



## **ANNUAL GENERAL MEETING**

**Thursday, 7 March 2024 7.30 pm Henley and Grange Community Centre**

196a Military Road Henley Beach [next door to the the Henley Police Station]

### **Guest speaker**

**Paul Sutton - CEO City of Charles Sturt**

### **Council plans and priorities for 2024 and beyond**

**Hear how our Council is addressing issues that are vital to building a vibrant community, including Council's planning agenda, Community Plan, Community Battery and Power Sharing, Tree Canopy development, the Coastal Management Review and the West Lakes Oval development.**

### **Agenda**

Apologies

Acceptance of AGM Minutes 2023

Treasurer's Report

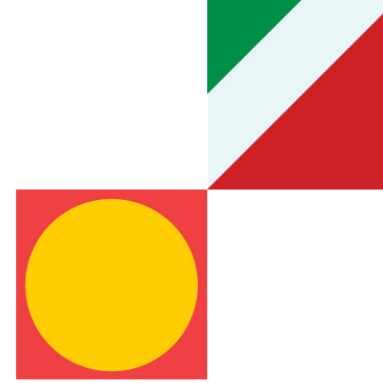
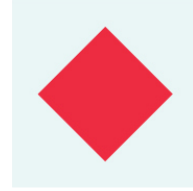
Chairperson's Report

Nominations for membership of the Committee (all members of at least two months standing are welcome to nominate prior to or at the meeting) Election of Officers

Acceptance of General Meeting minutes 7/12/23

Update of the "My Tree Project"- Steve Fuller

Any Other Business

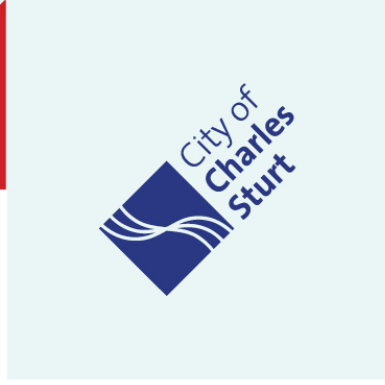
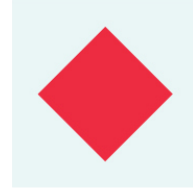


# WACRA AGM

**CITY OF CHARLES STURT**

**PAUL SUTTON CEO**

# TOPICS



**PLANNING POLICY**

**COMMUNITY PLAN**

**COMMUNITY RENEWABLES & VPP**

**TREE CANOPY PROJECT**

**FOOTBALL PARK**

**QUESTIONS?**

# PLANNING POLICY UPDATE

## CCS Residential Land Supply Study 2023 – GARP Input

- Reflected on the last 10 years of residential growth and future housing supply potential to then inform Council's submission on the GARP.
- Over the last 10 years approximately 6,900 additional dwellings generated.
- 2,896 dwellings were provided in master planned communities (Bowden, St Clair, West)
- Based on the GARP high growth scenario of 700 dwellings per annum, this equates to potential 24 years of housing supply available in CCS within existing zoned areas. (Metcash, SA Water, Kilkenny etc)
- Review/respond to the State's GARP when released for consultation in late 2024.

<https://charlessturt.maps.arcgis.com/apps/instant/sidebar/index.html?appid=a1bb5c5ad3874647a5423aa95fdade15>

# CCS Central Areas Your Neighbourhood Plan (YNP) 2024/25

## Follows on from Albert Park YNP Pilot

- Revitalising local meeting places to connect people and support local businesses
- Making suburbs greener, walkable and liveable
- Coordinating streetscape investment (roads, footpaths, stormwater, trees)
- Unlocking school spaces to deliver more out of hours community amenity

## Proposed Initiation of a Character Area Overlay Code Amendment 2024/25 – 2025/26

- Investigating the inclusion of a Character Area Overlay from the Planning and Design Code based on Council's previously endorsed 2013 streetscape investigations, 16 areas. (report to CI in April)

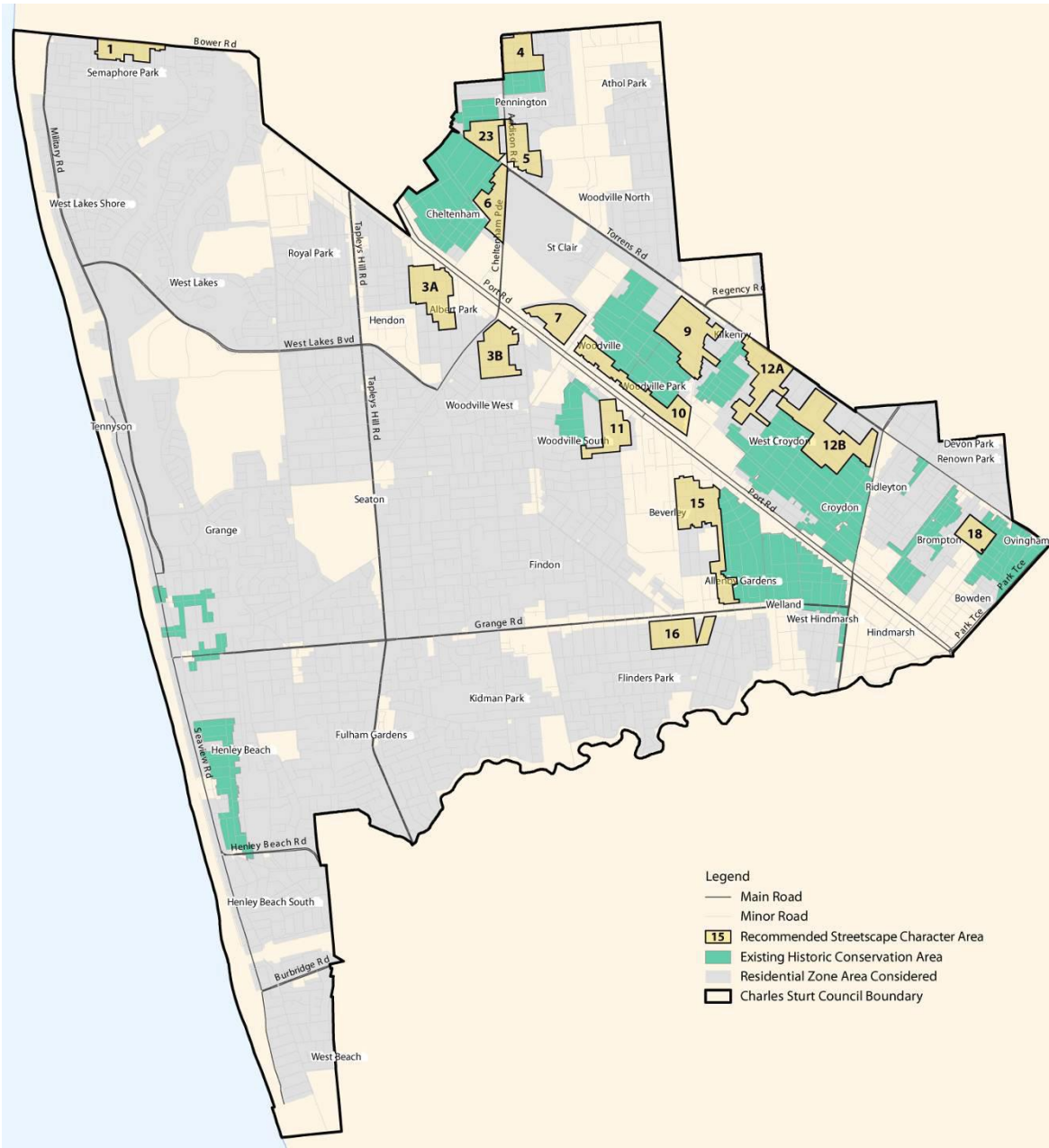
## CCS's Employment Zone Lands Strategy 2024/25

- Analysis of CCS current employment zoned lands (Review continuing value).
- Regenerate and grow employment opportunities.

# Proposed Initiation of a Character Area Overlay Code Amendment 2024/25 – 2025/26

(Subject to Council consideration, Ministerial approval to proceed and final boundaries subject to Code Amendment Investigations)

- 1 Semaphore Park
- 3A Albert Park
- 3B Woodville West
- 4 Pennington (north)
- 5 Pennington (south-east)
- 6 Cheltenham
- 7 Woodville
- 9 Woodville Park / Kilkenny
- 10 Woodville Park / Woodville
- 11 Woodville South
- 12A West Croydon / Kilkenny
- 12B West Croydon / Croydon
- 15 Beverley
- 16 Flinders Park
- 18 Brompton
- 23 Pennington (south – west)
- 14 Ridleyton





# COMMUNITY PLAN REVIEW

## ENGAGEMENT OUTCOMES

- **6 schools – 107 people**

Kidman Park Primary, Findon High, Seaton High, Nazareth College, Bowden Brompton Community School, Challa Gardens Primary

- **11 sporting clubs – 22 people**

Vipers FC, West Croydon FC, Gym West, Grange SLSC, West Beach SLSC, West Lakes Bowling Club, Orion Tennis Club, Findon Skid Kids, Woodville Warriors Basketball, West Torrens Cricket Club, North-West Junior Soccer

- **4 community groups – 15 people**

OzHarvest, Henley and Grange Arts Society, WACRA, Albert Park Neighbourhood Watch

- **22 Focus Group members** - workshop and bus tours

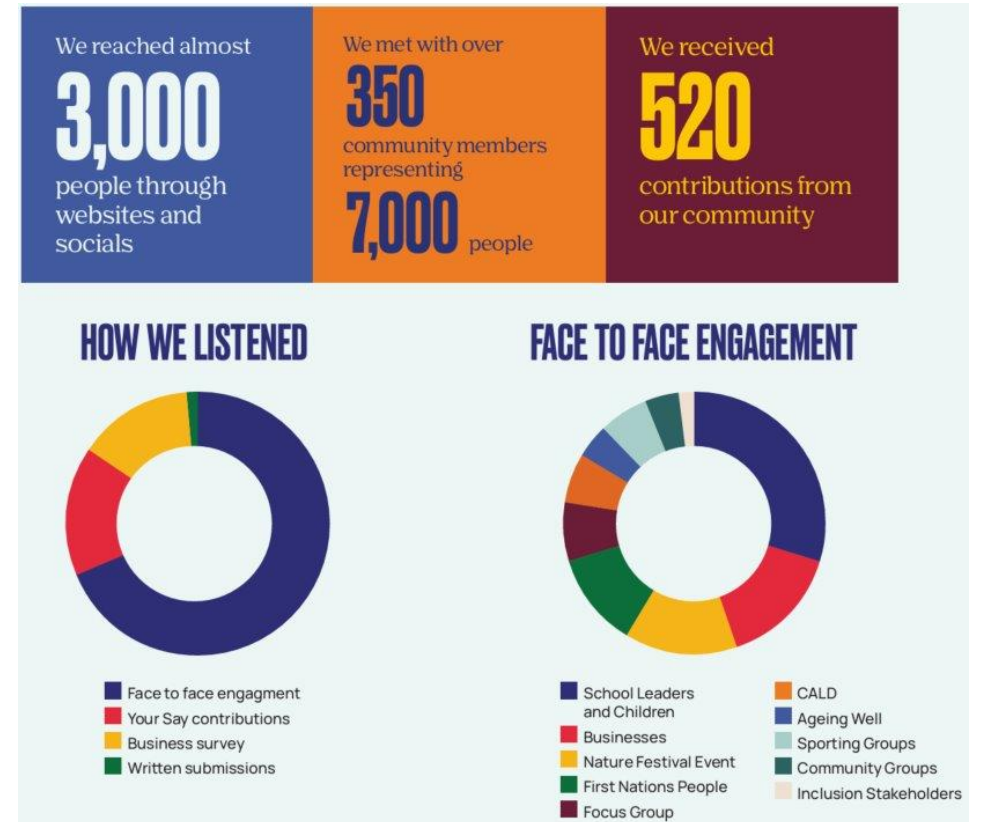
- **Nature Festival pop-up – 50 people**

- **5 stakeholder workshops – 85 people**

First Nations workshop, SAASTA, CALD workshop, Access and inclusion workshop, Sages (Ageing Well)

- **Business – 53 people**

<https://www.yoursaycharlessturt.com.au/charles-sturt-community-vision/what-we-have-heard>



# CHARLES STURT VISION 2040



**WE WILL ACKNOWLEDGE AND EMBRACE OUR KAURNA AND FIRST NATIONS HISTORY AND COMMUNITIES**

**WE WILL TELL OUR STORIES TO SHARE KNOWLEDGE, INCREASE AWARENESS, CREATE OPPORTUNITY, BUILD PARTNERSHIPS AND PROMOTE OUR ACHIEVEMENTS**

**WE WILL MANAGE OUR CITY IN A SUSTAINABLE WAY WITH SOUND GOVERNANCE**



# FLAGSHIP INITIATIVES ARE:

- Transformational to a community plan theme, or
- Have significant positive impact across multiple themes
- Generally, a longer term initiative
- Trigger structured and regular reporting to Council

Over the next four years we will work together to deliver the following initiatives to make progress towards our vision:

## **Community Renewable Energy Scheme**

In partnership, establish a renewable energy scheme to help our community be more resilient to the impacts of climate change and help manage the increasing living costs.

## **Increasing Our Tree Canopy**

Increase the number of trees planted across our City by implementing our Tree Canopy Strategy.

## **Central Areas Plan**

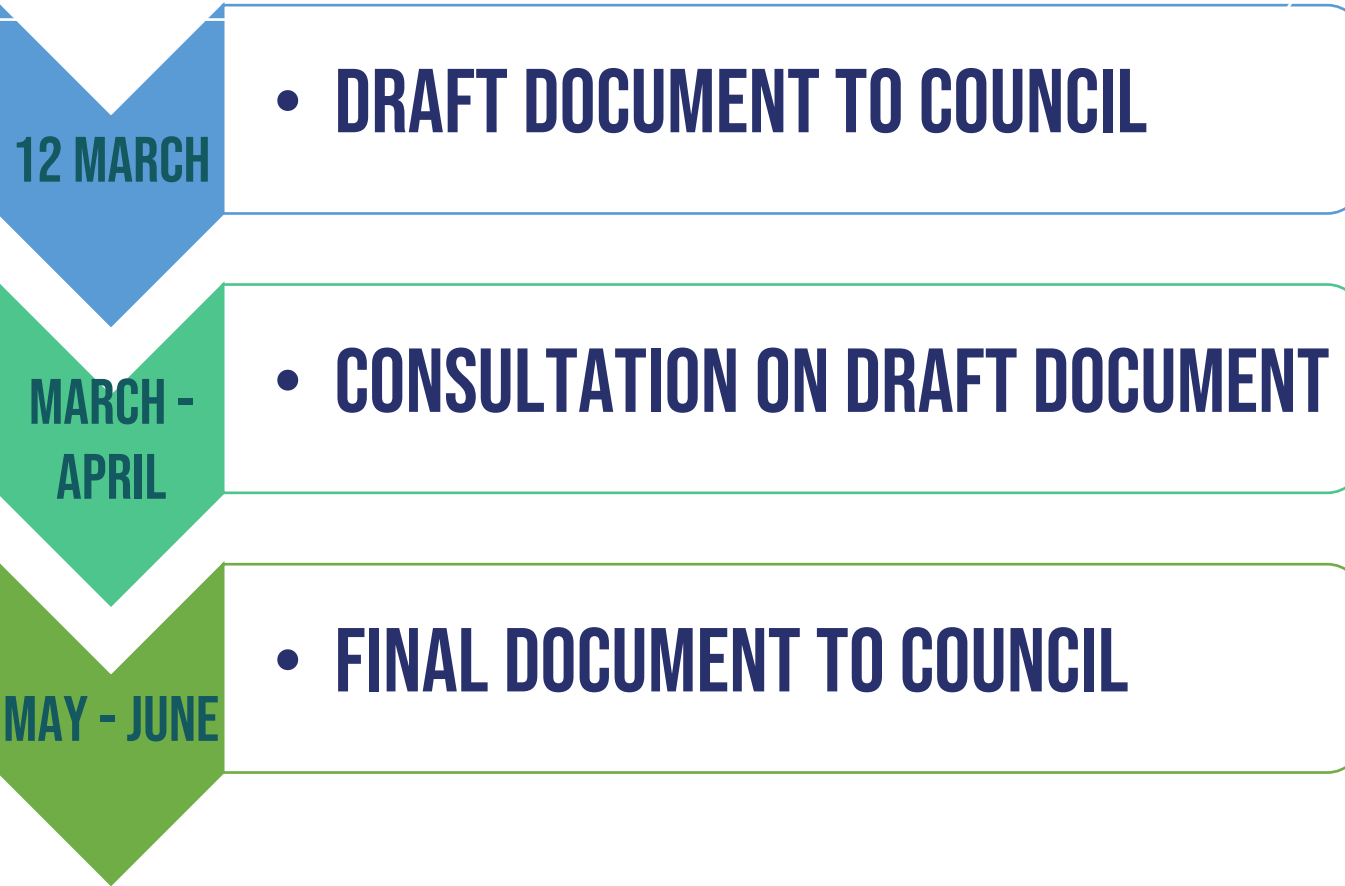
Work together to plan and implement improvements to the amenity, accessibility and attractiveness of the central areas suburbs of our City.

## **Local Centre Revitalisation**

Increase the appeal and vibrancy of our local activity precincts and provide places for people to connect.



# NEXT STEPS







**“A Place We Belong”**  
**Brooke Kirra Rigney**



# COMMUNITY RENEWABLES PROGRAM

## SOLAR & BATTERY COMMUNITY BULK BUY & VIRTUAL POWER PLANT (VPP) - OVERVIEW

- Council endorsed ShineHub to deliver the program on 13<sup>th</sup> Nov 2023.
- Currently planning 4 community sessions in April/May – will schedule more if needed.
- Community sessions include 1 on 1 resident/ShineHub engineer system consultations.
- Residents can choose either:
  - No upfront costs system
  - Significant discounts on upfront system costs
- Information & registration page on Council website.
- Over 600 residents already registered!
- About to launch Mayor Angela's promotional video.
- Will drive significant environmental & cost of living benefits.

A registration form for the Charles Sturt Community Solar Program. It features the City of Charles Sturt and ShineHub logos at the top. The title is 'CHARLES STURT COMMUNITY SOLAR PROGRAM'. Below the title, it says '2024 Solar Bulk Buy is coming'. The main text reads: 'We are proud to announce that the City of Charles Sturt Solar Bulk Buy for homes is coming in April 2024. Register below to unlock savings on solar panel, battery and VPP solutions and usher in a brighter, sustainable future.' A smaller paragraph follows: 'The more people that register their interest, the greater value we can provide to all participants! Let's come together and use our collective strength, diversity and community spirit to power Charles Sturt into the future with energy that's affordable, reliable and renewable.' The form includes input fields for 'Full name', 'Email address', 'Phone number', and 'Postcode'. A green 'Register now' button is at the bottom right.

# BULK BUY & VIRTUAL POWER PLANT (VPP) – THE VPP SYSTEM BENEFITS

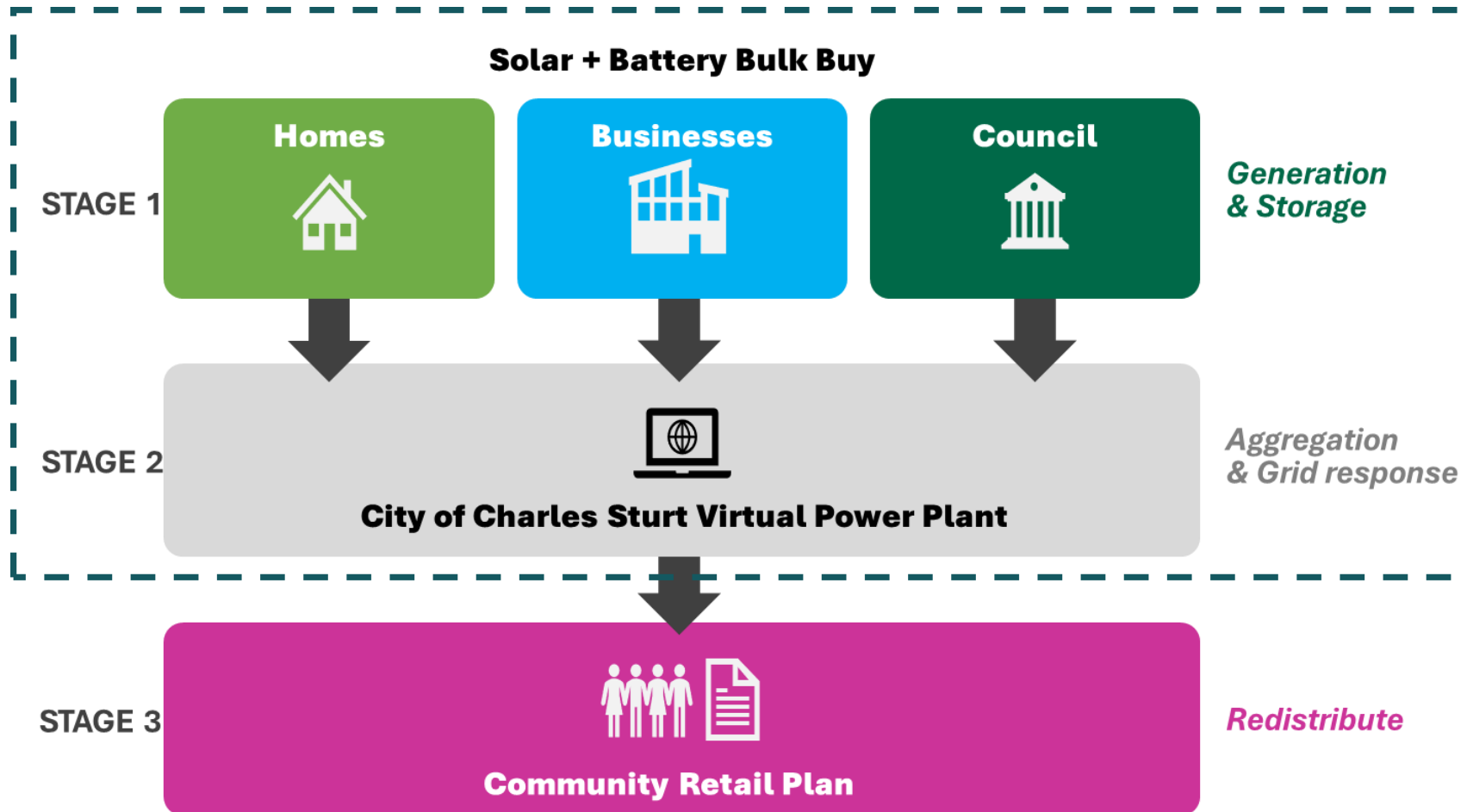
- What are VPP's?

- Solar & battery systems on residential, commercial & Council buildings
- Linked together virtually (via the internet) to form a Virtual Power Plant (VPP)
- Controlled centrally to push power into grid during high demand (high value times)
- Residents/businesses earn \$\$ for power used from their battery
- VPP events are where ShineHub has bid for and won the supply of wholesale electricity into the market using stored electricity in the residential batteries that are part of the VPP.



- Residents in the VPP (battery systems) will receive \$0.55/kWh for VPP events (plus their own retailer feed-in tariff).
- VPP Events can eliminate the need to turn on gas or diesel peaking power plants.

# COMMUNITY BULK BUY & VIRTUAL POWER PLANT (VPP) – PROGRAM STRUCTURE



## PROFIT SHARE

- RESIDENTS
- COUNCIL
- SHINEHUB



# COMMUNITY BULK BUY & VIRTUAL POWER PLANT (VPP) – RESIDENTIAL OPTIONS




## Example:

- Pre VPP Electricity Bill \$600
- Post VPP Bill \$372
  - \$96 Existing Electricity Retailer
  - **\$276 Solar payment ShineHub**
- Saving **\$228 per Quarter**  
**\$10k+ over 10 years**

## No upfront cost (Netflix) model

### Your estimated solar savings^:

Check out how much you'll save in the next 10 years!

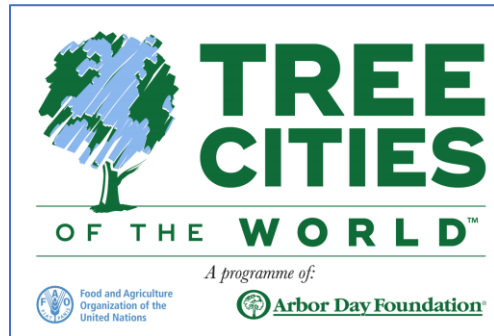
	 Energy costs on the grid	 Energy costs with ShineHub	 Your solar savings
<b>Quarterly totals:</b>	\$600 / quarter	<b>\$372 / quarter</b> \$276 Solar payment \$96 New electricity bill	<b>\$228 / quarter</b>
<b>10 year totals:</b>	\$24,000 / 10 years	<b>\$13,740 / 10 years</b>	<b>\$10,260 / 10 years</b>

### Your savings over time could be enormous!



# TREE CANOPY IMPROVEMENT STRATEGY

**TARGET: 25% CANOPY COVER BY 2045**



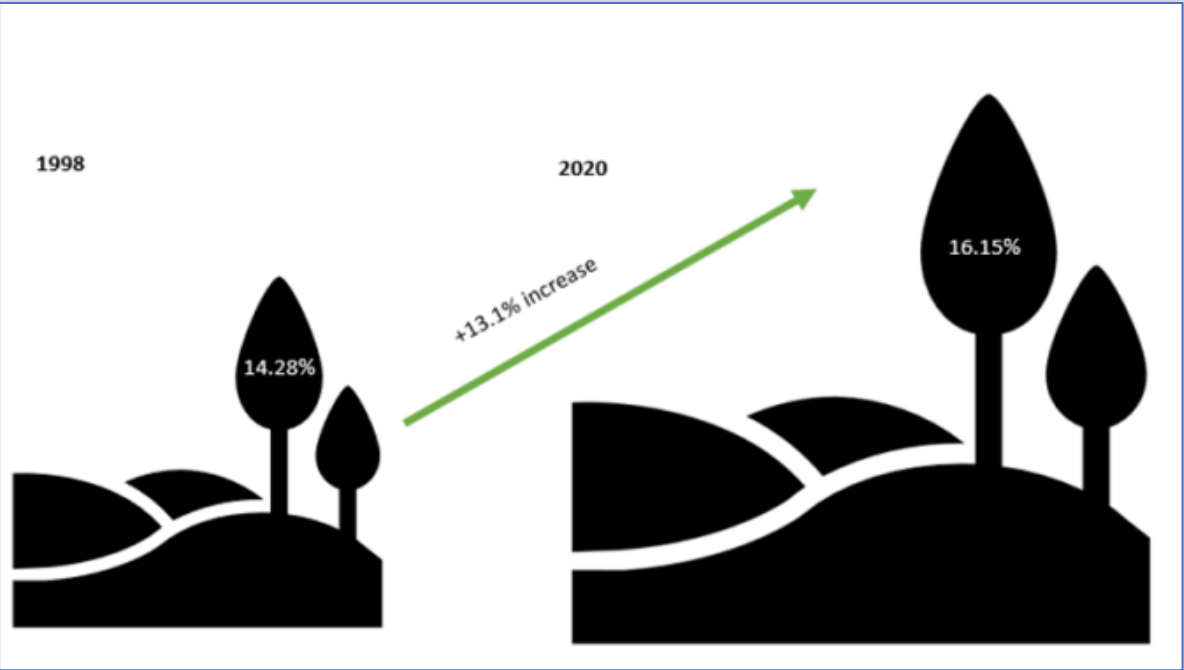
**\$1.2M**

**Arbor Day Foundation**  
and **United Nations**  
Recognise City of  
Charles Sturt as a Tree  
City of the World

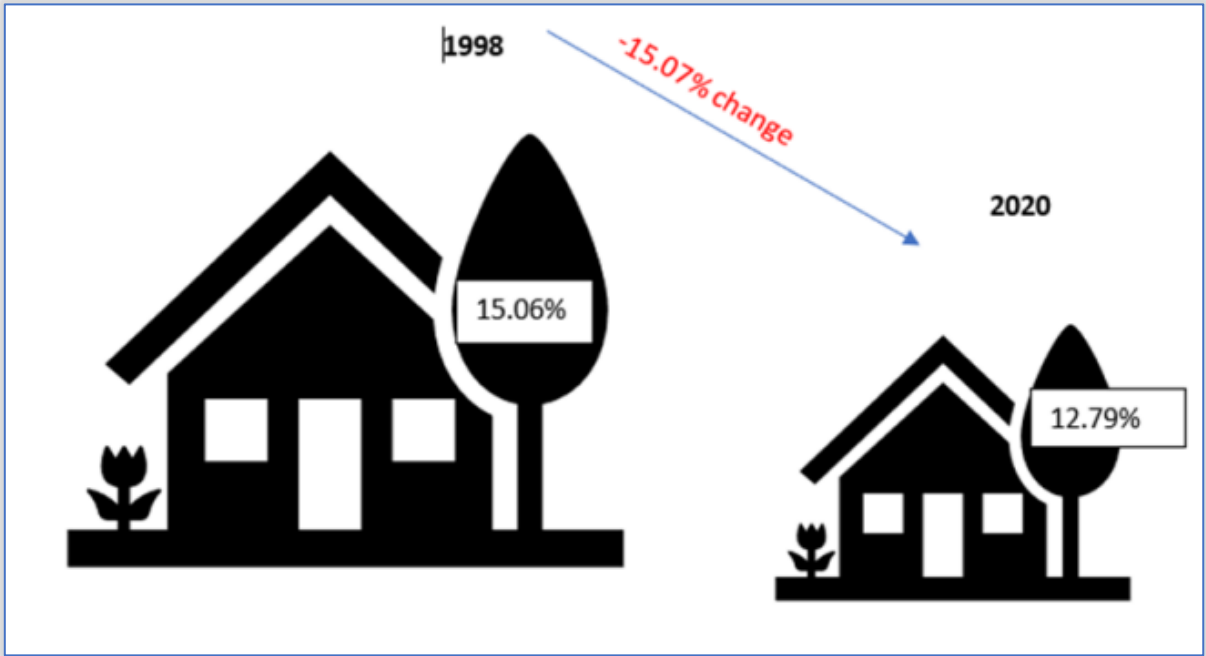
Committed to **planting 6,000 trees per annum** commencing in FY24/25 – Doubling from 3,000 trees p.a. currently

Council endorsed the preparation of budget bid for FY 24/25 implement

# PUBLIC LAND



# PRIVATE LAND



## 25% CANOPY 2045 – REQUIRES COLLABORATION ON PUBLIC & PRIVATE LAND



Additional canopy required **11.16% = 6.18km<sup>2</sup>**

Current tree canopy **13.84% = 7.67 km<sup>2</sup>**

**Not enough Council land alone – requires private land for planting as well.**



No. of trees modelled to reach target = **10,000 trees p.a. for 13 years**

Council land planting – 6,000 trees p.a.

Private land planting – 4,000 trees p.a.



**Increasing tree planting and retention on private land is vital**

Council programs: Tree rebate scheme    50% up to \$50/tree, 3 x per dwelling  
Financial support to maintain significant and regulated trees

**Lobbying State Government for better tree protection Private Land**

# COASTAL MANAGEMENT

## ADELAIDE BEACH MANAGEMENT REVIEW UPDATE

- Independent Advisory Panel has completed its assessment of sand management options for the metropolitan coastline.
- 7 shortlisted options – dredging (near or offshore), dredging & trucking, pipeline (excavator fed, jetty jet-pump fed, or dredge fed), or trucking sand (trucking north to south supplemented by quarry sand)
- Was scheduled to go to Cabinet in late 2023 but was pulled from the Cabinet agenda by Govt
- DEW have advised there is no indication from the Government on when it will be reviewed by Cabinet.

## AUTUMN BEACH REPLENISHMENT PROGRAM

- Planned Volume & Timing – DEW has advised that this will be announced next week.
- Council are advocating for direct replenishment into Henley South

## JOE'S KIOSK

- Due to the lack of sand in the Henley South & Henley Beach area Council are advocating for DEW to implement some **temporary protection** to the vertical sea wall.
- Large sand bags is Council and the community's preferred option to prevent undermining of the vertical sea wall toe.
- DEW have advised they want Council to co-fund; Council have advised DEW it is a State Government issue caused by poor beach/sand management.
- DEW will be issuing a letter in due course following their Crown legal review.

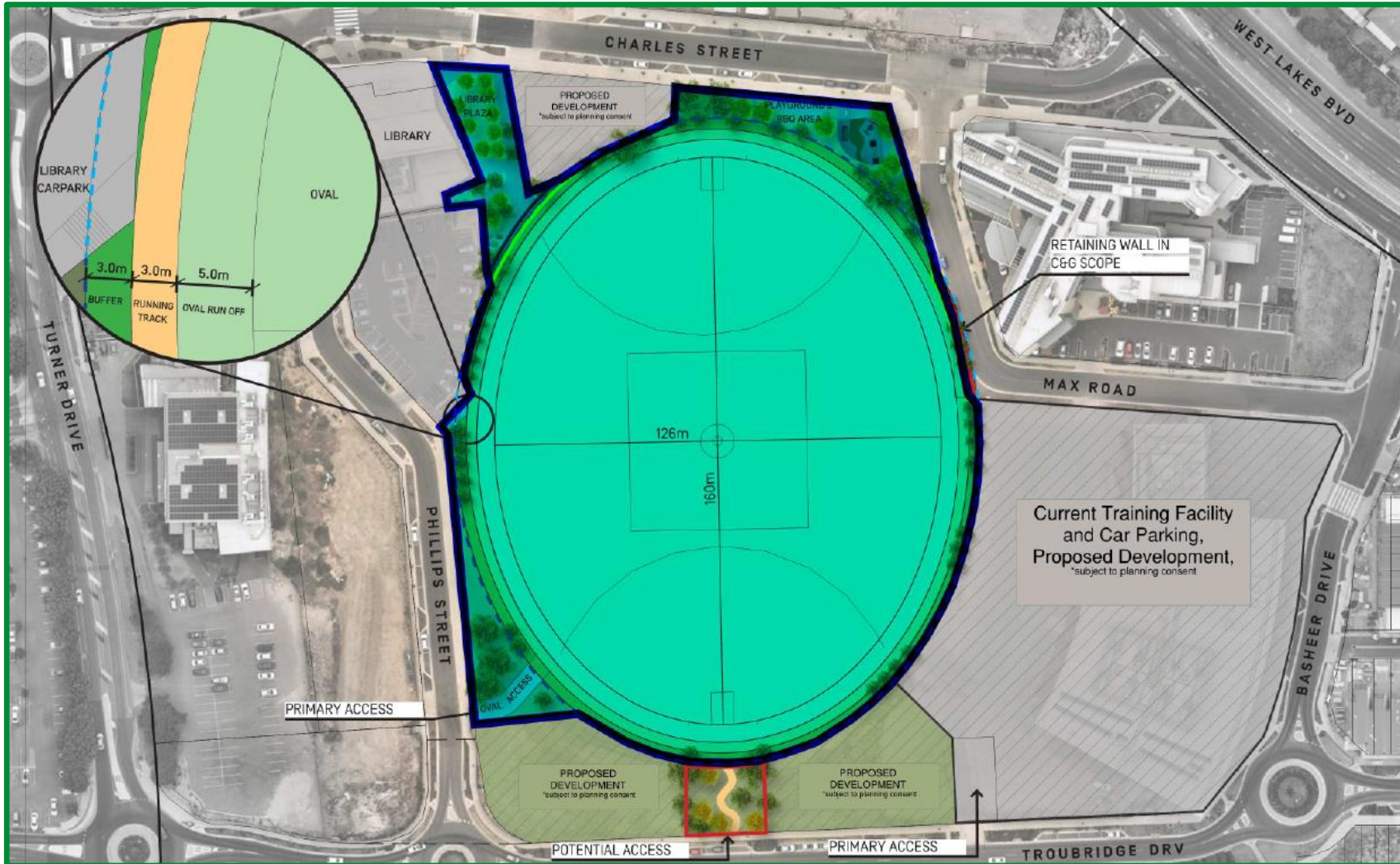
## FAILED STAIRS – 171 ESPLANADE HENLEY SOUTH

- Stairs undermined by wave action due to lack of sand on the beach.
- Council have completed a structural engineering report identifying (lack of) beach management as the root cause.
- Council are advocating for DEW/CPB to fund the replacement of the stairs.
- DEW do not believe beach management was the cause
- DEW will provide CPB engineering response/comment on the Council structural engineering report. DEW are waiting for legal advice before providing this response/comment.





# FOOTBALL PARK OPEN SPACE STAGING PLAN



- Vesting of open space sooner to Council. (bring forward)
- Variety of uses – community facilities, playground, run/ walk track etc
- Community Accessibility
- Open Space Agreement - additional open space secured.
- Requirement to reconsult on a revised CLMP and draft licence to reflect these changes.

# NEXT STEPS

Month of March 2024, 2 reports:

- First CI meeting, report to Council to receive the initial consultation outcomes.
- Second CI meeting, to reconsult on both the CLMP & draft licence.  
Intent is to include additional documents to provide community certainty, will include:
  - Revised CLMP
  - Finalised Open Space Agreement
  - Draft licence for Football Park to SANFL (AFC transition period)
  - Proposed Community Engagement Approach (CEA)
- Late March & April 2024: Consultation
- May 2024: Further report to full Council to consider the consultation outcomes.

**QUESTIONS ?**