



TERMS OF REFERENCE

Towards 2050 – Community Panel

Background

The City of Tea Tree Gully is a desirable place to live. Our community is growing and changing. More people are choosing to call this area home than ever before, and the types of housing people need are evolving. Our current housing options can't keep up with demand. We need more homes, and a greater variety of housing types to suit people living alone, couples, families, and those looking to downsize or retire.

There simply isn't enough space for every new home to be on a traditional "quarter acre" block. We need to plan for more diverse housing in neighbourhoods that are well-connected, liveable, and sustainable.

This is not just a local issue, it's happening across Greater Adelaide. House prices and rents are rising, mortgage stress is increasing, and more people are at risk of becoming homeless. To ensure everyone has a place to call home now and in the future, governments, developers, housing providers, and communities must work together.

The State Government's Greater Adelaide Regional Plan (GARP) has started to set out how land will be used to support growth and infrastructure needed to make it work. In the City of Tea Tree Gully, the GARP identifies several key areas for growth. Using the GARP as a starting point, Council is continuing to explore what our city looks like in the future, and how our city could support more and different types of housing.

In response, Council has commenced a long-term strategic planning initiative, the City Masterplan. The City Masterplan will be a 30-year vision for our City informed by data, research and feedback from our community.

The City Masterplan will include both maps and written direction to guide the development of our City across eight key themes:

- Economic Development
- Environmental Sustainability
- Housing diversity
- Integrated Transport
- Open Space
- Recreation
- Social Infrastructure
- Strategic Land

Council is beginning the development of the City Masterplan with a focus on housing diversity and integrated transport. These are the building blocks of a liveable city. They shape how people live, move, and connect with each other.

Towards 2050 Community Conversation

Council is having a conversation with the community to help prepare a Housing Diversity and Integrated Transport Strategy that will underpin a City Masterplan.

For more information about the Towards 2050 visit <https://yoursay.cttg.sa.gov.au/towards2050>

Council wants to have meaningful community conversation to understand what matters most when it comes to housing and growth and what essential infrastructure is required as we head towards 2050.

One way this engagement will occur is through the establishment of the Towards 2050 Community Panel.

The Community Panel represents a unique and exciting opportunity for people to come together and talk about the future of our City.

Community Panel Membership

This Community Panel will be comprised of diverse perspectives and will be established via a public Expression of Interest process.

Diversity of the following demographic characteristics will be sought in the composition of the Community Panel:

- Gender
- Cultural background including Aboriginal and Torres Strait Islander peoples
- Age
- Geographical location of residence (ie spread across our City and Wards)
- Diversity of household composition
- Business owners and residents.

If the number and/or diversity of applicants is not sufficient to meet this objective, Council may not proceed with establishing the Community Panel.

Purpose of the Community Panel

The purpose of the Community Panel is to explore:

- What is important to the community about the way growth is planned?
- What types of housing are needed by the diverse community now and in the future?
- Where could housing best be located?
- How well does the current transport network meet needs and what is required for the future?
- What other services and infrastructure are needed to create neighbourhoods where community can continue to live well?

Operation of Community Panel sessions

The Community Panel will be facilitated by Council’s consultants URPS. URPS will:

- Set the agenda with input from Council
- Lead the Community Panel sessions
- Facilitate the discussion, ensuring fairness and equality in member participation
- Report on the participation and inputs/feedback gathered
- Ensure the Terms of Reference are being followed.

Council representatives may attend sessions to observe and/or provide technical input as needed.

Community Panel sessions will be held at Council’s main civic centre located at 571 Montague Road, Modbury.

Meeting schedule and time commitment

The Community Panel will meet on 3 occasions as follows:

- 6pm to 8pm on Thursday 6 November 2025
- 6pm to 8pm on Thursday 20 November 2025
- 6pm to 8pm on Thursday 4 December 2025

Light refreshments will be provided.

It is anticipated that approximately 6 hours (not including travel) will be associated with meeting attendance, and a further 4 hours of pre-reading/preparation may be required.

It is anticipated that if a community member has nominated for the Community Panel that they are available to attend all 3 sessions, noting that unforeseen circumstances can occur.

Participation in Community Panel sessions is in person. No online provision will be made. Participation is voluntary and will not be remunerated. However as an appreciation gesture a \$50 Shop Local Gift Card will be offered to participants to attend all three panel sessions.

Pre-reading, preparation and summary outcomes

Agendas and briefing materials will be distributed to all members in advance of the Community Panel sessions, allowing sufficient time for materials to be read and considered.

Content generated by members at the Community Panel sessions will be synthesised and summarised and session reports provided to members for their records.

Member responsibilities

All Community Panel members will:

- Agree to work within the framework of this Terms of Reference
- Contribute in a positive way to finding solutions to aspirations, issues or concerns
- Communicate in a manner that is collaborative and non-confrontational or degrading in approach
- Respect other members' rights to express a differing opinion to their own
- Help create an environment where all members feel comfortable to participate
- Commit to attending and participating in all Community Panel meetings and providing advance notice of non-attendance at meetings
- Permit use of their image and name to be posted on Council's webpage detailing the composition of the Community Panel
- Permit themselves to be photographed at Panel sessions which may be edited and posted to Council's website, in social media posts and/or other public facing materials.
- Agree to media protocols.

Conflict of interest

The aim of the Community Panel is to represent a diversity of viewpoints. It is not a requirement that consensus be reached among Community Panel members on issues of discussion. Given the diversity of issues likely to be addressed at the Panel sessions, Community Panel members will at times need to consider a wider range of perspectives not limited to their own personal views.

If a member of the Community Panel believes they may have a conflict of interest in relation to a particular issue or item of discussion, the member should make this position clear to the facilitator and the other Panel members. The Panel member will not be excluded from discussion on this issue.

Speaking with the media

In keeping with Council's media and social media procedure, the Council requires that any media enquiries relating to the Community Panel are referred to Council's Media Officer.

Confidentiality

Any information or materials provided to community panel members is done so in good faith and Community Panel members will ensure that confidentiality is strictly maintained. Documents that are confidential will be marked accordingly and members may be asked to sign a confidentiality agreement.

While all Community Panel sessions will be held in private, most information presented to the Panel will be public information, unless otherwise marked.

Feedback to the wider community

While Council will lead a communications program with the wider community, Community Panel members are encouraged to discuss the future growth of the City with members of the wider community to inform Panel discussions.