	111	141	199	202	280	209	246	203	173	263	165	116	119	95
23:00 - 24:00	4	16	19	15	53	82	23	24	27	23	39	104	168	51	36	49	76	61	148	175	117	187	231	242	40	51	37	22
TOTAL 19:00 - 24:00	180	339	352	317	583	743	593	451	439	483	547	730	971	656	558	615	710	690	882	827	843	797	777	891	626	497	468	342
Southwest Bound																												
19:00 - 20:00	26	35	30	33	48	41	49	33	29	37	45	53	67	60	51	39	36	60	49	65	94	65	72	25	40	31	21	13
20:00 - 21:00	44	71	78	68	100	128	139	100	91	96	99	137	182	145	132	119	125	125	150	169	214	181	174	134	115	83	84	59
21:00 - 22:00	50	113	95	90	169	200	181	138	147	160	183	205	247	218	184	227	249	230	228	193	164	168	117	287	243	150	158	116
22:00 - 23:00	20	41	45	38	91	140	78	64	78	70	97	141	186	114	90	120	166	156	196	188	159	167	157	234	112	81	80	71
23:00 - 24:00	4	13	12	10	32	49	17	13	11	21	28	80	99	19	19	31	43	48	107	114	88	155	188	189	38	30	29	11
TOTAL 19:00 - 24:00	144	273	260	239	440	558	464	348	356	384	452	616	781	556	476	536	619	619	730	729	719	736	708	869	548	375	372	270
Two Way																												
19:00 - 20:00	62	82	70	64	103	97	115	68	64	78	85	90	131	96	101	82	67	111	80	120	196	123	119	53	78	68	44	35
20:00 - 21:00	107	158	199	173	209	264	304	213	180	202	203	284	379	305	286	266	262	256	328	368	432	365	350	272	224	161	176	130
21:00 - 22:00	104	252	216	197	403	488	417	333	334	369	420	448	535	465	391	462	516	475	473	382	324	333	267	507	517	365	355	248
22:00 - 23:00	43	91	96	97	223	321	181	148	179	174	224	340	440	276	201	261	365	358	476	397	405	370	330	497	277	197	199	166
23:00 - 24:00	8	29	31	25	85	131	40	37	38	44	67	184	267	70	55	80	119	109	255	289	205	342	419	431	78	81	66	33
TOTAL 19:00 - 24:00	324	612	612	556	1023	1301	1057	799	795	867	999	1346	1752	1212	1034	1151	1329	1309	1612	1556	1562	1533	1485	1760	1174	872	840	612

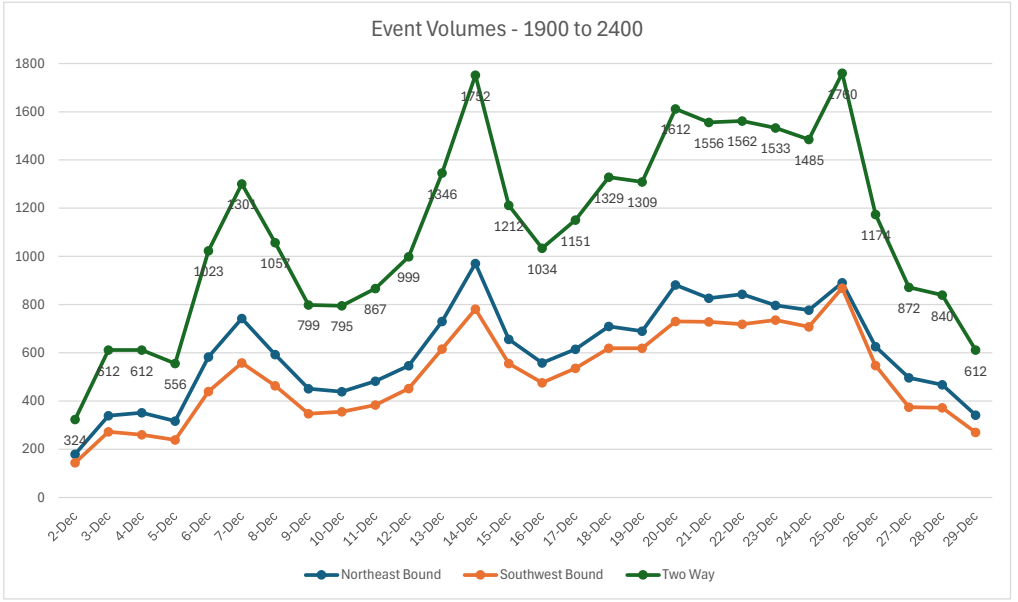
SPEED 85%ile 19:00 - 24:00	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northeast Bound																												
19:00 - 20:00	45.6	47.0	47.0	49.5	45.5	39.6	41.6	45.3	42.5	42.8	44.7	39.9	31.4	38.2	38.5	35.1	39.5	38.7	39.4	28.3	23.7	37.3	27.5	40.8	33.3	41.8	44.1	46.7
20:00 - 21:00	35.6	36.0	35.2	38.3	29.7	23.8	24.2	30.1	29.7	31.5	29.2	23.1	18.2	24.2	22.7	22.3	23.3	22.4	20.8	17.4	18.8	18.7	19.6	23.3	30.7	27.3	31.8	32.5
21:00 - 22:00	37.7	30.2	33.5	30.7	24.9	20.8	24.9	26.2	27.3	23.6	22.2	17.9	17.9	22.8	20.0	19.3	18.6	16.9	18.1	13.7	14.8	13.5	14.7	18.1	23.2	25.8	22.8	27.3
22:00 - 23:00	40.3	37.5	35.7	37.5	31.5	28.5	31.3	28.4	34.9	33.7	32.4	24.8	20.9	28.4	26.4	27.9	24.9	27.1	22.2	17.8	20.6	17.8	16.1	22.2	27.6	29.6	29.8	30.5
23:00 - 24:00	44.4	37.6	41.2	40.3	40.1	36.7	40.5	39.7	38.5	39.2	40.2	35.7	32.1	36.1	38.6	34.7	33.6	32.7	30.5	25.6	29.3	28.9	22.6	25.9	36.0	37.7	35.9	44.7
Southwest Bound																												
19:00 - 20:00	51.1	44.5	46.5	50.1	46.3	44.9	41.7	44.5	44.8	43.8	47.5	41.1	36.9	40.8	43.3	37.5	39.2	42.0	36.3	33.5	24.3	32.8	33.2	43.3	35.0	44.5	45.7	51.2
20:00 - 21:00	37.5	36.5	35.6	33.5	34.0	25.3	26.4	33.0	30.4	30.5	30.3	24.7	21.3	25.7	25.4	24.8	23.3	24.3	20.5	19.2	16.9	18.5	18.9	28.1	26.8	28.7	31.5	38.5
21:00 - 22:00	35.5	34.1	33.7	34.5	26.9	23.8	28.2	27.3	28.4	27.3	25.6	20.8	17.2	22.3	23.7	20.0	19.4	19.4	16.5	11.3	7.5	8.6	6.7	13.4	21.7	24.5	27.1	31.5
22:00 - 23:00	41.0	42.7	39.5	39.3	34.3	32.5	34.6	30.8	32.4	34.4	33.3	27.7	23.8	28.9	32.3	29.3	26.5	26.4	21.6	17.3	23.2	18.0	5.9	22.3	29.6	31.9	32.4	34.5
23:00 - 24:00	49.8	44.1	44.2	45.5	39.6	37.7	47.5	40.1	38.5	40.7	41.8	35.3	35.2	37.7	36.5	35.4	37.5	37.4	34.5	29.3	31.7	29.3	25.8	27.7	37.5	39.5	40.3	35.5
Two Way																												
19:00 - 20:00	48.3	46.5	46.7	49.4	46.3	42.5	41.7	44.8	44.6	42.3	46.7	41.8	33.7	40.4	41.4	36.7	39.5	40.5	39.5	32.2	24.3	35.6	32.2	42.1	34.3	43.7	45.4	48.7
20:00 - 21:00	37.0	36.3	35.5	36.8	30.8	24.7	25.4	31.8	31.0	30.7	29.8	23.7	19.2	25.2	23.1	23.7	23.5	23.4	20.8	18.5	18.2	18.7	19.6	26.8	29.8	28.3	31.7	36.8
21:00 - 22:00	37.4	32.5	33.8	32.6	25.6	22.7	25.5	26.9	27.8	25.7	24.1	19.7	17.7	22.6	21.7	19.7	18.9	18.0	17.6	13.4	12.4	12.2	12.6	16.4	22.5	25.3	25.5	29.3
22:00 - 23:00	40.5	40.6	37.6	37.5	32.3	30.6	33.8	29.8	33.7	34.3	32.9	26.5	22.1	28.8	29.7	28.4	25.9	26.8	22.1	17.6	22.5	17.9	13.5	22.3	28.6	30.9	31.8	31.1
23:00 - 24:00	48.2	39.3	44.4	42.5	40.3	37.5	45.0	39.5	38.8	41.5	41.7	35.5	33.7	37.7	38.8	36.0	34.7	35.3	32.4	27.7	30.5	29.1	24.8	27.3	37.5	39.7	39.1	42.1

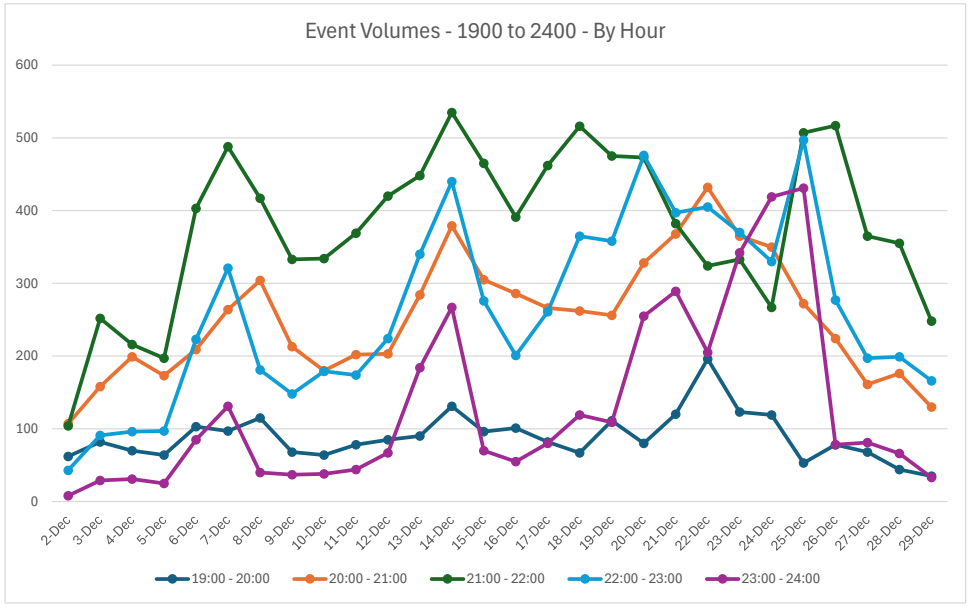
City of Norwood Payneham and St Peters

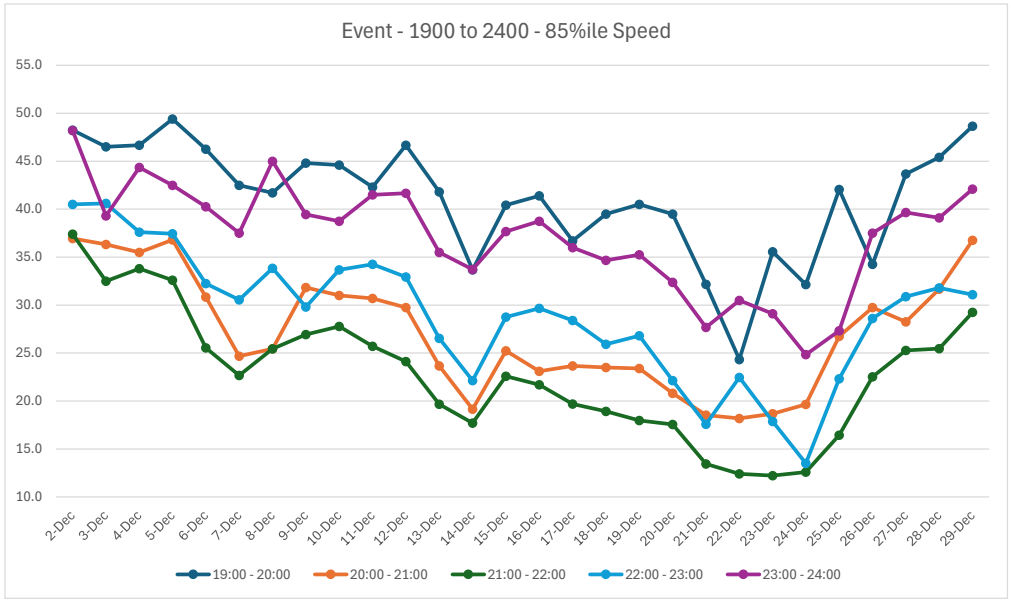
Ninth Avenue Chrismas Lights - December 2024
Summary of MetroCount Data
Ninth Avenue (NE) - Between Werrina Avenue and Lambert Road

HDS Australia Pty Ltd









City of Norwood Payneham and St Peters

Ninth Avenue Chrismas Lights - December 2024
Summary of MetroCount Data
Eighth Avenue

HDS Australia Pty Ltd

VOLUMES - 24 HOUR	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northeast Bound	367	338	392	334	470	423	311	359	385	416	433	533	549	364	394	579	548	572	745	801	808	811	789	455	345	366	272	204
Southwest Bound	327	311	357	323	398	393	288	318	357	398	390	435	408	286	344	432	459	481	550	573	538	595	659	368	237	325	243	176
Two Way	694	649	749	657	868	816	599	677	742	814	823	968	957	650	738	1011	1007	1053	1295	1374	1346	1406	1448	823	582	691	515	380

VOLUMES - 19:00 - 24:00 TOTALS	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northeast Bound	63	74	82	86	154	172	113	101	106	114	154	245	313	185	170	271	276	299	415	532	531	518	500	288	204	160	100	59
Southwest Bound	21	38	56	34	69	112	67	60	67	74	71	150	174	98	93	150	197	178	235	283	290	297	347	195	82	92	55	27
Two Way	84	112	138	120	223	284	180	161	173	188	225	395	487	283	263	421	473	477	650	815	821	815	847	483	286	252	155	86

VOLUMES - 19:00 - 24:00 BY HOUR	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northeast Bound																												
19:00 - 20:00	19	13	10	13	20	13	18	22	17	20	23	21	40	25	34	29	33	34	39	67	75	83	42	21	22	18	15	5
20:00 - 21:00	27	21	31	35	43	60	38	36	25	28	34	91	90	62	47	85	96	94	126	174	177	216	128	65	45	52	26	13
21:00 - 22:00	9	26	23	24	47	54	36	28	44	48	66	75	94	62	65	111	98	110	142	162	161	117	164	95	98	50	38	25
22:00 - 23:00	7	12	13	10	32	42	15	12	17	11	24	42	69	31	20	38	41	46	75	102	94	68	130	75	37	33	18	15
23:00 - 24:00	1	2	5	4	12	3	6	3	3	7	7	16	20	5	4	8	8	15	33	27	24	34	36	32	2	7	3	1
TOTAL 19:00 - 24:00	63	74	82	86	154	172	113	101	106	114	154	245	313	185	170	271	276	299	415	532	531	518	500	288	204	160	100	59
Southwest Bound																												
19:00 - 20:00	9	10	11	10	10	12	13	18	14	13	18	14	20	10	12	13	23	19	26	21	22	18	22	16	16	18	10	6
20:00 - 21:00	4	7	20	8	17	18	21	15	12	16	11	29	32	18	22	27	47	30	43	46	50	55	59	25	17	25	11	4
21:00 - 22:00	3	11	17	8	26	56	19	19	28	29	26	54	62	48	39	55	74	63	80	103	99	90	93	38	22	32	22	10
22:00 - 23:00	4	8	5	5	9	21	13	6	11	8	10	38	51	19	17	49	46	58	65	78	94	95	105	74	26	13	8	7
23:00 - 24:00	1	2	3	3	7	5	1	2	2	8	6	15	9	3	3	6	7	8	21	35	25	39	68	42	1	4	4	0
TOTAL 19:00 - 24:00	21	38	56	34	69	112	67	60	67	74	71	150	174	98	93	150	197	178	235	283	290	297	347	195	82	92	55	27
Two Way																												
19:00 - 20:00	28	23	21	23	30	25	31	40	31	33	41	35	60	35	46	42	56	53	65	88	97	101	64	37	38	36	25	11
20:00 - 21:00	31	28	51	43	60	78	59	51	37	44	45	120	122	80	69	112	143	124	169	220	227	271	187	90	62	77	37	17
21:00 - 22:00	12	37	40	32	73	110	55	47	72	77	92	129	156	110	104	166	172	173	222	265	260	207	257	133	120	82	60	35
22:00 - 23:00	11	20	18	15	41	63	28	18	28	19	34	80	120	50	37	87	87	104	140	180	188	163	235	149	63	46	26	22
23:00 - 24:00	2	4	8	7	19	8	7	5	5	15	13	31	29	8	7	14	15	23	54	62	49	73	104	74	3	11	7	1
TOTAL 19:00 - 24:00	84	112	138	120	223	284	180	161	173	188	225	395	487	283	263	421	473	477	650	815	821	815	847	483	286	252	155	86

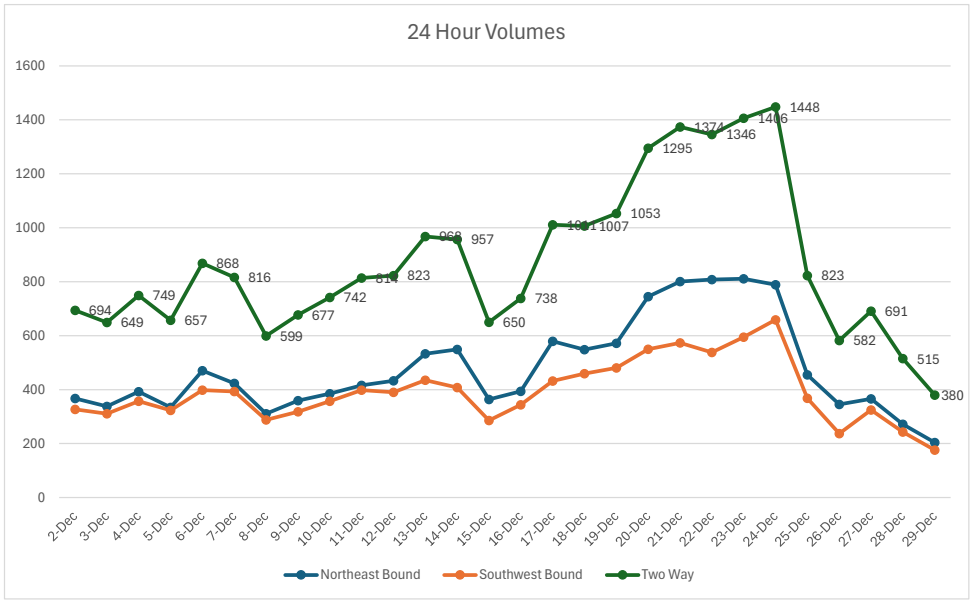
SPEED 85%ile 19:00 - 24:00	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northeast Bound																												
19:00 - 20:00	47.8	46.5	47.0	51.1	48.3	44.3	38.3	48.7	48.5	45.0	48.6	44.9	40.6	43.3	43.8	47.7	45.2	43.9	45.5	44.5	43.2	39.6	40.8	42.3	42.4	46.3	48.8	38.3
20:00 - 21:00	45.0	48.9	45.4	43.8	45.8	43.3	45.3	42.2	44.7	47.8	44.9	38.4	35.7	40.3	41.0	38.3	37.6	40.4	34.3	30.9	33.4	30.3	34.2	40.3	40.6	44.4	45.7	46.2
21:00 - 22:00	43.7	43.1	47.5	46.5	43.9	39.9	45.3	41.8	40.4	43.8	40.5	38.8	34.5	37.7	40.8	36.8	36.5	37.2	32.7	33.3	32.5	32.5	28.7	35.7	41.3	40.7	39.3	39.5
22:00 - 23:00	50.8	47.8	45.4	46.7	48.5	44.5	45.8	46.2	45.5	48.4	46.8	41.4	37.7	41.5	39.7	44.3	38.9	44.3	41.7	37.5	39.7	35.3	35.5	40.5	48.3	44.8	42.9	39.5
23:00 - 24:00	43.0	45.2	45.8	46.5	52.0	56.6	46.3	46.5	41.3	48.9	41.9	45.2	47.0	41.0	43.8	45.8	44.5	48.8	43.1	44.3	45.4	47.5	42.8	41.2	36.7	46.0	46.6	33.0
Southwest Bound																												
19:00 - 20:00	48.0	48.0	50.5	43.5	46.0	48.2	43.3	47.5	46.9	47.5	48.3	49.5	45.5	44.5	49.0	49.7	49.5	48.5	49.1	48.7	47.4	43.5	47.4	44.6	48.5	45.9	44.5	48.4
20:00 - 21:00	37.4	48.9	49.0	39.5	40.8	40.3	44.5	43.8	43.4	47.4	42.4	38.6	40.2	40.2	42.5	41.0	43.9	44.0	38.7	35.1	34.5	35.8	36.5	43.8	43.5	41.3	44.7	51.2
21:00 - 22:00	35.7	40.9	47.7	45.8	47.2	42.7	45.2	50.2	45.5	45.0	42.1	36.9	35.7	35.8	39.5	41.8	35.8	37.6	35.5	32.7	34.5	35.5	33.5	37.3	37.5	41.3	41.7	37.5
22:00 - 23:00	45.2	41.8	39.0	45.0	41.3	45.5	42.2	39.4	44.4	45.4	41.5	48.5	38.3	40.5	40.5	37.5	39.5	37.3	38.3	37.3	39.6	37.2	36.5	38.8	40.1	38.1	41.0	44.0
23:00 - 24:00	33.0	33.1	40.8	44.3	41.9	48.8	41.0	61.9	42.7	46.8	43.7	43.8	39.5	39.5	40.3	40.4	41.0	39.4	40.9	43.5	39.3	43.2	40.8	39.3	37.0	44.4	43.4	0.0
Two Way																												
19:00 - 20:00	48.6	46.6	48.5	50.6	47.5	48.3	42.4	49.0	48.4	47.3	48.9	48.5	43.0	44.3	46.5	49.3	48.6	46.3	47.3	47.8	43.7	41.7	44.8	42.9	46.3	46.6	46.5	45.4
20:00 - 21:00	44.4	49.3	48.5	43.6	45.6	42.3	45.2	43.8	44.7	47.7	45.3	39.3	36.7	40.5	41.7	39.2	39.8	41.4	35.7	33.7	33.9	31.8	34.9	41.5	41.5	43.5	45.7	49.5
21:00 - 22:00	43.2	43.5	47.8	46.2	44.1	41.4	45.4	46.0	45.2	44.5	42.2	38.3	35.6	37.6	40.3	38.3	36.2	37.6	34.4	33.2	33.3	34.5	31.4	37.2	41.0	40.7	41.8	39.5
22:00 - 23:00	50.4	47.0	45.5	46.7	48.3	45.3	45.3	45.3	45.7	48.5	46.5	46.8	38.1	40.5	39.5	39.8	39.3	40.5	41.2	37.8	39.8	36.8	36.3	39.4	43.6	44.5	42.3	43.5
23:00 - 24:00	41.5	39.8	44.8	46.0	51.2	55.2	45.9	53.0	44.8	47.7	43.3	44.7	44.7	43.4	43.5	43.6	44.5	48.5	42.9	44.3	42.3	46.5	41.5	39.8	36.7	45.4	46.7	33.0

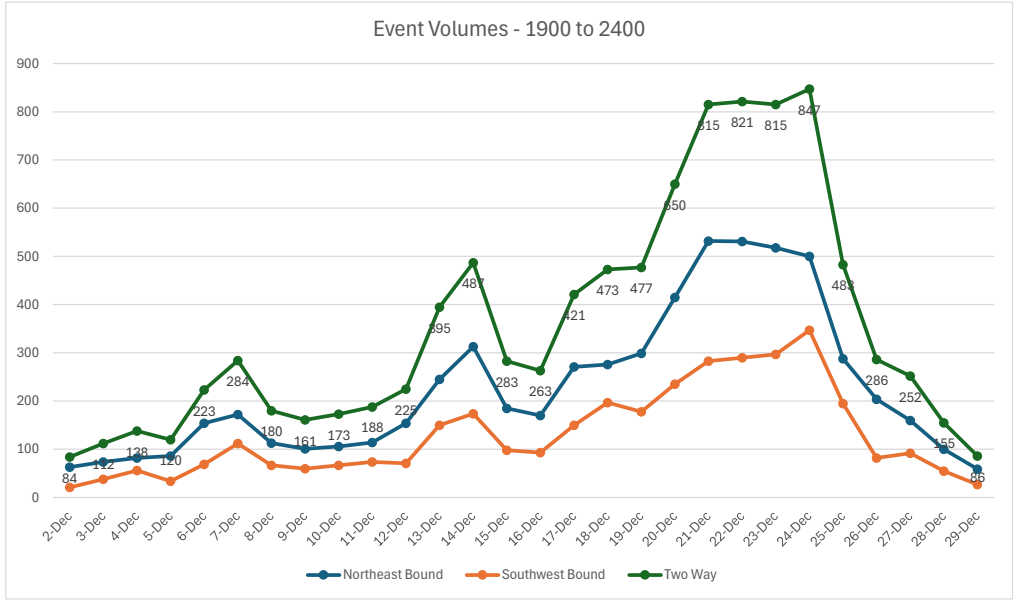
Orange = No vehicles

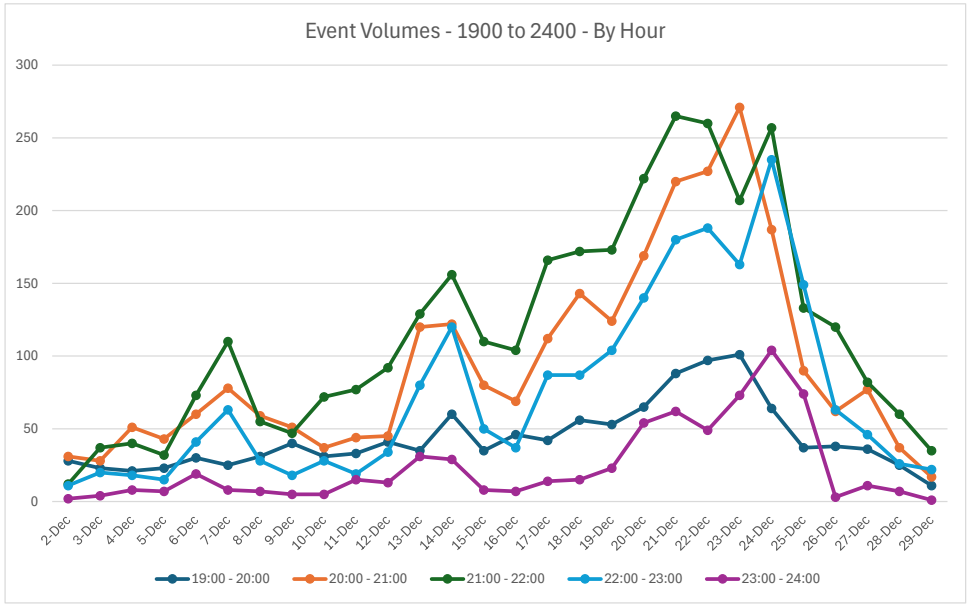
City of Norwood Payneham and St Peters

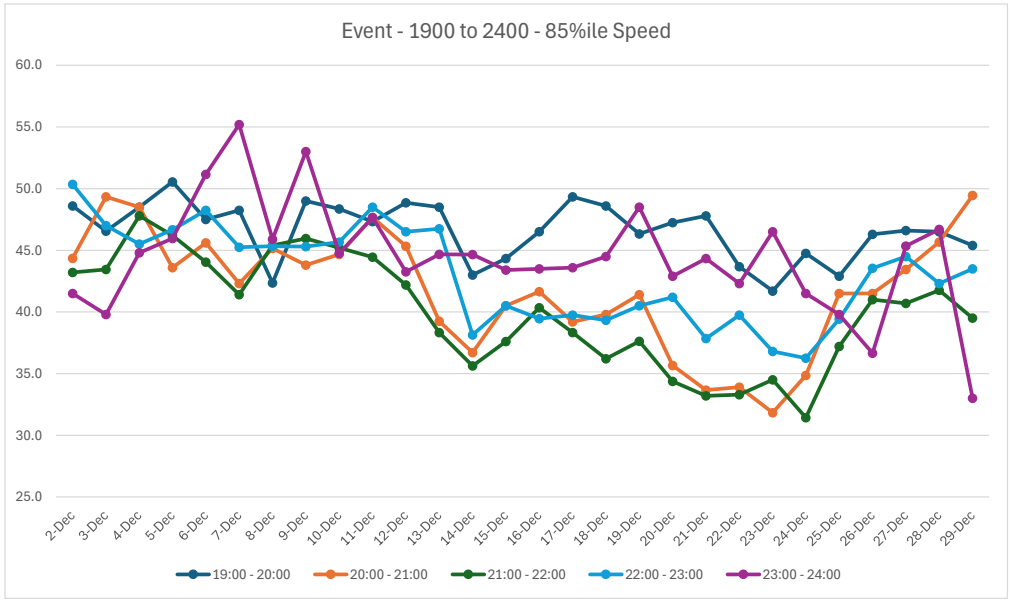
Ninth Avenue Chrismas Lights - December 2024
Summary of MetroCount Data
Eighth Avenue

HDS Australia Pty Ltd









City of Norwood Payneham and St Peters

Ninth Avenue Chrismas Lights - December 2024
Summary of MetroCount Data
Tenth Avenue

HDS Australia Pty Ltd

VOLUMES - 24 HOUR	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northeast Bound	504	508	533	552	645	632	523	550	550	574	573	846	1017	659	702	879	1023	1020	1154	1221	1254	1290	1236	873	554	630	409	373
Southwest Bound	490	578	529	544	620	639	518	555	533	543	598	758	803	528	588	700	799	770	877	965	875	1023	968	704	439	502	360	354
Two Way	994	1086	1062	1096	1265	1271	1041	1105	1083	1117	1171	1604	1820	1187	1290	1579	1822	1790	2031	2186	2129	2313	2204	1577	993	1132	769	727

VOLUMES - 19:00 - 24:00 TOTALS	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northeast Bound	83	101	104	124	137	173	102	110	111	117	145	400	557	365	283	422	535	524	707	735	809	810	762	593	261	238	82	75
Southwest Bound	35	65	73	88	113	196	98	92	75	96	119	266	338	225	164	213	286	273	373	496	480	535	505	425	162	122	79	68
Two Way	118	166	177	212	250	369	200	202	186	213	264	666	895	590	447	635	821	797	1080	1231	1289	1345	1267	1018	423	360	161	143

VOLUMES - 19:00 - 24:00 BY HOUR	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northeast Bound																												
19:00 - 20:00	26	34	26	35	37	26	24	33	39	35	35	40	62	48	41	75	69	75	77	66	92	87	77	46	33	28	15	18
20:00 - 21:00	26	30	36	31	32	46	31	27	29	36	43	123	156	109	92	139	156	142	180	242	306	277	193	66	70	72	20	18
21:00 - 22:00	19	24	25	25	52	53	31	35	24	31	41	149	225	148	108	153	234	206	279	206	245	241	217	294	113	94	26	23
22:00 - 23:00	10	8	13	27	12	34	12	9	14	8	20	73	106	58	35	50	65	88	149	197	155	192	224	170	36	39	12	11
23:00 - 24:00	2	5	4	6	4	14	4	6	5	7	6	15	8	2	7	5	11	13	22	24	11	13	51	17	9	5	9	5
TOTAL 19:00 - 24:00	83	101	104	124	137	173	102	110	111	117	145	400	557	365	283	422	535	524	707	735	809	810	762	593	261	238	82	75
Southwest Bound																												
19:00 - 20:00	15	18	18	24	21	24	16	16	11	15	19	32	30	35	23	25	32	31	25	43	35	51	37	26	29	21	16	16
20:00 - 21:00	10	28	27	25	19	43	34	20	17	25	24	38	60	58	38	41	49	51	67	80	99	76	62	36	25	26	18	10
21:00 - 22:00	6	12	22	18	45	81	26	34	29	39	47	103	133	83	65	102	124	108	125	159	144	181	148	120	62	38	28	21
22:00 - 23:00	3	7	5	16	25	36	18	11	13	13	23	78	84	40	33	37	65	62	121	143	156	181	138	183	38	32	10	16
23:00 - 24:00	1	0	1	5	3	12	4	11	5	4	6	15	31	9	5	8	16	21	35	71	46	46	120	60	8	5	7	5
TOTAL 19:00 - 24:00	35	65	73	88	113	196	98	92	75	96	119	266	338	225	164	213	286	273	373	496	480	535	505	425	162	122	79	68
Two Way																												
19:00 - 20:00	41	52	44	59	58	50	40	49	50	50	54	72	92	83	64	100	101	106	102	109	127	138	114	72	62	49	31	34
20:00 - 21:00	36	58	63	56	51	89	65	47	46	61	67	161	216	167	130	180	205	193	247	322	405	353	255	102	95	98	38	28
21:00 - 22:00	25	36	47	43	97	134	57	69	53	70	88	252	358	231	173	255	358	314	404	365	389	422	365	414	175	132	54	44
22:00 - 23:00	13	15	18	43	37	70	30	20	27	21	43	151	190	98	68	87	130	150	270	340	311	373	362	353	74	71	22	27
23:00 - 24:00	3	5	5	11	7	26	8	17	10	11	12	30	39	11	12	13	27	34	57	95	57	59	171	77	17	10	16	10
TOTAL 19:00 - 24:00	118	166	177	212	250	369	200	202	186	213	264	666	895	590	447	635	821	797	1080	1231	1289	1345	1267	1018	423	360	161	143

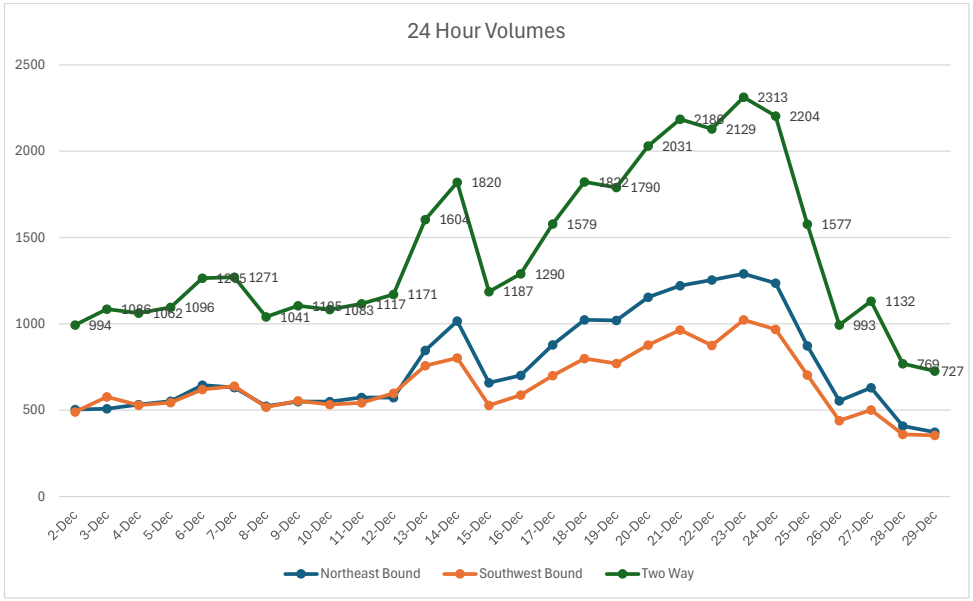
SPEED 85%ile 19:00 - 24:00	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northeast Bound																												
19:00 - 20:00	50.5	48.9	49.5	48.8	48.5	47.1	49.4	45.1	47.2	50.5	48.8	45.5	44.8	45.8	47.3	45.3	46.7	44.8	45.8	43.5	45.7	44.0	42.5	43.2	43.1	47.5	45.5	50.1
20:00 - 21:00	49.5	48.5	45.6	46.4	45.2	43.8	44.5	46.0	49.5	47.6	48.7	43.3	38.9	41.6	43.2	41.7	41.3	40.5	37.5	35.7	34.8	34.8	36.3	41.8	42.3	43.7	49.0	47.3
21:00 - 22:00	46.5	49.8	45.3	48.5	46.7	44.1	45.3	46.5	51.5	47.7	42.9	41.6	37.8	40.4	39.7	40.1	38.3	37.1	36.8	34.8	32.3	31.4	30.6	31.9	40.5	44.2	43.1	44.7
22:00 - 23:00	47.0	47.8	48.1	49.9	49.6	46.5	48.5	45.7	47.9	50.4	49.0	43.3	39.8	41.3	41.8	47.5	40.5	42.8	40.7	34.3	37.7	38.2	33.8	37.5	44.5	43.2	48.2	45.3
23:00 - 24:00	43.0	50.3	44.0	46.4	54.5	46.5	38.4	46.2	46.8	46.5	49.3	48.0	43.4	42.0	51.9	49.5	43.4	46.5	45.4	42.4	43.7	42.1	39.4	39.9	48.7	58.3	46.3	45.5
Southwest Bound																												
19:00 - 20:00	47.5	51.6	45.3	46.3	48.5	45.4	44.6	45.2	45.8	50.8	48.2	46.2	47.3	44.8	45.2	47.3	45.7	45.7	47.5	44.3	43.8	45.4	44.5	45.1	43.7	44.3	45.5	46.8
20:00 - 21:00	47.0	47.7	47.0	46.5	48.7	45.6	41.9	43.0	48.5	45.3	48.5	45.5	38.3	42.5	48.7	40.7	42.3	39.4	39.9	36.8	35.4	36.9	36.7	44.8	41.3	42.1	43.3	46.5
21:00 - 22:00	42.6	51.5	47.7	47.8	47.7	39.3	42.5	45.9	47.5	45.7	41.5	38.3	34.1	37.6	39.3	39.5	36.4	34.8	35.3	31.4	30.6	29.8	29.6	33.1	42.3	44.3	44.3	45.3
22:00 - 23:00	43.8	45.3	39.5	47.8	46.3	42.6	40.8	41.4	44.3	44.5	44.7	42.5	38.4	43.0	39.1	38.5	41.3	40.7	35.6	36.2	34.6	35.9	32.3	35.9	43.3	44.4	45.5	44.3
23:00 - 24:00	36.0	0.0	45.0	39.0	47.4	47.5	44.5	41.7	44.3	43.0	57.4	43.8	42.4	38.7	51.8	49.2	37.2	45.7	44.5	39.5	41.1	42.1	37.7	41.5	45.8	49.5	48.7	40.8
Two Way																												
19:00 - 20:00	49.7	51.5	49.3	48.3	48.3	47.3	49.0	45.7	47.5	50.5	48.8	45.2	45.2	45.8	47.4	46.0	46.7	45.4	45.7	43.7	45.3	45.3	43.6	45.7	43.7	46.3	45.8	48.5
20:00 - 21:00	48.6	48.5	46.6	46.6	46.7	44.3	44.3	45.3	49.3	47.7	48.6	43.8	38.7	41.8	44.5	41.4	41.6	40.4	37.8	36.1	34.9	35.7	36.4	42.3	42.2	43.5	45.8	47.8
21:00 - 22:00	46.5	51.3	47.3	48.5	46.5	41.3	44.7	46.5	48.7	46.7	42.5	40.2	36.9	39.5	39.9	40.3	37.8	36.9	36.6	33.5	31.7	30.8	30.2	32.6	41.1	44.5	44.3	45.2
22:00 - 23:00	45.2	46.5	48.7	49.6	47.9	45.5	46.5	46.0	48.0	50.6	48.2	42.9	39.5	42.3	41.5	44.7	41.5	42.3	38.7	35.0	36.4	36.9	33.4	37.3	43.8	44.3	47.7	44.5
23:00 - 24:00	42.8	50.3	45.5	45.4	53.9	47.3	43.8	43.9	47.5	46.7	53.0	45.5	43.2	40.4	52.2	50.1	42.9	46.3	45.3	40.6	43.5	42.2	38.3	41.3	48.5	56.0	47.5	44.0

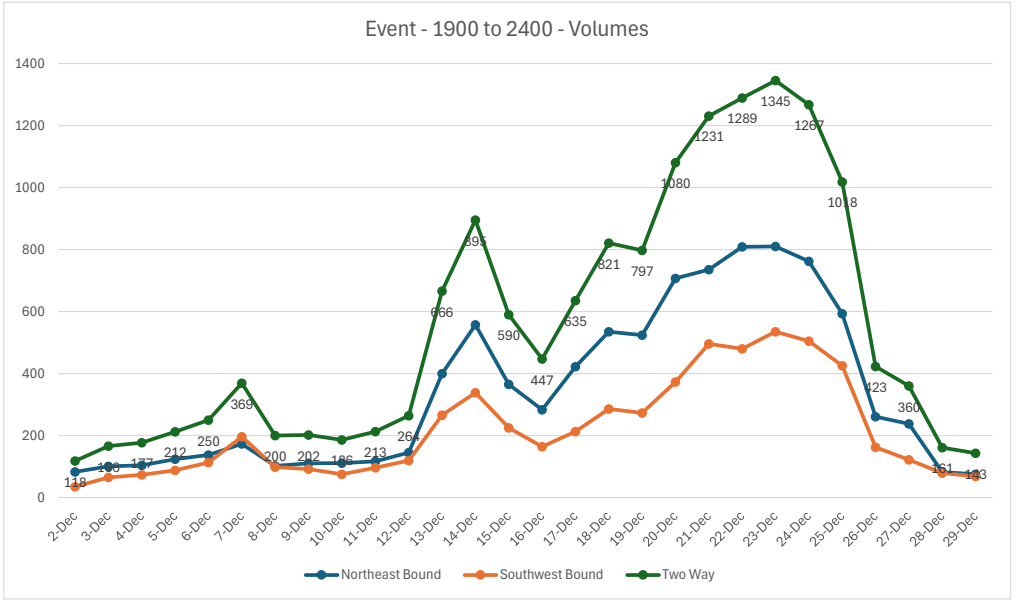
Orange = No vehicles

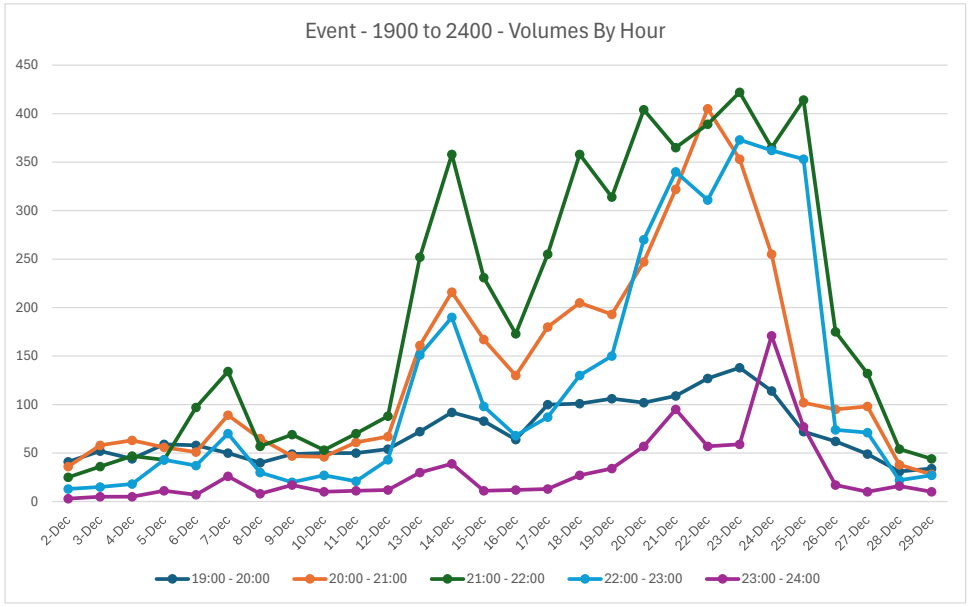
City of Norwood Payneham and St Peters

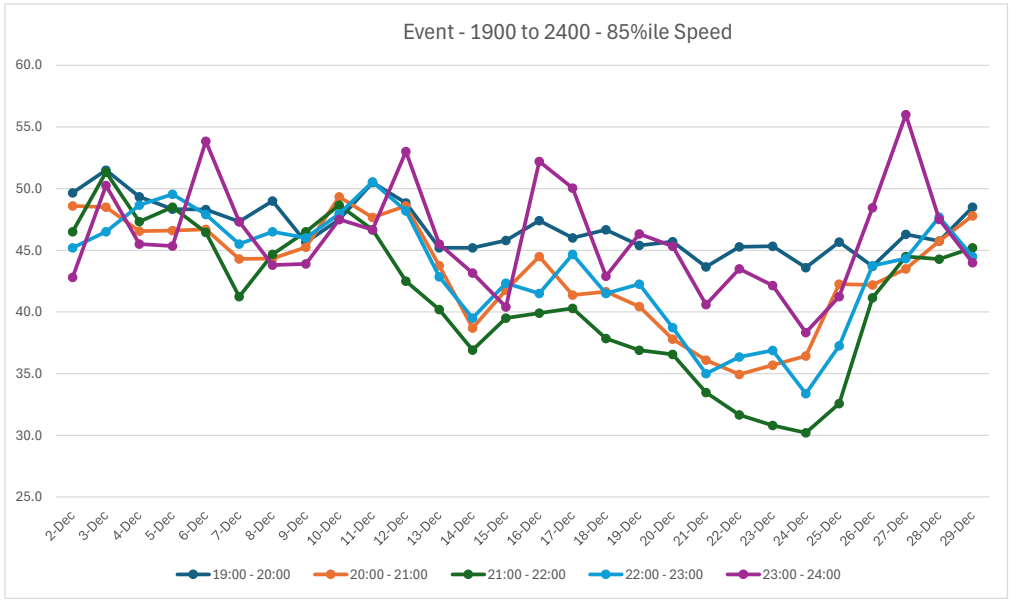
Ninth Avenue Chrismas Lights - December 2024
Summary of MetroCount Data
Tenth Avenue

HDS Australia Pty Ltd









City of Norwood Payneham and St Peters

Ninth Avenue Chrismas Lights - December 2024
Summary of MetroCount Data
Battams Road

HDS Australia Pty Ltd

VOLUMES - 24 HOUR	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northwest Bound	505	617	551	540	681	804	628	607	658	657	670	836	916	619	651	781	782	883	948	1219	1036	1186	1025	994	625	555	450	419
Southeast Bound	638	756	762	701	869	983	761	805	834	831	839	1000	1152	766	838	995	1018	1108	1163	1393	1313	1405	1370	1149	804	764	642	546
Two Way	1143	1373	1313	1241	1550	1787	1389	1412	1492	1488	1509	1836	2068	1385	1489	1776	1800	1991	2111	2612	2349	2591	2395	2143	1429	1319	1092	965

VOLUMES - 19:00 - 24:00 TOTALS	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northwest Bound	92	132	128	138	213	312	230	192	191	219	223	367	494	256	270	323	342	392	468	777	642	733	583	678	318	201	190	155
Southeast Bound	89	164	180	181	298	438	327	243	262	271	301	479	673	394	360	410	474	529	623	873	847	849	836	748	444	344	295	234
Two Way	181	296	308	319	511	750	557	435	453	490	524	846	1167	650	630	733	816	921	1091	1650	1489	1582	1419	1426	762	545	485	389

VOLUMES - 19:00 - 24:00 BY HOUR	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northwest Bound																												
19:00 - 20:00	22	28	26	29	37	29	31	37	27	35	40	47	60	31	45	39	32	54	44	60	61	70	47	31	36	20	22	17
20:00 - 21:00	30	37	42	35	57	98	75	58	77	64	57	100	142	78	97	99	105	104	128	183	195	202	196	118	79	61	37	41
21:00 - 22:00	26	43	42	46	65	99	80	59	51	84	78	127	161	99	88	134	141	161	177	309	230	294	140	264	139	71	80	53
22:00 - 23:00	11	18	16	17	37	65	32	30	29	26	37	64	86	36	35	38	48	50	83	169	120	124	93	189	45	33	33	35
23:00 - 24:00	3	6	2	11	17	21	12	8	7	10	11	29	45	12	5	13	16	23	36	56	36	43	107	76	19	16	18	9
TOTAL 19:00 - 24:00	92	132	128	138	213	312	230	192	191	219	223	367	494	256	270	323	342	392	468	777	642	733	583	678	318	201	190	155
Southeast Bound																												
19:00 - 20:00	25	24	27	28	37	29	56	37	38	33	36	33	36	24	53	46	29	53	27	50	54	43	36	31	28	36	17	20
20:00 - 21:00	27	38	65	55	55	95	85	65	52	55	66	82	125	101	87	88	89	89	96	112	158	163	117	61	80	57	41	45
21:00 - 22:00	26	65	54	54	107	166	125	88	100	102	115	187	235	150	126	154	190	201	204	249	243	258	205	223	200	134	120	69
22:00 - 23:00	11	30	24	28	64	103	44	34	55	65	69	116	167	80	68	90	114	143	189	308	286	266	247	262	102	82	81	80
23:00 - 24:00	0	7	10	16	35	45	17	19	17	16	15	61	110	39	26	32	52	43	107	154	106	119	231	171	34	35	36	20
TOTAL 19:00 - 24:00	89	164	180	181	298	438	327	243	262	271	301	479	673	394	360	410	474	529	623	873	847	849	836	748	444	344	295	234
Two Way																												
19:00 - 20:00	47	52	53	57	74	58	87	74	65	68	76	80	96	55	98	85	61	107	71	110	115	113	83	62	64	56	39	37
20:00 - 21:00	57	75	107	90	112	193	160	123	129	119	123	182	267	179	184	187	194	193	224	295	353	365	313	179	159	118	78	86
21:00 - 22:00	52	108	96	100	172	265	205	147	151	186	193	314	396	249	214	288	331	362	381	558	473	552	345	487	339	205	200	122
22:00 - 23:00	22	48	40	45	101	168	76	64	84	91	106	180	253	116	103	128	162	193	272	477	406	390	340	451	147	115	114	115
23:00 - 24:00	3	13	12	27	52	66	29	27	24	26	26	90	155	51	31	45	68	66	143	210	142	162	338	247	53	51	54	29
TOTAL 19:00 - 24:00	181	296	308	319	511	750	557	435	453	490	524	846	1167	650	630	733	816	921	1091	1650	1489	1582	1419	1426	762	545	485	389

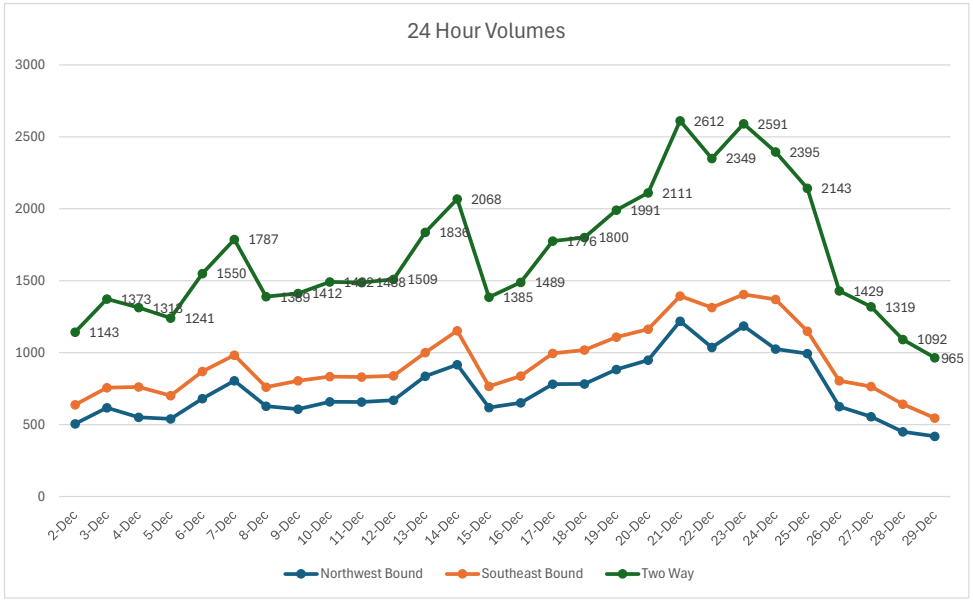
SPEED 85%ile 19:00 - 24:00	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northwest Bound																												
19:00 - 20:00	53.4	49.8	49.3	48.5	49.7	46.5	45.7	46.5	48.0	47.8	52.2	47.0	47.0	46.4	46.3	47.7	50.5	44.5	44.4	44.8	43.3	45.5	44.5	47.7	48.5	49.0	48.5	52.7
20:00 - 21:00	46.5	47.7	44.8	46.8	45.7	39.3	41.8	43.3	43.5	45.4	43.9	42.0	39.3	42.3	44.5	41.2	41.6	41.3	38.2	36.7	37.5	37.3	35.5	38.4	41.5	43.5	43.5	45.9
21:00 - 22:00	46.5	45.6	48.7	45.1	41.6	40.2	41.5	44.2	40.4	41.7	40.8	38.9	35.7	38.8	40.3	39.3	38.8	36.7	35.1	30.9	28.7	30.7	26.1	36.5	38.5	38.7	44.8	41.5
22:00 - 23:00	45.7	46.3	47.2	50.5	45.5	45.5	44.4	45.5	44.7	45.5	43.7	41.4	42.7	42.5	42.8	42.3	45.8	42.4	40.6	36.2	35.8	34.9	26.5	37.6	39.5	36.2	45.1	43.8
23:00 - 24:00	44.9	46.7	38.0	52.7	44.5	43.9	47.4	41.5	46.5	46.0	48.4	49.7	47.3	47.8	43.5	43.1	43.6	45.6	40.6	41.6	42.5	44.6	39.0	42.5	47.5	47.8	44.2	39.7
Southeast Bound																												
19:00 - 20:00	47.2	45.4	49.5	49.3	45.3	43.5	43.7	46.9	46.9	44.1	45.6	43.5	39.5	47.5	42.1	45.5	46.3	43.7	46.9	43.5	39.9	44.6	40.3	43.4	43.8	47.5	41.9	46.0
20:00 - 21:00	42.9	44.5	43.3	44.8	43.5	36.8	38.2	40.8	40.3	41.8	40.1	38.3	32.3	37.3	37.4	36.5	35.7	34.7	34.6	34.2	33.8	31.8	32.5	38.8	38.0	35.5	40.5	39.3
21:00 - 22:00	43.5	43.3	45.7	40.8	36.5	34.1	34.7	37.5	40.0	38.6	35.6	33.6	33.3	33.5	38.5	33.3	33.5	32.1	32.1	28.8	26.6	30.4	25.5	30.6	33.4	33.3	35.7	35.8
22:00 - 23:00	45.4	46.3	43.4	46.6	42.3	39.6	42.4	39.7	42.7	42.5	38.5	33.6	35.5	39.5	39.7	39.3	38.9	35.5	35.9	32.4	31.3	30.8	28.8	34.4	36.7	40.7	37.8	37.0
23:00 - 24:00	0.0	40.9	43.5	42.8	44.8	45.3	48.4	42.2	41.5	44.8	43.5	43.5	37.9	42.7	39.5	41.7	43.5	40.5	39.2	35.6	35.7	38.5	34.3	37.5	38.9	42.5	44.3	42.0
Two Way																												
19:00 - 20:00	48.9	48.7	49.8	49.2	47.8	44.3	45.3	46.9	48.3	47.3	50.7	45.5	45.4	47.3	44.6	46.8	48.8	44.2	45.4	44.5	42.8	45.6	43.6	46.7	46.4	47.8	46.5	51.5
20:00 - 21:00	45.7	46.8	44.3	46.3	45.3	38.7	40.0	43.1	42.7	43.6	43.4	40.8	36.9	41.1	41.8	40.5	39.8	39.2	37.3	35.5	36.4	35.6	34.8	38.7	40.3	40.5	42.5	44.5
21:00 - 22:00	45.8	44.8	47.6	44.5	39.5	37.8	36.8	41.5	40.3	40.7	39.3	35.5	34.5	36.3	39.4	36.9	36.9	34.8	33.2	30.2	27.4	30.7	25.8	34.2	35.6	36.4	41.7	37.7
22:00 - 23:00	46.4	46.5	46.7	49.8	42.9	42.3	43.5	43.4	43.6	42.8	40.1	38.5	37.6	40.5	40.8	40.8	42.8	39.4	37.6	33.8	33.3	32.5	28.5	35.9	38.0	40.3	41.9	39.8
23:00 - 24:00	44.9	42.2	42.6	46.5	45.5	45.2	48.3	42.0	43.2	46.1	47.5	45.5	42.8	43.3	39.7	42.3	43.7	43.7	39.8	37.2	36.8	40.1	36.3	39.4	41.2	44.5	44.3	40.7

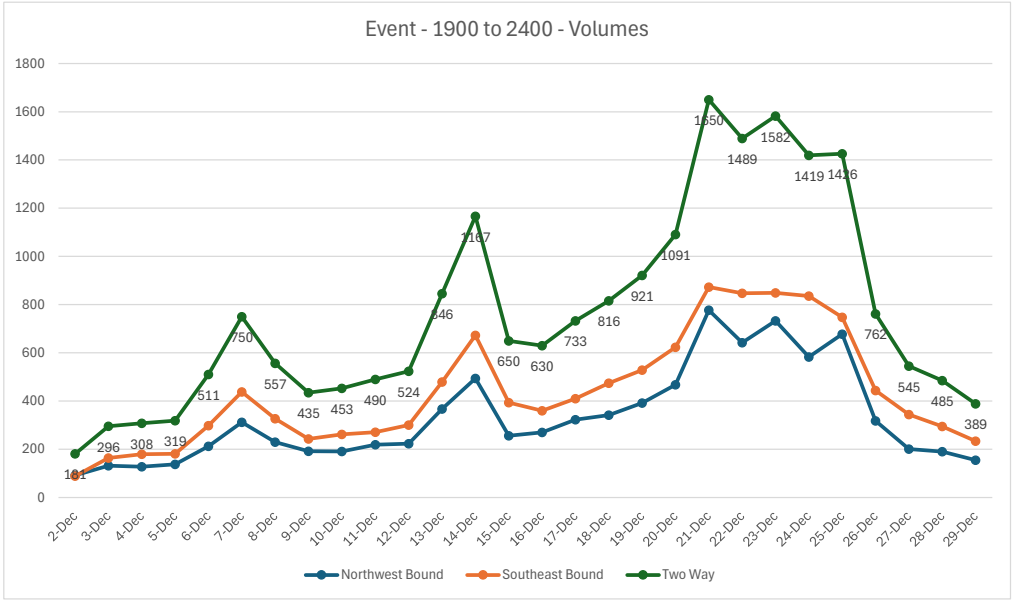
Orange = No vehicles

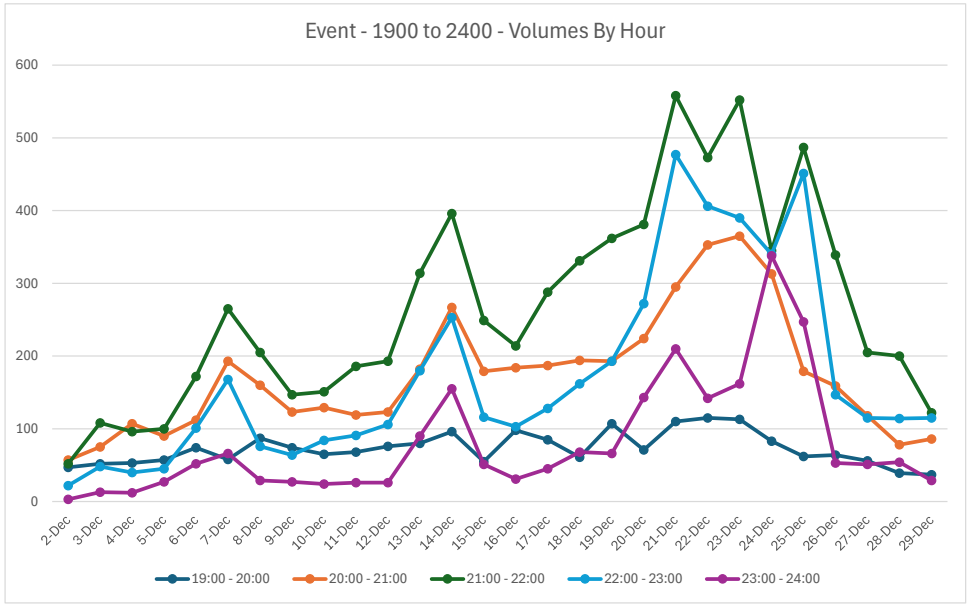
City of Norwood Payneham and St Peters

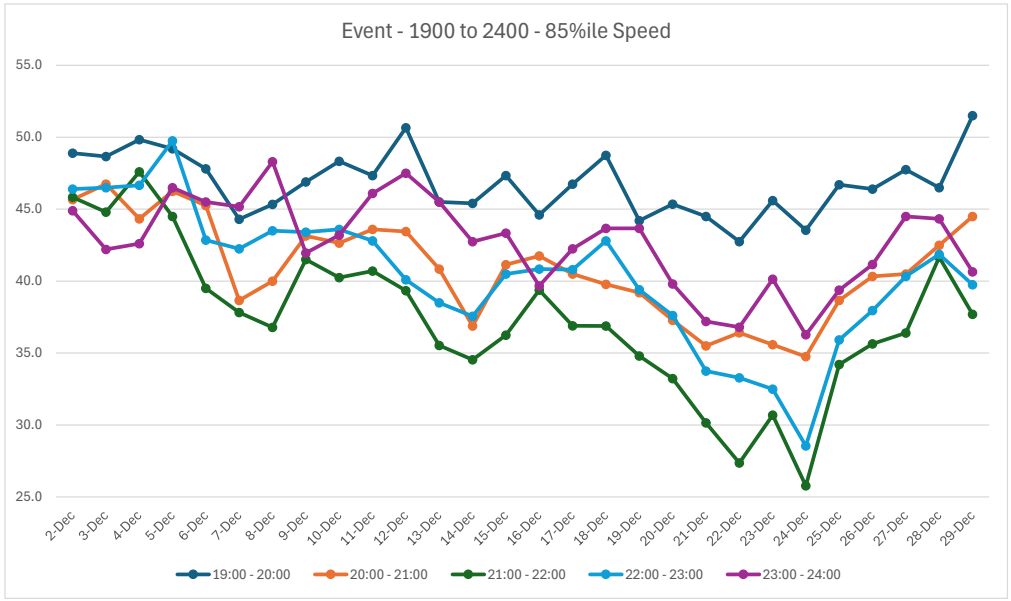
Ninth Avenue Chrismas Lights - December 2024
Summary of MetroCount Data
Battams Road

HDS Australia Pty Ltd









City of Norwood Payneham and St Peters

Ninth Avenue Chrismas Lights - December 2024
Summary of MetroCount Data
Lambert Road

HDS Australia Pty Ltd

VOLUMES - 24 HOUR	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northwest Bound	217	345	335	308	389	424	321	344	371	380	406	496	524	318	357	442	452	489	542	535	436	455	441	460	275	289	239	190
Southeast Bound	195	260	281	282	362	418	322	306	326	326	366	422	523	300	321	360	409	445	539	558	536	533	449	491	224	222	173	134
Two Way	412	605	616	590	751	842	643	650	697	706	772	918	1047	618	678	802	861	934	1081	1093	972	988	890	951	499	511	412	324

VOLUMES - 19:00 - 24:00 TOTALS	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northwest Bound	63	95	112	86	166	215	159	122	140	129	180	247	307	184	166	204	234	272	291	326	250	240	221	308	150	124	98	69
Southeast Bound	91	125	135	122	202	293	195	165	163	175	185	273	361	191	198	212	268	296	376	430	392	371	325	372	119	109	79	54
Two Way	154	220	247	208	368	508	354	287	303	304	365	520	668	375	364	416	502	568	667	756	642	611	546	680	269	233	177	123

VOLUMES - 19:00 - 24:00 BY HOUR	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northwest Bound																												
19:00 - 20:00	9	14	12	12	14	22	20	16	14	18	16	19	33	30	21	16	20	20	21	32	37	33	37	15	16	18	6	7
20:00 - 21:00	20	25	36	29	40	60	50	35	31	33	54	66	65	54	45	50	55	79	69	96	92	105	89	57	37	36	20	17
21:00 - 22:00	20	39	42	31	61	77	61	50	58	46	78	91	117	66	78	90	96	95	111	89	35	22	20	109	59	44	39	27
22:00 - 23:00	11	13	19	11	41	43	25	17	33	26	29	56	70	28	18	43	57	71	59	68	60	53	26	99	27	18	19	16
23:00 - 24:00	3	4	3	3	10	13	3	4	4	6	3	15	22	6	4	5	6	7	31	41	26	27	49	28	11	8	14	2
TOTAL 19:00 - 24:00	63	95	112	86	166	215	159	122	140	129	180	247	307	184	166	204	234	272	291	326	250	240	221	308	150	124	98	69
Southeast Bound																												
19:00 - 20:00	13	15	12	9	14	22	14	9	15	11	10	13	16	14	16	20	11	19	12	20	15	19	10	14	17	6	8	8
20:00 - 21:00	26	33	44	36	35	36	46	34	33	43	33	40	67	36	49	29	43	53	50	78	91	63	68	51	22	16	10	10
21:00 - 22:00	31	53	60	53	88	138	89	80	70	81	100	124	137	75	96	98	129	115	161	144	108	125	88	153	38	53	38	22
22:00 - 23:00	17	20	19	19	59	73	42	33	38	34	32	74	99	54	32	54	79	87	129	154	154	124	94	119	36	24	17	12
23:00 - 24:00	4	4	0	5	6	24	4	9	7	6	10	22	42	12	5	11	6	22	24	34	24	40	65	35	6	10	6	2
TOTAL 19:00 - 24:00	91	125	135	122	202	293	195	165	163	175	185	273	361	191	198	212	268	296	376	430	392	371	325	372	119	109	79	54
Two Way																												
19:00 - 20:00	22	29	24	21	28	44	34	25	29	29	26	32	49	44	37	36	31	39	33	52	52	52	47	29	33	24	14	15
20:00 - 21:00	46	58	80	65	75	96	96	69	64	76	87	106	132	90	94	79	98	132	119	174	183	168	157	108	59	52	30	27
21:00 - 22:00	51	92	102	84	149	215	150	130	128	127	178	215	254	141	174	188	225	210	272	233	143	147	108	262	97	97	77	49
22:00 - 23:00	28	33	38	30	100	116	67	50	71	60	61	130	169	82	50	97	136	158	188	222	214	177	120	218	63	42	36	28
23:00 - 24:00	7	8	3	8	16	37	7	13	11	12	13	37	64	18	9	16	12	29	55	75	50	67	114	63	17	18	20	4
TOTAL 19:00 - 24:00	154	220	247	208	368	508	354	287	303	304	365	520	668	375	364	416	502	568	667	756	642	611	546	680	269	233	177	123

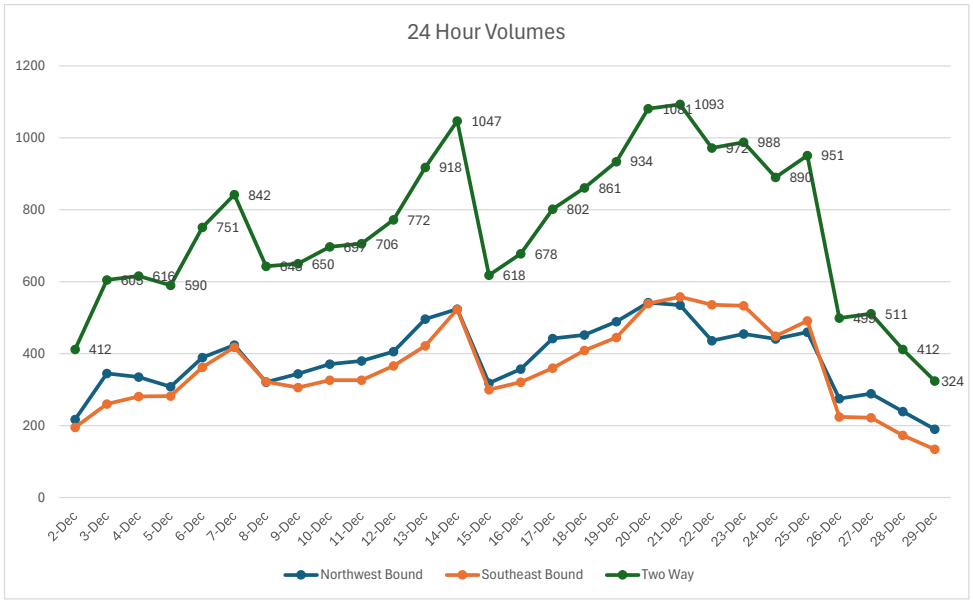
SPEED 85%ile 19:00 - 24:00	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northwest Bound																												
19:00 - 20:00	41.6	45.9	39.2	41.6	44.9	42.7	40.0	43.6	46.9	44.7	43.5	45.6	41.1	36.5	32.7	42.2	38.7	43.5	40.9	41.7	37.5	38.1	35.5	40.3	36.6	46.5	43.6	44.7
20:00 - 21:00	36.0	42.0	38.8	38.3	37.0	35.0	35.5	40.3	39.3	37.7	37.8	32.7	29.8	31.9	34.3	33.5	37.2	33.2	33.7	28.6	27.2	28.8	32.7	36.5	33.5	37.6	39.0	40.5
21:00 - 22:00	38.0	33.5	37.3	34.7	30.5	25.3	26.7	32.5	30.3	29.1	30.4	25.8	25.7	24.5	28.6	27.8	28.3	28.8	23.3	19.3	16.8	13.8	11.0	21.7	27.8	33.5	33.3	36.0
22:00 - 23:00	39.1	31.5	38.7	33.5	33.9	32.5	38.5	42.3	34.3	33.1	33.7	30.3	29.7	30.6	40.6	32.5	31.3	29.5	29.3	23.8	27.8	25.3	20.7	28.6	37.9	39.6	34.5	35.4
23:00 - 24:00	43.0	44.4	39.7	32.9	45.5	34.2	43.0	48.4	35.0	37.4	37.4	29.5	37.1	33.3	36.2	32.3	38.5	34.0	34.7	35.7	38.1	32.7	31.7	39.6	41.3	40.8	44.7	47.5
Southeast Bound																												
19:00 - 20:00	41.1	47.8	39.2	41.7	43.5	40.4	39.9	40.5	47.3	45.7	43.0	43.1	33.2	40.9	35.7	42.0	39.7	41.6	40.2	36.0	29.5	39.3	33.0	36.9	36.5	34.8	41.0	43.6
20:00 - 21:00	27.6	33.5	34.5	32.5	30.5	26.5	31.2	32.6	25.3	34.7	30.5	30.0	28.8	31.5	25.7	31.7	30.3	26.1	30.5	28.8	27.3	27.6	28.5	29.1	35.4	38.2	37.0	39.0
21:00 - 22:00	30.5	27.1	31.3	25.1	23.8	23.2	28.4	24.5	25.5	25.7	27.0	21.8	22.4	27.8	23.5	22.5	21.7	22.8	19.9	18.6	17.8	16.9	17.6	21.1	31.3	30.1	33.5	30.1
22:00 - 23:00	29.9	30.0	30.4	23.5	23.5	27.1	28.4	33.3	28.6	29.6	30.2	29.5	21.2	30.5	28.2	30.7	30.2	25.5	24.7	22.3	23.3	22.4	19.9	22.8	36.6	35.5	34.9	30.2
23:00 - 24:00	32.4	34.4	0.0	40.8	24.5	34.7	32.4	40.6	39.6	35.2	38.5	32.4	39.7	39.5	33.3	41.5	36.3	36.5	36.4	33.9	30.4	35.0	35.3	38.3	37.1	41.5	49.4	36.4
Two Way																												
19:00 - 20:00	42.4	47.5	39.4	41.9	44.8	42.5	39.9	43.5	47.5	45.3	43.1	44.2	39.7	40.3	35.7	41.6	38.4	43.5	41.1	41.3	37.3	39.3	35.8	40.0	37.1	45.4	43.5	44.8
20:00 - 21:00	34.1	35.5	37.0	35.3	35.8	32.5	31.8	36.5	38.4	36.2	36.3	31.7	29.8	31.5	30.8	33.5	32.3	32.3	33.5	28.9	27.7	28.6	30.5	33.5	34.3	38.2	38.8	40.5
21:00 - 22:00	35.4	29.2	34.5	32.4	27.7	23.9	27.5	29.3	28.8	27.0	27.8	23.8	23.9	26.2	25.4	26.5	24.8	25.5	21.9	18.9	17.7	16.4	16.8	21.8	30.3	31.5	33.4	34.7
22:00 - 23:00	32.6	30.1	38.5	31.5	32.5	29.6	34.0	38.7	30.4	34.0	32.7	30.2	25.7	30.7	30.7	32.3	31.2	27.3	27.4	22.9	24.9	23.5	20.6	26.8	37.6	37.4	35.2	32.8
23:00 - 24:00	36.8	44.5	39.7	39.6	41.0	34.8	36.8	48.1	38.7	38.0	38.1	31.9	39.3	36.9	37.0	39.0	39.0	36.6	35.8	35.5	33.5	33.5	34.7	39.6	41.3	41.6	45.7	44.0

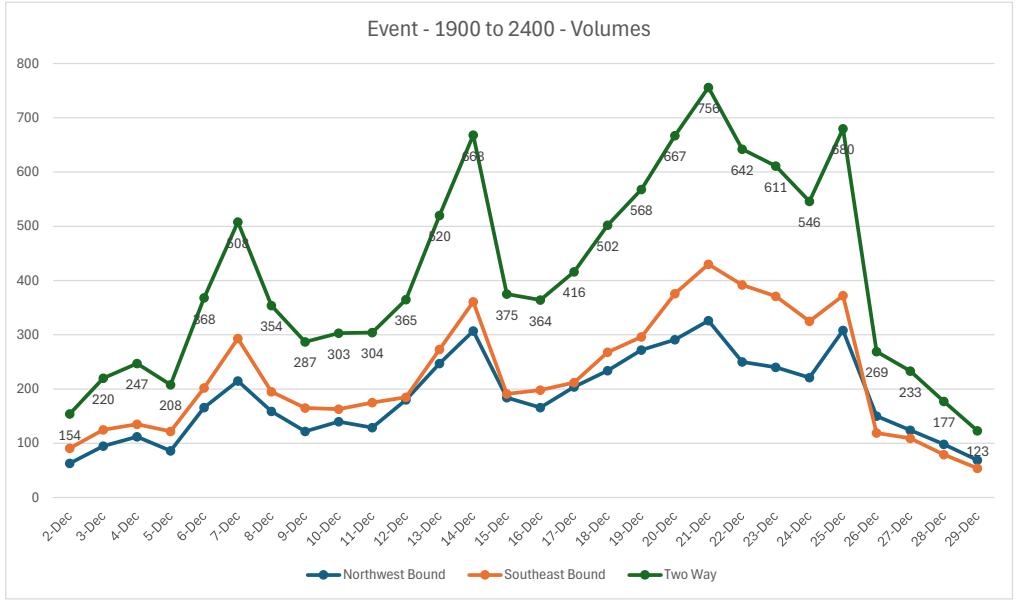
Orange = No vehicles

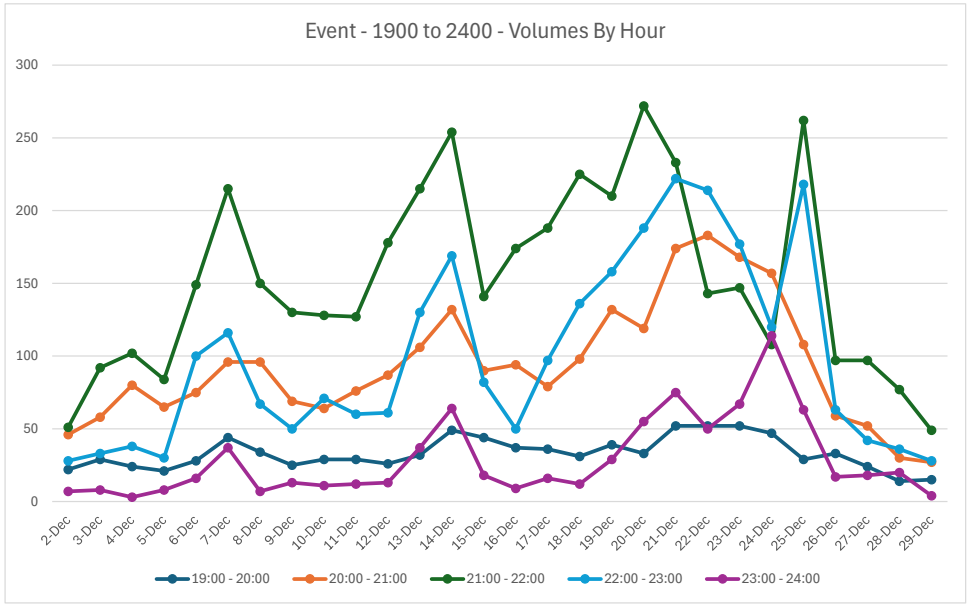
City of Norwood Payneham and St Peters

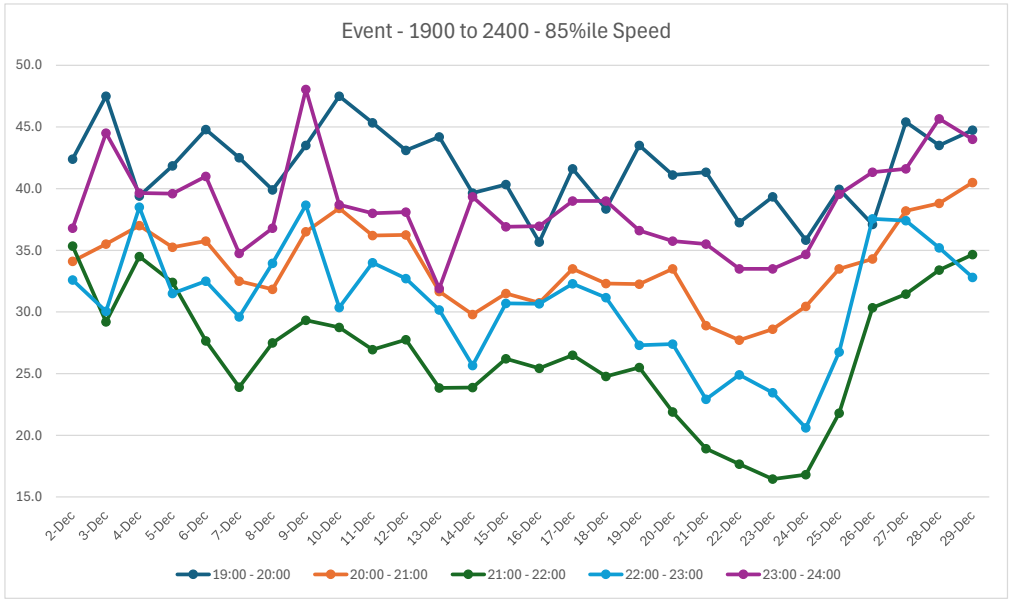
Ninth Avenue Chrismas Lights - December 2024
Summary of MetroCount Data
Lambert Road

HDS Australia Pty Ltd









City of Norwood Payneham and St Peters

Ninth Avenue Chrismas Lights - December 2024
Summary of MetroCount Data
Winchester Street

HDS Australia Pty Ltd

VOLUMES - 24 HOUR	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northwest Bound	174	273	250	241	299	323	244	246	254	309	293	326	402	227	277	328	377	354	399	506	472	471	508	380	264	233	162	130
Southeast Bound	136	177	156	159	188	276	196	197	187	219	246	287	380	214	248	259	317	321	404	422	440	441	444	376	187	174	121	81
Two Way	310	450	406	400	487	599	440	443	441	528	539	613	782	441	525	587	694	675	803	928	912	912	952	756	451	407	283	211

VOLUMES - 19:00 - 24:00 TOTALS	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northwest Bound	40	69	69	83	131	177	141	110	89	120	129	186	280	147	162	189	230	217	263	382	329	326	358	305	179	128	88	48
Southeast Bound	16	62	51	48	77	154	103	76	61	103	110	176	283	149	151	161	220	223	298	317	319	320	333	313	109	97	53	31
Two Way	56	131	120	131	208	331	244	186	150	223	239	362	563	296	313	350	450	440	561	699	648	646	691	618	288	225	141	79

VOLUMES - 19:00 - 24:00 BY HOUR	2-Dec	3-Dec	4-Dec	5-Dec	6-Dec	7-Dec	8-Dec	9-Dec	10-Dec	11-Dec	12-Dec	13-Dec	14-Dec	15-Dec	16-Dec	17-Dec	18-Dec	19-Dec	20-Dec	21-Dec	22-Dec	23-Dec	24-Dec	25-Dec	26-Dec	27-Dec	28-Dec	29-Dec
Northwest Bound																												
19:00 - 20:00	13	5	10	19	8	16	25	12	13	12	13	22	32	14	18	27	26	29	24	55	47	47	29	14	23	9	8	4
20:00 - 21:00	12	28	29	30	33	52	45	27	23	25	24	48	92	48	44	55	70	63	65	79	70	91	88	61	49	38	23	17
21:00 - 22:00	9	26	16	21	49	61	44	46	31	63	59	61	78	51	72	68	84	76	97	122	119	103	110	115	70	55	34	19
22:00 - 23:00	6	7	11	8	37	43	23	15	20	16	24	38	60	28	24	31	42	40	56	98	72	68	98	83	34	21	18	7
23:00 - 24:00	0	3	3	5	4	5	4	10	2	4	9	17	18	6	4	8	8	9	21	28	21	17	33	32	3	5	5	1
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Southeast Bound																												
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Two Way																												
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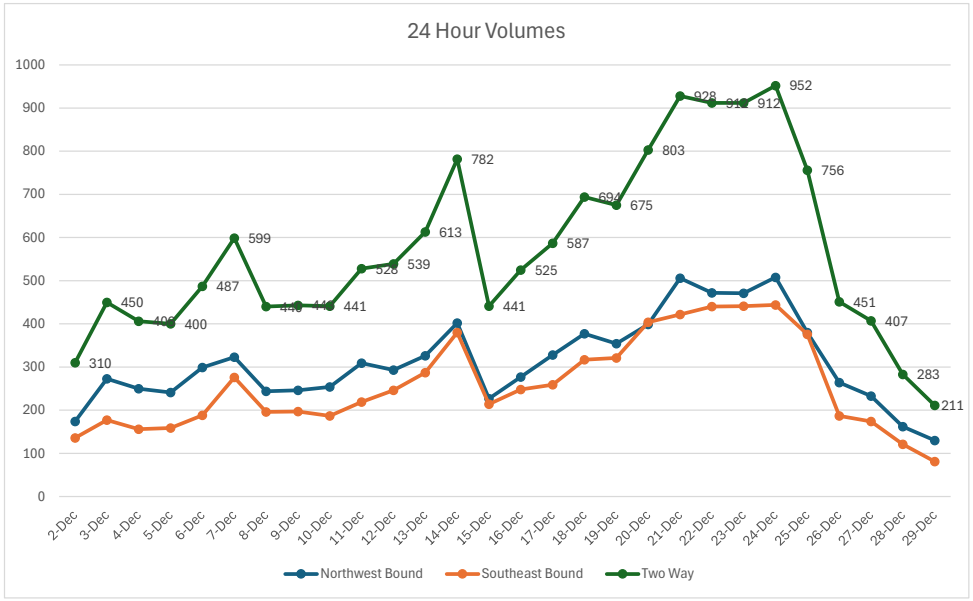
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Northwest Bound																												
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Two Way																												
19:00 - 20:00	39.6	35.3	35.6	39.1	36.8	36.0	37.2	33.6	35.7	38.1	35.5	34.1	34.7	32.4	35.4	37.0	34.2	33.5	37.8	31.9	31.5	33.8	30.5	32.7	33.0	39.9	36.5	40.4
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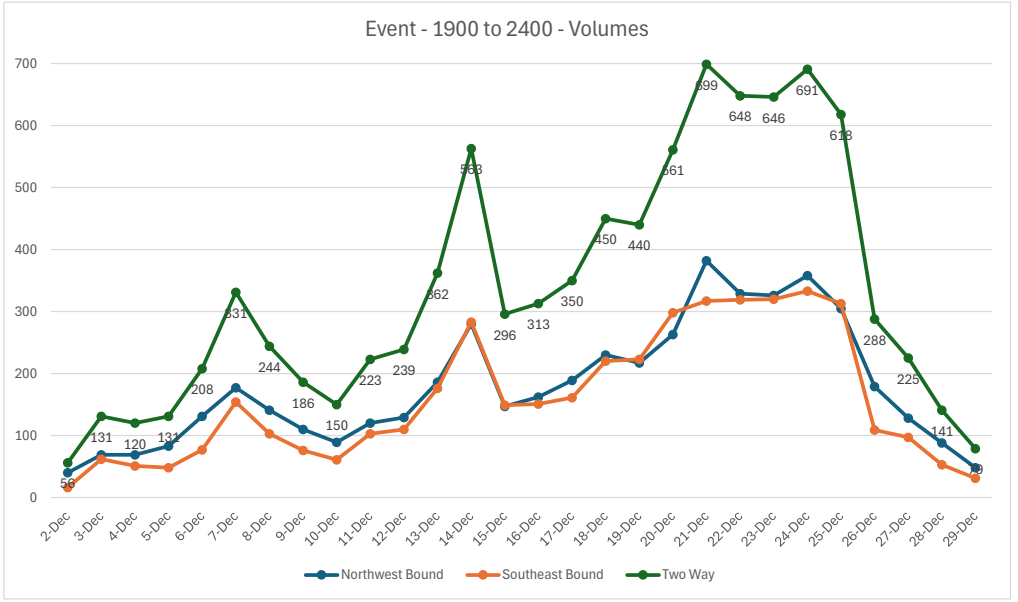
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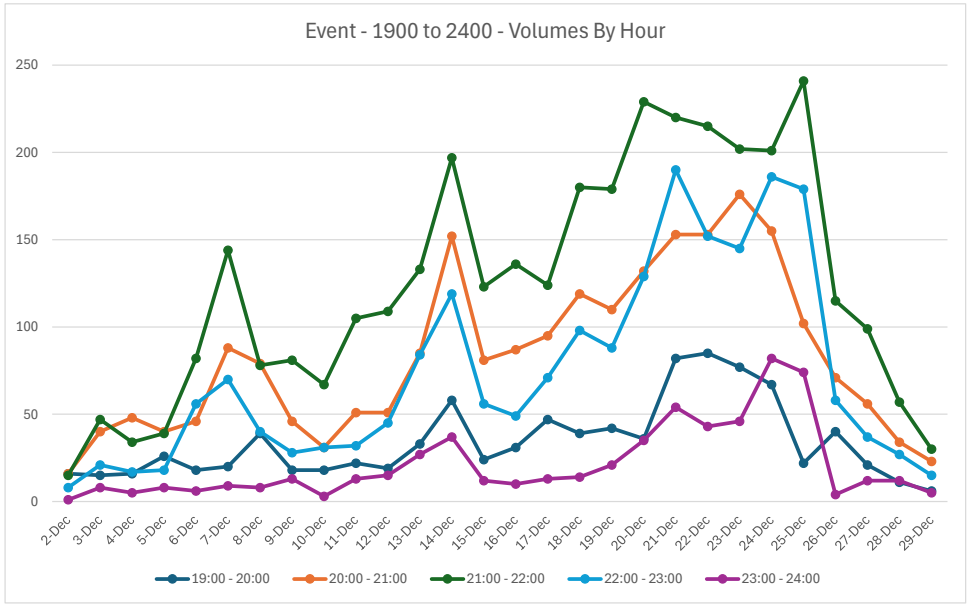
City of Norwood Payneham and St Peters

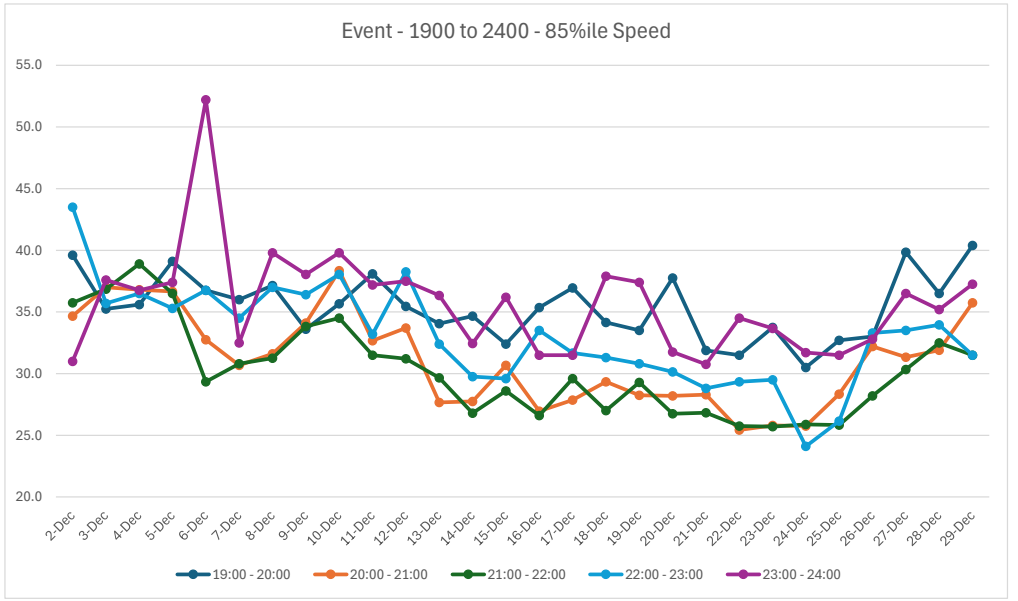
Ninth Avenue Chrismas Lights - December 2024
Summary of MetroCount Data
Winchester Street

HDS Australia Pty Ltd









13.13 NOMINATION TO EXTERNAL BODIES – SA FLOOD WARNING CONSULTATIVE COMMITTEE

REPORT AUTHOR: Governance Officer
GENERAL MANAGER: General Manager, Governance & Civic Affairs
CONTACT NUMBER: 8366 4533
FILE REFERENCE: qA90077
ATTACHMENTS: A

PURPOSE OF REPORT

The purpose of this report is to advise the Council of the invitation from the Local Government Association of South Australia (LGA) for nominations for appointment to the SA Flood Warning Consultative Committee.

SA Flood Warning Consultative Committee

The LGA is seeking nominations for a Local Government Elected Member or staff member, to be appointed to the SA Flood Warning Consultative Committee for a two (2) year term, until October 2027.

The overall role of the South Australian Flood Warning Consultative Committee is to coordinate the development and operation of flood forecasting and warning services in South Australia, acting as an advisory body to the Bureau of Meteorology and participating State and local government agencies.

To be eligible to nominate, candidates must have:

- Local Government knowledge and experience;
- experience in asset management, particularly flood and water management for Local Government; and
- skills in project management and community engagement.

The Committee meets twice a year (normally March and October) at the Bureau of Meteorology at 431 King William Street, Adelaide, or via online participation.

The position on the SA Flood Warning Consultative Committee is non-remunerated.

Nominations addressing the Selection Criteria, together with a current Resume, must be forwarded to the LGA by 7 November 2025.

A copy of the Selection Criteria and Nomination form is contained within **Attachment A**.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

Not Applicable.

RECOMMENDATION

1. The Council notes the report and declines the invitation to submit a nomination to the Local Government Association for the SA Flood Warning Consultative Committee.

or

2. The Council nominates _____ to the Local Government Association for the SA Flood Warning Consultative Committee.

Attachments – Item 13.13

Attachment A

Nomination to External Bodies - SA Flood Warning Consultative Committee

Local Government Association of South Australia

The voice of local government.

LGA Appointments and Nominations to Outside Bodies **PART A**

SA Flood Warning Consultative Committee — Call for Nominations

Governing Statute (as applicable)	Non statutory
Purpose/Objective	The primary functions of the SA Flood Warning Consultative Committee is to have oversight of the flood warning services the Bureau of Meteorology provides in South Australia.
Administrative Details	Nominees serve a 2-year term Generally 2 meetings per year Non-remunerated position
Selection Criteria (*to be addressed by applicant)*	• Practical knowledge of and experience in local government • experience in asset management, particularly flood and water management for local government • skills in project management and community engagement.
Liability and indemnity cover	*The LGA requires that persons appointed to Outside Bodies be appropriately insured throughout the period of their appointment and seeks to collect details of the insurances provided by the Outside Body on an annual basis.*

For more information contact: LGA Nominations Coordinator at nominationscoordinator@lga.sa.gov.au or 8224 2000

Document Set ID: 814636
Version: 2, Version Date: 24/07/2024

LGA Appointments and Nominations to Outside Bodies **PART B**

SA Flood Warning Consultative Committee — Nomination Form

Instructions

This form:

- *Must be submitted by a council*
- *Must be emailed in PDF format to nominationscoordinator@lga.sa.gov.au*
- *Receipt of nomination will be acknowledged by return email*
- *CV and response to selection criteria (if applicable) may be emailed separately by the nominee and will be treated confidentially*

This nomination form fulfils the requirements of the LGAs Appointments and Nominations to Outside Bodies Policy, available here.

SECTION 1 to be completed by Council, SECTION 2 to be completed by Nominee.

Please refer to the *Call for Nominations* information sheet (PART A) for details of the Outside Body and the selection criteria to be met by the nominee.

SECTION 1: COUNCIL to complete

SA Flood Warning Consultative Committee		
Council Details		
Name of Council submitting the nomination		
Contact details of council officer submitting this form	**Name:**	
	Position:	
	Email:	
	Phone:	
Council meeting date and minute reference		
Nominee Full Name		
elected member ☐ OR employee of council ☐ OR employee of local government entity ☐		
Note: by submitting this nomination council is recommending the nominee is suitable for the role.		

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SECTION 2: NOMINEE to complete

SA Flood Warning Consultative Committee

Nominee Details

* Denotes a Mandatory Field. The information in this form is provided by the LGA to the relevant Minister/State Government Authority for the purposes of actioning an appointment to an outside body. Successful Nominees may be contacted directly by the relevant body using the information provided in this form.

First Name:*		**Gender**	
Middle Name:*			
Surname:*			
Home / Personal Postal Address:*			
Phone:		**Mobile:**	
Personal Email:			
Why are you interested in this role?			
CV	attached ☐ OR forwarding separately ☐		
Response to selection criteria *(if applicable)* *Please refer to the Call for Nominations information sheet for the selection criteria to be addressed.*	*Nominee to provide response to selection criteria (of no more than 2 pages) for consideration by the LGA Board of Directors.* attached ☐ OR forwarding separately ☐		

Do you agree for your details to be retained on the LGA Nominees Database for a period of 12 months in order to be considered for other vacancies on Outside Bodies?

Yes ☐ OR No ☐

If Yes, please list any fields of interest or Outside Bodies of interest:

-
-
-

Undertaking:

The LGA Board resolved in January 2015 to ensure that appointees to external Boards and Committees remain current local government members or officers. If you leave local government for any reason during the term of your appointment, are you prepared to resign your appointment if requested to do so by the LGA?

Yes ☐ No ☐

Signature of Nominee: _____

Document Set ID: 814638
Version: 2, Version Date: 24/07/2024

13.14 GREATER ADELAIDE FREIGHT BYPASS

REPORT AUTHOR: Chief Executive Officer
GENERAL MANAGER: Not Applicable
CONTACT NUMBER: 83664568
FILE REFERENCE: qA157822 A970576
ATTACHMENTS: A

PURPOSE OF REPORT

The purpose of this report is to seek the Council's endorsement to sign a letter associated with the advocacy strategy in support of the Greater Adelaide Freight Bypass (GAFB).

BACKGROUND

As Elected Members are aware, there has been ongoing concerns from both the community and Local Government regarding the ongoing presence of large freight vehicles using the South Eastern Freeway and subsequently using roads such as Portrush Road, Glen Osmond Road and to a lesser extent Cross Road.

To eliminate the issue of freight vehicles using Portrush Road, Glen Osmond Road and Cross Road, a number of alternative routes have been proposed.

The alternative route which has the most support and has been allocated funding, is the Greater Adelaide Freight Bypass.

To progress the GAFB, both State and Federal Governments have as part of their respective budgets, committed funding to this project. To this end, the Federal Government has committed $525m and the State Government has committed $125m. Notwithstanding this, the project has not as yet progressed.

The impasse that is occurring appears to be based on whether the project should be funded on a 50:50 basis share between the State and Federal Government, or whether the funding should be based on the Federal Government funding 80% and the State Government 20% - as is the case for road projects of this type.

The advocacy strategy to date has involved some Local Government representatives meeting with Federal Members of Parliament. To illustrate support for GAFB, all of the Councils involved in the GAFB were requested to sign a joint letter in September 2024. A report on this was considered by the Council at its meeting held on 2 September 2024, at which the Council agreed to support the GAFB.

To continue this advocacy, the respective Councils involved in this matter have been requested to sign another letter.

As a Member of the Eastern Region Alliance of Councils (ERA), the City of Burnside has taken the lead role on this issue.

FINANCIAL AND BUDGET IMPLICATIONS

There are no financial implications associated with this issue.

A copy of correspondence from the City of Burnside and the joint letter which the Council has been requested to sign is contained in **Attachment A**.

EXTERNAL ECONOMIC IMPLICATIONS

Nil

SOCIAL ISSUES

Not Applicable.

CULTURAL ISSUES

Not Applicable.

ENVIRONMENTAL ISSUES

Removal of heavy freight vehicles from using Portrush Road and Glen Osmond Road will result in significant improvements to the local environment.

RESOURCE ISSUES

Not Applicable.

RISK MANAGEMENT

Not Applicable.

CONSULTATION

- **Elected Members**
  Mayor Robert Bria is aware of this issue.
- **Community**
  Nil
- **Staff**
  Nil
- **Other Agencies**
  City of Burnside

DISCUSSION

From this Council's perspective, its involvement in this advocacy strategy, essentially involves support for the construction of the GAFB.

This will involve co-signing the letter of support and if required, the Mayor and Chief Executive Officer meeting with Members of Parliament.

OPTIONS

The Council can choose to endorse signing of the joint letter contained in **Attachment A** or it can choose not to.

CONCLUSION

Nil

COMMENTS

Nil

RECOMMENDATION

1. The Council confirms its concerns about the safety of all road users (pedestrians, cyclists and motorists) due to the current and ever-increasing number of large freight vehicles utilising the South Eastern Freeway and subsequently using Portrush Road and Glen Osmond Road.

2. The Council supports the progression of the Greater Adelaide Freight Bypass and acknowledges its substantial benefit to the City of Norwood Payneham & St Peters and its community.

3. That the Mayor and Chief Executive Officer be authorised to sign the letter contained in Attachment A and be authorised to participate in other advocacy activities associated with the Greater Adelaide Freight Bypass.

Attachments – Item 13.14

Attachment A

Greater Adelaide Freight Bypass

City of Burnside

12 September 2025

Mayor and Chief Executive Officer
City of Norwood Payneham & St Peters
175 The Parade
NORWOOD SA 5067
Email: townhall@npsp.sa.gov.au

Dear Mayor Bria and Mr Mario Barone,

SUBJECT: Invitation to Join Advocacy for the High Productivity Vehicle Network / Greater Adelaide Freight Bypass

Your Council's commitment to advocating for the High Productivity Vehicle Network (HPVN), including the Greater Adelaide Freight Bypass (GAFB), is commendable. While individual councils have consistently demonstrated leadership on this issue, we believe our collective voice, representing thirty (30) councils across South Australia, will carry greater influence with both State and Federal Governments.

This strategic infrastructure project, developed by the Department for Infrastructure and Transport (DIT), proposes a corridor stretching from the South Australia-Victoria border to the South Australia-Western Australia border. Of particular significance is the GAFB, which would divert heavy vehicles away from residential suburbs in Adelaide, including Portrush, Cross and Glen Osmond Roads, and route them via Murray Bridge and Sedan.

Adelaide remains the only capital city in Australia where the National Heavy Vehicle Regulator's network runs directly through residential suburbs. This results in over 1,390,800 heavy vehicle movements annually through the City of Burnside alone - past schools, aged care homes, and community spaces.

The benefits of this project is substantial:

- Improved freight productivity through smarter logistics design.
- Enhanced safety for vulnerable road users.
- Reduced emissions and improved health outcomes for residents.
- Support for active transport through reduced congestion.

We are encouraged by recent developments, including:

- Inclusion of the HPVN/GAFB in the Greater Adelaide Regional Plan.
- A Federal Government commitment of $525 million over 10 years in the 2025/26 Budget.

We now seek a matching $525 million commitment from the State Government, or an additional commitment from the Federal Government, and believe a united voice across local government will strengthen this advocacy. We invite your Council to co-sign a joint letter to all relevant State and Federal Ministers and Department Heads (list attached). A draft of this shared correspondence is attached for your consideration.

Please let us know by Wednesday, 29 October 2025 if your Council is willing to join this important initiative.

Yours sincerely,

Anne Monceaux
Mayor

Julia Grant
Chief Executive Officer

Enc. 1. Proposed Joint Letter - Local Government Authorities Supporting HPVN / GAFB Project
2. List of Ministers and Departmental Heads

[DD Month] 2025

[Minister Name / Department Head]
[Role/Position]
[Street address]
[SUBURB SA Postcode]
[Email: email address]

Dear [Minister Name / Department Head],

SUBJECT: Joint Advocacy for the High Productivity Vehicle Network / Greater Adelaide Freight Bypass

We, the undersigned Mayors and Chief Executive Officers of thirty (30) South Australia Local Government Authorities, write to express our strong support for the High Productivity Vehicle Network (HPVN) and the Greater Adelaide Freight Bypass (GAFB) projects.

The GAFB is a critical component of the HPVN, designed to divert heavy freight vehicles away from residential suburbs in Adelaide to a purpose-built corridor via Murray Bridge and Sedan. This initiative will:

- Enhance national freight productivity.
- Improve safety for vulnerable road users.
- Reduce emissions and improve public health.
- Support active transport and community wellbeing.

Adelaide is currently the only capital city where the National Heavy Vehicle Regulator's network runs through densely populated residential areas. Recent estimates suggest that the Greater Adelaide Freight Bypass (GAFB) will divert around 420,000 trucks per year from metropolitan Adelaide roads. This equates to approximately one truck per minute, a significant pressure on key corridors such as Portrush Road, Glen Osmond Road, Cross Road, and the South Eastern Freeway, impacting schools, aged care homes, and community spaces.

We commend the Federal Government's commitment of $525 million over ten (10) years in the 2025/26 Budget and acknowledge the State Government's recognition of the project as a priority. We now call on both levels of government to commit to full and coordinated funding to ensure the complete delivery of this transformative infrastructure initiative, and:

1. Proceed with the HPVN and GAFB project as a priority;
2. Fully fund the initiative through matched State and Federal contributions; and
3. Engage with local governments and communities throughout the planning and implementation phases.

This is a transformative opportunity to enhance freight logistics, improve community safety, and deliver better environmental outcomes across South Australia.

Yours faithfully,

Acting Mayor Nathan Daniell
Adelaide Hills Council

Mr Greg Georgopoulos
Adelaide Hills Council

Mayor Jillian Whittaker
Campbelltown City Council

Mr Paul Di Iulio
Campbelltown City Council

Lord Mayor Jane Lomax-Smith
City of Adelaide

Mr Michael Sedgman
City of Adelaide

Mayor Anne Monceaux
City of Burnside

Ms Julia Grant
City of Burnside

Mayor Angela Evans
City of Charles Sturt

Mr Paul Sutton
City of Charles Sturt

Mayor Amanda Wilson
City of Holdfast Bay

Ms Pamela Jackson
City of Holdfast Bay

Mayor Kris Hanna
City of Marion

Mr Tony Harrison
City of Marion

Mayor Heather Holmes-Ross
City of Mitcham

Mr Matthew Pears
City of Mitcham

Mayor Robert Bria
City of Norwood Payneham & St Peters

Mr Mario Barone
City of Norwood Payneham & St Peters

Mayor Moira Were
City of Onkaparinga

Mr Phu Nguyen
City of Onkaparinga

Mayor Glenn Docherty
City of Playford

Mr Sam Green
City of Playford

Mayor Claire Boan
City of Port Adelaide Enfield

Mr Mark Withers
City of Port Adelaide Enfield

Mayor Matt Larwood
City of Prospect

Mr Chris White
City of Prospect

Mayor Gillian Aldridge
City of Salisbury

Mr John Harry
City of Salisbury

Mayor Marijka Ryan
City of Tea Tree Gully

Mr Ryan McMahon
City of Tea Tree Gully

Mayor Michael Hewitson
City of Unley

Mr Peter Tsokas
City of Unley

Mayor Michael Coxon
City of West Torrens

Mr Angelo Catinari
City of West Torrens

Mayor Melissa Jones
Corporation of the Town of Walkerville

Dr Andrew Johnson
Corporation of the Town of Walkerville

Mayor Keith Parkes
Alexandrina Council

Mr Nigel Morris
Alexandrina Council

Mayor Ella Winnall
Berri Barmera Council

Mr Tim Pfeiffer
Berri Barmera Council

Mayor Dr Moira Jenkins
City of Victor Harbor

Ms Victoria MacKirdy
City of Victor Harbor

Mayor Trevor (Nobby) Norton
District Council of Loxton Waikerie

Mr David Beaton
District Council of Loxton Waikerie

Mayor Darryl Houston
District Council of Yankalilla

Mr Nathan Cunningham
District Council of Yankalilla

Acting Mayor Bill O'Brien
Light Regional Council

Mr Richard Dodson
Light Regional Council

Mayor Simone Bailey
Mid Murray Council

Mr Ben Scales
Mid Murray Council

Mayor Lynette Martin
Mount Barker District Council

Ms Sarah Philpott
Mount Barker District Council

Mayor Peter Hunter
Renmark Paringa Council

Mr Tony Siviour
Renmark Paringa Council

Mayor Michael (Bim) Lange
The Barossa Council

Mr Martin McCarthy
The Barossa Council

Mayor Wayne Thorley
The Rural City of Murray Bridge

Ms Heather Barclay
The Rural City of Murray Bridge

Acting Mayor Nathan Shanks
Town of Gawler

Mr Chris Cowley
Town of Gawler

High Productivity Vehicle Network (HPVN) / Greater Adelaide Freight Bypass (GAFB)

Councils Joint Advocacy Letter

List of Ministers and Departmental Heads

Hon. Tom Koutsantonis MP
Minister for Infrastructure and Transport

Hon. Stephen Mullighan MP
Minister for Police (with responsibility for road safety)

Hon. Clare Scriven MLC
Minister for Primary Industries and Regional Development

Hon. Nick Champion MP
Minister for Planning

Hon. Catherine King MP
Minister for Infrastructure, Transport, Regional Development and Local Government

Hon. Kristy McBain MP
Minister for Regional Development, Local Government and Territories

Senator the Hon. Anthony Chisholm MP
Assistant Minister for Regional Development

Mr. Jon Whelan
Chief ExecutiveDepartment of Infrastructure and Transport

Mr. Craig Holden
ChairpersonState Planning Commission

14. ADOPTION OF COMMITTEE RECOMMENDATIONS

REPORT AUTHOR:	General Manager, Governance & Civic Affairs
GENERAL MANAGER:	Chief Executive Officer
CONTACT NUMBER:	8366 4549
FILE REFERENCE:	Not Applicable
ATTACHMENTS:	A

PURPOSE OF REPORT

The purpose of the report is to present to the Council the Minutes of the following Committee Meetings for the Council's consideration and adoption of the recommendations contained within the Minutes:

- Business & Economic Development Advisory Committee – (30 September 2025)
  (A copy of the Minutes of the Business & Economic Development Advisory Committee meeting is contained within **Attachment A**)

ADOPTION OF COMMITTEE RECOMMENDATIONS

- **Business & Economic Development Advisory Committee**

  That the Minutes of the meeting of the Business & Economic Development Advisory Committee held on 30 September 2025, be received and that the resolutions set out therein as recommendations to the Council are adopted as decisions of the Council.

Attachment A

Adoption of Committee Recommendations

Business & Economic Development Advisory Committee

Business & Economic Development Advisory Committee

Minutes

30 September 2025

Our Vision

A City which values its heritage, cultural diversity, sense of place and natural environment.

A progressive City which is prosperous, sustainable and socially cohesive, with a strong community spirit.

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

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Website www.npsp.sa.gov.au
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City of Norwood Payneham & St Peters

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VENUE Mayors Parlour, Norwood Town Hall

HOUR 6.30pm

PRESENT

Committee Members
Mayor Robert Bria (Presiding Member)
Cr Grant Piggott
Cr Garry Knoblauch
Cr Hugh Holfeld
Mr Ben Pudney
Ms Trish Hansen
Mr Matt Grant
Ms Amanda Pepe

Staff
Mario Barone (Chief Executive Officer)
Claire Betchley (Manager, Marketing & Place Activation)
Pasqui D'aloia (Manager, Strategy & Performance)
Eve Green (Co-ordinator, Place Activation & Economy)

APOLOGIES
Mr Joshua Baldwin
Ms Amanda Grocock

ABSENT Nil

1. CONFIRMATION OF MINUTES OF THE BUSINESS & ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING HELD ON 8 JULY 2025

Mr Matt Grant moved that the Minutes of the Business & Economic Development Advisory Committee meeting held on 8 July 2025 be taken as read and confirmed. Seconded by Cr Knoblauch and carried unanimously.

2. PRESIDING MEMBER'S COMMUNICATION

Nil

3. COMMITTEE MEMBER DECLARATION OF INTEREST

Nil

4. PRESENTATIONS / MATTERS FOR DISCUSSION

4.1 Presentation – Economic Development Strategy Review – Moving Forward

A presentation on the Economic Development Strategy Review was provided by Manager, Strategy & Performance.

5. MATTERS FOR DECISION

Nil

6. OTHER BUSINESS

Nil

7. NEXT MEETING

Tuesday 11 November 2025

8. CLOSURE

There being no further business the Presiding Member declared the meeting closed at 8.26pm.

_____

Mayor Robert Bria
PRESIDING MEMBER

Minutes Confirmed on _____
(date)

15. OTHER BUSINESS
(Of an urgent nature only)

16. CONFIDENTIAL REPORTS

16.1 QUESTIONS WITH NOTICE – PAYNEHAM MEMORIAL SWIMMING CENTRE - SUBMITTED BY CR SCOTT SIMS

RECOMMENDATION 1

That pursuant to Section 90(2) and (3) of the *Local Government Act 1999* the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

(b) information the disclosure of which –

(i) could reasonably be expected to prejudice the commercial position of the Council; and
(ii) would, on balance, be contrary to the public interest;

by the disclosure of sensitive commercial and financial information and the Council is satisfied that, the principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

RECOMMENDATION 2

Under Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that the report, discussion and minutes be kept confidential until this matter is finalised.

16.2 QUESTIONS WITH NOTICE – COUNCIL RELATED MATTERS - SUBMITTED BY CR GRANT PIGGOTT

RECOMMENDATION 1

That pursuant to Section 90(2) and (3) of the *Local Government Act 1999* the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

(b) information the disclosure of which –

(i) could reasonably be expected to prejudice the commercial position of the Council; and
(ii) would, on balance, be contrary to the public interest;

by the disclosure of sensitive commercial and financial information and the Council is satisfied that, the principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

RECOMMENDATION 2

Under Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that the report, discussion and minutes be kept confidential until this matter is finalised.

16.3 PUBLICLY ACCESSIBLE ELECTRIC VEHICLE CHARGING STATIONS

RECOMMENDATION 1

That pursuant to Section 90(2) and (3) of the *Local Government Act 1999,* the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

(d) commercial information of a confidential nature (not being a trade secret) the disclosure of which—
  (i) could reasonably be expected to confer a commercial advantage on a third party; and
  (ii) would, on balance, be contrary to the public interest;

and the Council is satisfied that, the principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt, discussion and consideration of the information confidential.

RECOMMENDATION 2

Under Section 91(7) and (9) of the *Local Government Act 1999*, the Council orders that the report, discussion and minutes be kept confidential for a period of twelve (12) months.

16.4 PAYNEHAM MEMORIAL SWIMMING CENTRE REDEVELOPMENT PROJECT

RECOMMENDATION 1

That pursuant to Section 90(2) and (3) of the *Local Government Act 1999* the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

(b) information the disclosure of which –

(j) could reasonably be expected to prejudice the commercial position of the Council; and
(ii) would, on balance, be contrary to the public interest;

by the disclosure of sensitive commercial and financial information and the Council is satisfied that, the principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

RECOMMENDATION 2

Under Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that the report, discussion and minutes be kept confidential until this matter is finalised.

16.5 REPORT OF THE AUDIT & RISK COMMITTEE

RECOMMENDATION 1

That pursuant to Section 90(2) and (3) of the *Local Government Act 1999* the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

(b) information the disclosure of which –

(i) could reasonably be expected to prejudice the commercial position of the Council; and
(ii) would, on balance, be contrary to the public interest;

by the disclosure of sensitive commercial and financial information and the Council is satisfied that, the principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

RECOMMENDATION 2

Under Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that the report, discussion and minutes be kept confidential until 31 December 2025.

16.6 STAFF RELATED MATTER

RECOMMENDATION 1

That pursuant to Section 90(2) and (3) of the *Local Government Act 1999* the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

(a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

and the Council is satisfied that, the principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

RECOMMENDATION 2

Under Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that the report, discussion and minutes be kept confidential for a period not exceeding 12 months, after which time the order will be reviewed.

17. CLOSURE