



Council Agenda

NOTICE OF MEETING

Notice is hereby given that an ordinary meeting of Council will be held in the

**Council Chamber – Glenelg Town Hall
Moseley Square, Glenelg**

Tuesday 22 January 2013 at 7.00pm

Justin Lynch
CHIEF EXECUTIVE OFFICER

Please note: This agenda contains Officers' reports and recommendations that will be considered by the Council. Any confidential items listed on the agenda will be circulated to Members separately.



Ordinary Council Meeting Agenda

1. OPENING

His Worship the Mayor will declare the meeting open at 7:00pm.

2. KAURNA ACKNOWLEDGEMENT

We acknowledge Kaurna people as the traditional owners and custodians of this land.

We respect their spiritual relationship with country that has developed over thousands of years, and the cultural heritage and beliefs that remain important to Kaurna People today.

3. PRAYER

Heavenly Father, we pray for your presence and guidance at our Council Meeting.

Grant us your wisdom and protect our integrity as we carry out the powers and responsibilities entrusted to us on behalf of the community that we serve.

4. APOLOGIES

4.1 Apologies Received

4.2 Absent

5. ITEMS PRESENTED TO COUNCIL

6. DECLARATION OF INTEREST

If a Council Member has an interest (within the terms of the Local Government Act 1999) in a matter before the Council they are asked to disclose the interest to the Council and provide full and accurate details of the relevant interest. Members are reminded to declare their interest before each item.

7. CONFIRMATION OF MINUTES

Motion

That the minutes of the Ordinary Meeting of Council held on 11 December 2012 be taken as read and confirmed.

Moved Councillor _____, Seconded Councillor _____

Carried

8. QUESTIONS BY MEMBERS

- 8.1 **Without Notice**
- 8.2 **With Notice - Nil**

9. MEMBER'S ACTIVITY REPORTS**10. PUBLIC PRESENTATIONS**

- 10.1 **Petitions - Nil**
- 10.2 **Presentations - Nil**
- 10.3 **Deputations - Nil**

11. MOTIONS ON NOTICE

- 11.1 Motion on Notice– Councillor Bouchee – Provision of Legal Advice (Report No: 30/13)
- 11.2 Motion on Notice – Councillor Looker – Community Facility Register (Report No: 31/13)

12. ADJOURNED MATTERS - Nil**13. REPORTS OF MANAGEMENT COMMITTEES, SUBSIDIARIES AND THE DEVELOPMENT ASSESSMENT PANEL**

- 13.1 Audit Committee Minutes – 5 December 2012 (Report No: 03/13)
- 13.2 Alwyndor Management Committee Minutes – December 2012 (Report No: 04/13)
- 13.3 Development Assessment Panel Minutes – 12 December 2012 (Report No: 502/12)
- 13.4 Jetty Road Mainstreet Management Committee – 5 December 2012 (Report No: 29/13)

14. REPORTS BY OFFICERS

- 14.1 Items in Brief (Report No: 12/13)
- 14.2 2012-13 Long Term Financial Plan – Consultation and Adoption (Report No: 01/13)
- 14.3 Annual Review of investments 2011-12 (Report No: 02/13)
- 14.4 Brighton Over 50s Club – Lease (Report No: 05/13)
- 14.5 Debenture Loan 145 Rollover – Glenelg Football Club (Report No: 06/13)
- 14.6 Glenelg Town Hall – Bay Bar Dos – Lease (Report No: 09/13)
- 14.7 Helmsdale Tennis Club – Lease (Report No: 10/13)
- 14.8 Glenelg Pigeon Club Inc – Lease (Report No: 13/13)
- 14.9 Holdfast Bay Dog Owners Club Inc – Lease (Report No: 15/13)
- 14.10 Restaurant Licence Application – H&A Coffee House (Report No: 27/13)
- 14.11 Smoking Exclusion Zone Trial Period – Moseley Square (Report No: 28/13)
- 14.12 Audit Committee Terms of Reference (Report No: 32/13)
- 14.13 Glenelg Foreshore Building (Report No: 08/13)

15. RESOLUTIONS SUBJECT TO FORMAL MOTIONS - Nil

16. URGENT BUSINESS – Subject to the Leave of the Meeting**17. CONFIDENTIAL ITEMS****17.1 Brighton Caravan Park (Report No: 34/13)****Motion**

1. That under provisions of Section 90(2) of the Local Government Act 1999 an order be made that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer, General Managers and administrative staff in attendance in order to consider in confidence this item.
2. That the Chief Executive Officer is satisfied that it is necessary that the public be excluded to enable the Council to discuss and to consider the matter at the meeting on the following grounds:
 - a. information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of a person or persons (living or dead) in the matter of/in regards Brighton Caravan Park.

Moved Councillor _____, Seconded Councillor _____

Carried/Lost**Brighton Caravan Park (Report No: 34/13)****Order to Retain Documents in Confidence****Motion**

1. That an order be made under the provisions of Section 91(7) and (9) of the Local Government Act 1999 that the documents relating to Report No: 34/13 including:
 - Minutes
 - Report
 - Attachmentrelating to discussion of the subject matter of that document, having been dealt with on a confidential basis under Section 90 of the Act, should be kept confidential on the grounds of information contained in 90(3)(a).
2. This resolution will be reviewed within 12 months by the Council.

Moved Councillor _____, Seconded Councillor _____

Carried/Lost**18. CLOSURE****JUSTIN LYNCH
CHIEF EXECUTIVE OFFICER**

Item No: **14.2**

Subject: **2012/13 – 2031/32 LONG TERM FINANCIAL PLAN**

Date: 22 January 2013

Written By: Manager Finance

General Manager: Corporate Services, Mr I Walker

SUMMARY

After a period of community consultation the 2012/13 – 2031/32 Long Term Financial Plan (LTFP) is submitted for adoption. The projections in the LTFP indicate Council is in a sound financial position with a favourable outlook.

The draft LTFP was submitted for community consultation between 6 September and 26 September 2012 and a summary of the outcomes of this consultation is provided.

The draft LTFP and community consultation outcomes were also considered by the Audit Committee on 5 September and 12 October 2012. A summary of the Audit Committee recommendations is provided.

The LTFP has been informed by Council's "Our Place" Community Plan, the 2012/13 Annual Business Plan, Asset Management Plans and direction from Council with regard to Council's commitment to financial sustainability. It has also subsequently been updated to include the 2011/12 audited financial statements and 2012/13 budget updates to 30 September 2012.

RECOMMENDATION

- 1. That the 2012/13 – 2031/32 Long Term Financial Plan be adopted.**
 - 2. That the submissions received as a result of community consultation on the Long Term Financial Plan be noted.**
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COMMUNITY PLAN

A Place that Provides Value for Money
A Place that is Well Planned

COUNCIL POLICY

Community Consultation and Engagement Policy.

STATUTORY PROVISIONS

Local Government Act 1999, Section 122

Local Government (Financial Management) Regulations 2011, Regulation 5

BACKGROUND

Council's 2012/13 adopted Annual Business Plan (Report 178/12) included long term projections for the main financial performance indicators. The projections were based on the existing long term financial model. These measures and projections provided the basis for the 2012/13 budget.

The Act requires Council to review its LTFP as soon as practicable after adopting the annual business plan. The LTFP was reviewed and updated to include the 2012/13 budget and submitted for community consultation with the latest Asset Management Plans (AMP) during September 2012.

Council received and noted the consultation outcomes of the AMP on 13 November 2012. The Audit Committee also reviewed the draft LTFP and community consultation outcomes in September and October 2012. The Audit Committee noted the community submissions and that impending decisions of Council including strategic property reviews will further inform the plan to reflect more realistic long-term projections.

The LTFP has subsequently been updated to include the audited 2011/12 Financial Statements and September 2012 budget update.

REPORT

Community Consultation Outcomes

Council's community consultation program in relation to the Draft 2012/13 – 2031/32 LTFP and AMP was conducted between 6 and 26 September 2012.

Council has received nine interactive web site comments on the LTFP during the consultation period and these are detailed in Attachment 1.

Refer Attachment 1

The majority of respondents were satisfied with most of the key financial principles and targets including a balanced budget, predictability in rate setting, and a financial liabilities ratio of less than 35%. However the rolling 0%-10% operating ratio target and 5% interest cover ratio resulted in lesser acceptance.

The major themes that emerged from the comments received are as follows:

- The LTFP time horizon is too far into the future and a five year plan would be more appropriate.
- Assumptions of continued sustained economic growth are not realistic and a more conservative view should be taken.
- Rate increases should be limited to CPI increases.
- The LTFP should include proposed major capital projects.
- Upper financial ratio limits of 10% for the operating ratio and 35% for net financial liabilities are not explained.

The following comments are provided in answer to these concerns.

The LTFP indicates Councils capacity to meet short-term community and infrastructure needs as well as provide a level of asset renewal predictability in the longer term. It will be revised and updated at least annually. The annual update will review the assumptions, take into consideration economic conditions and inflation, and use current available financial information. For these reasons the LTFP is not a static document and its purpose is to provide broad financial projections to assist in making key decisions.

The Act stipulates that the LTFP and AMP must be of at least 10 years. The plan has been prepared for 20 years to enable the inclusion of any large infrastructure renewal and maintenance needs that may arise from the AMP. Council's operations are asset intensive and many assets have long lives and it is therefore important to look ahead as far as practical. The LTFP is also influenced by the *Our Place – Community Plan 2012-15* which has a shorter 5 year time horizon.

The LTFP acknowledges the significant influence and challenges of the global economic environment. As part of the annual review of the LTFP the underlying economic assumptions will be revised and updated where necessary. The current LTFP indicates that Council has the financial capacity to meet the existing challenges.

Rate predictability is one of the key financial principles in the LTFP. The LTFP has used a 5% annual rate increase as this matches the assumed increase in Council costs. Local Government costs are consistently higher than the Consumer Price Index. This is because the goods and services consumed by Local Government include costly items such as road materials that are not measured in the CPI. The percentage increase will be reviewed and updated annually.

The LTFP has identified a number of major projects that are not included. These projects were not included as they require further consideration, detailed costing and financial analysis. The LTFP will assist in decision making in this regard.

The upper financial limits for the operating ratio and net financial liabilities have been set to provide some broad indicative targets. They need to be set at realistic levels that are achievable. The current levels reflect the target ranges that are acceptable for the circumstances of Council.

Long Term Financial Plan

The updated LTFP is attached.

Refer Attachment 2

The document provides the LTFP framework, measures, influences, assumptions and projections for the period 2012/13 – 2031/32. The Act and Regulations require that projected financial statements and indicators be prepared and these are included in the attachment. The financial statements are based on the latest financial information including the 2011/12 audited statements, the adopted 2012/13 budget and the September 2012 budget update.

Alwyndor Aged Care has been excluded from the LTFP as it is managed as a financially self sustaining operation, however it should develop its own Long Term Financial Plan.

The projections show two scenarios. The “base case” scenario refers to operating existing services at current standards and does not assume any broad changes in direction. It is acknowledged that this is not a realistic assumption given that Council is continually changing its services and investing in new capital initiatives. The charts therefore show an additional scenario providing initially \$600,000 from 2013/14 for “new initiatives”.

The projections indicate that, based on the stated assumptions, Council is in a sound financial position with a favourable outlook.

The document discusses a number of financial strategies to maintain long-term financial sustainability.

These include:

- using the LTFP in key decision making,
- continually improving and enhancing Asset Management Plans,
- continue to improve the model underpinning the LTFP,
- regularly review the LTFP,
- reduce the reliance on rate revenue,
- continually improving financial management practices, and
- measuring and reporting performance against targets.

BUDGET

The consultation on the Draft 2012/13 – 2031/32 LTFP and AMP is accounted for in the 2012/13 Budget.

LIFE CYCLE COSTS

This report does not have any direct full life cycle cost implications.

Long Term Financial Plan Consultation Outcomes.

There were nine respondents who made comments on the Draft Long Term Financial Plan.

The Community were asked to comment on the key financial principles underpinning our Long Term Financial Plan, the targets proposed to measure progress and to rate their overall satisfaction with the Plan.

Four respondents indicated they were satisfied with the Draft Long Term Financial Plan, three persons gave no response to this question and two persons were dissatisfied.

Agreement with the key principles and Targets underpinning the Long Term Financial Plan are provided in the following table:

Principle/ Target	Number responses Satisfied	Number Responses Dissatisfied	Number Responses Unsure
Balanced Budget	6	2	1
Sound infrastructure and asset management	6	2	1
Rate Predictability	6	2	1
Intergenerational Equity	5	1	3
Operating Ratio of 0 to 10% over a 5 year period.	4	3	2
Financial liabilities ratio of less than 35%	6	1	2
Interest Cover Ratio of 5%	4	1	4

Comments Included:

“Noah didn’t start building the Ark when its raining. The Council’s long-term financial plan assumes the continuation of the last 30 years economic growth. (This assumption also underlies the 30-year Plan for Greater Adelaide.) That assumption should be questioned due to recent geopolitical and economic developments:

- *Europe is in financial crisis*
- *The United States is in a financial crisis*
- *We can conclude that china will not continue its rapid expansion because it will lose markets. As a result, Australia will sell less iron ore and coal to China. This will negatively impact the Australian economy.*
- *The world’s climate is changing which will place stress on all major economies through crop failures, storms, droughts and floods.*

- *World energy supplies, principally oil, appear to have plateaued since 2005 and oil available on the world export market has actually decreased since then. Additionally, the Middle East, the world's most vital oil export region, is suffering rising levels of turmoil. All nations grew with the aid of cheap abundant oil. We must therefore expect all economies including Australia's to enter a pattern of permanent constraint at some time in the next few years.*

The long term plan must take into account these indicators of permanent constraints to growth. There are important local constraints:

- *South Australia does not have the same amount of available, unoccupied land as it had 30 years ago.*
- *South Australia does not have the plentiful water supply it had 30 years ago.*
- *South Australia must now cater for a much larger and growing population than it had 30 years ago.*

Therefore, in the local council context, we can predict rising levels of job insecurity/unemployment among ratepayers. Retirees will also face greater risks to their superannuation (and hence their ability to pay rates). The Long Term Financial Plan assumes a rate increase of five per cent per annum. This means a mathematical doubling of current rates in only 14 years. It is difficult to imagine how this can occur. In summary, the long term financial plan must take a very conservative (if not outright pessimistic) view of future world, Australian and South Australian growth. The plan must consider how to bolster our community against severe (and some unexpected) financial shocks within the next few years. The underlying assumption of business as usual in the long term financial plan should be amended to better reflect the real future with which Council must contend."

"Too difficult to project so far into the future. Can't predict inflation, storm damage and performance of the economy"

"I don't agree with the rate predicability statement as it doesn't take inflation into account. Should be no greater than CPI increase. I also disagree with becoming Carbon neutral by 2019 I don't believe this should be Local Government Policy"

"Difficult to project so far into the future. No allowance for interest rate changes over time."

"Rate Predictability -Can't predict inflationary pressures or lack of so to make this assumption is very unrealistic. Needs to be limited to CPI increase."

"How can you put a budget that neglects to account for 6 major projects involving capital expenditure. It lacks creditability and is just a talk fest that endeavours to justify the current infrastructure of the council."

"In my ignorance I have more questions than answers. For instance, why should there be a \$600k allowed for new items and maintenance. Surely some years more is needed, other years less or even zero. But in the plan it is a given, and not argued. Another example is the 35% explanation. The \$35k mortgage example is manageable only if the remaining expenditure is less than \$65k. So what purpose does the example have?"

"Of course a balanced budget is a good idea but it's more important to ensure that all the expenditure is rigorously argued as being necessary. Of course we want sound management, but

what does that mean, exactly? And we'd prefer rate predictability, though anything more than 'last year plus inflation' needs to be transparently explained."

"(Operating Ratio of 0 to 10% over a 5 year period) You haven't explained why the upper limit needs to be so high. Why not 0% to 5%?"

"(Net Financial Liabilities ratio of less than 35%) You haven't explained why the upper limit needs to be so high, I think that 35% sounds rather too high. And the mortgage example does not convince me."

"Intergenerational equity demands that the cost of major infrastructure projects which are required now but will be of benefit to future generations can be funded with loans. However, the loan must be serviced each year and paid off over 20 years."

"Is this appropriate for a long term plan, or for a short to medium one? I'd prefer to consider a five year plan with the fifth year varying up and down depending on the financial climate."

City of Holdfast Bay

Long Term Financial Plan
2012/13 – 2031/32

Framework

The Local Government Act requires councils to have strategic management plans which must address:

- the sustainability of its financial performance and position;
- the maintenance, replacement or development needs for infrastructure;
- proposals with respect to debt levels; and
- Identification of any anticipated or predicted changes that will have a significant effect upon the costs of council's activities or operations.

Council's primary planning document is its Community Plan *Our Place* which looks ahead to the future and sets specific directions for the following 5 years.

The Long Term Financial Plan is the primary financial management tool linking to Council's Community Plan. It expresses Council's activities over a 20 year planning horizon in financial terms coinciding with the Asset Management plan time horizon and provides guidance to formulate Council's annual business plans and budgets.

The Long Term Financial Plan is informed by Council's Asset Management Plans which provide projections for maintenance, renewal and replacement of Council's assets and infrastructure such as roads, footpaths, drains and coastal reserves up to the period ended 2031/32.

Council has adopted a long planning horizon for its Asset Management Plan and Long Term Financial Plan to reflect the significance of its asset management needs (ie. maintenance, renewal and replacement). Local government is highly asset intensive. As at 30 June 2011, the City of Holdfast Bay had assets valued in excess of \$567 million — compared with annual operating revenue of \$50 million. Council's assets predominately have long lives with significant life-cycle maintenance and renewal costs, often lumpy in timing. It is important to be able to look ahead as far as practicable to provide sufficient lead time to respond to future needs and adjust strategies when required.

Council owns and operates the Alwyndor Aged Care facility in Hove, however it is excluded from this LTFP because it is managed as a self-sustaining operation with all its funding sourced from residents, government funding under aged care arrangements and its investments. Alwyndor does not rely on funding from Council's rate revenue however Council does have ultimate responsibility for its operation.

Commitment to financial sustainability

The City of Holdfast Bay is committed to the principles of financial sustainability and Council has adopted the following definition of financial sustainability:

Council's long-term financial performance and position is sustainable where planned long-term service and infrastructure levels and standards are met without unplanned increases in rates or disruptive cuts to services.

Our commitment to financial sustainability means that we will adopt prudent financial governance policies and practices to ensure continued cost-effective delivery of services to our community over the long term. This comprises three elements:

Program sustainability – ensuring the maintenance of our high priority programs including the renewal and replacement of infrastructure

Rate stability – ensuring a reasonable degree of stability and predictability in the overall rate burden

Intergenerational equity – ensuring a fair sharing in the distribution of resources and attendant financial burden between current and future users of our services and infrastructure

Our financial principles

To support our commitment to financial sustainability, Council applies the following key financial principles in its financial planning:

Balanced Budget

Council aims to fully fund the cost of its services, including depreciation of its infrastructure and assets (ie. wear and tear), to ensure an equitable sharing between current and future users. Insufficient funding shifts the cost burden of today's services on to future users in the form of higher rates or reduced services.

Sound Infrastructure and Asset Management

Council aims to maintain its infrastructure and assets to the requisite standard to ensure continued delivery of services to agreed standards. This involves developing and using long-term infrastructure and asset management plans to manage Council's asset portfolio efficiently and the continued investment in its renewal and replacement as our asset stock wears out.

Rate Predictability

Council aims to provide its community with a reasonable degree of predicability for rates over the medium term. It is important that ratepayers are fully informed about rates and the corresponding services provided.

Funding

Council aims to ensure the financial burden on our ratepayers is kept as low as practicable by increasing funding from other sources and the prudent use of borrowings when appropriate and affordable.

Our financial performance measures

Council measures its performance in achieving its financial principles through a suite of key financial indicators:

Principle	Indicator	Target
Balance budget - to fully fund the cost of services	<p>Operating Result <i>Operating Revenue less Operating Expenditure including depreciation</i></p> <p>Operating Ratio <i>Operating Result as a percentage of rate revenue</i></p>	0—10% over a rolling 5-year period
Rate predictability	Annual rate revenue increase	≤ 5% pa (excluding NRM Levy and development growth)
Funding – prudent use of borrowings	<p>Net Financial Liabilities <i>Total liabilities less Financial Assets (ie. what we owe others less what we are owed)</i></p> <p>Net Financial Liabilities Ratio <i>Net Financial Liabilities as a percentage of Operating Revenue</i></p> <p>Interest Cover Ratio <i>Net interest expense as a percentage of Operating Revenue</i></p>	<p>≤ 35%</p> <p>≤ 5%</p>

Key Influences

Council provides a wide range of services and programs to its community. These are shaped by a variety of influences including legislative obligations and community expectations.

Councils *Our Place, Holdfast Bay Community Plan 2012-15* adopted in 2011 articulates the future directions and priority actions of the City from 2012 to 2015. It includes the following major financial influences and priorities:

Building a strong community

- Developing recreational and public space.
- Providing a planned approach to upgrade and renew open space assets.
- Fostering engagement with and facilitate services for ageing, youth and disadvantaged people.
- Incorporating crime prevention design principles into buildings and open spaces.

Creating a sustainable environment

- Developing an integrated Coastal Management Plan.
- Utilising the Environmental Action fund to implement energy efficient projects.
- Incorporate climate change planning in the management and renewal of community assets.

Delivering Economic Prosperity

- Develop and implement an Economic Development Plan.
- Improve parking provisions in commercial precincts.
- Progress enhancement of Kingston Park precinct, Brighton Caravan Park and Partridge House.
- Facilitate and promote events that attract visitors and residents.
- Progress and implement Asset Management and Maintenance Plans to ensure ongoing renewal and maintenance of community assets.
- Provide appropriate provisions for capital renewals and improvements
- Review services to meet changing needs of the community.
- Continue to deliver a balanced operating position for Council municipal operations.

Enhancing City Design and Function

- Develop and implement plans and policies to guide future development of public and private developments
- Develop and implement local traffic management plans.

Other significant influences

Economic environment

The economic outlook has a significant effect on our community, ratepayers and Council. Confidence in the economy drives demand, investment and employment.

The global economic environment continues to present challenges for governments as they respond to increasing volatile financial markets. The national economy has also been affected by the mining boom and the strength of the Australian dollar. This has resulted in structural change in industry composition, and the demand and supply of skills in manufacturing and tourism is making way for the expanding mineral sector.

Consumers have generally become more cautious as a result of the prevailing economic uncertainties in the world, and this has affected local property markets, retail businesses and associated industries. Household savings have also increased similarly affecting the property sector. This has had an effect on the property values for Holdfast Bay with a 6.8% reduction in the mean property value from 2011/12 (\$527,690) to 2012/13 (\$491,700).

The main challenge for all levels of government is ensuring their financial positions are sustainable. This includes the appropriate allocation of infrastructure. Council's long term financial plan is based on sound principles of financial sustainability including a comprehensive long term asset management plan.

Local demographic and statistical indicators

Residents of Holdfast Bay are, on most measures, comparatively affluent with above average household incomes and are arguably less exposed to economic downturns.

Information provided by the Australian Bureau of Statistics from the latest 2011 Census supports this conclusion. The Holdfast Bay data shows a number of major variances to the greater Adelaide area as below;

- Higher median age of persons 45 compared to 39 greater Adelaide.
- Higher median weekly family income \$1,738 compared to \$1,403 greater Adelaide.
- Higher median mortgage monthly repayment \$1,900 compared to \$1,545 greater Adelaide.
- Higher proportion of fully owned homes 45.5% compared to 35.7% greater Adelaide.

The data shows an older community age profile and this is reflected in the proportion of ratepayers who are pensioners and self-funded retirees. For the 2012/13 rating year 17.3% of residential rateable properties were occupied by eligible pensioners, while 5.8% were occupied by self funded retirees.

Climate Change and Carbon Pricing

Climate change is one of the greatest economic, social and environmental challenges of our time. Expert scientific evidence confirms that in our region, we will experience rising average temperatures, lower annual rainfall, more extreme weather events and rising sea levels — particularly significant to coastal communities like Holdfast Bay.

Council expects higher demand on resources to address increasing infrastructure maintenance needs and emergency responses. In partnership with the Local Government Association and other councils, we participated in a Climate Change Adaptation Program designed to prepare for the impacts of climate change on our community.

Council has recognised the challenge of climate change and, through its adoption of a Sustainable Futures Directions Plan and Climate Change Response policy, has committed to ensure our operations are carbon neutral by 2019. Council cannot operate without some carbon emissions — becoming carbon neutral means reducing emissions to the lowest levels possible and the purchase or creation of offsets to balance those emissions that cannot be avoided.

The recently introduced carbon tax is expected to increase the cost of materials with high energy content such as electricity, concrete and bitumen. However, until it becomes clearer, Council has not incorporated any increase in its cost projections as a direct result of the carbon tax.

Waste management

Zero Waste SA introduced a state-wide waste strategy in 2006. The strategy focused on fostering sustainable behaviour, redirecting waste, and establishing effective recycling systems and policies. The major targets set were that by 2010 75% of all material presented at the kerbside would be recycled, and by 2014 waste to landfill would be reduced by 25%.

In response to this strategy the City of Holdfast Bay introduced a 3-bin domestic waste collection service for its residents. Increased uptake and correct use of the 3-bin system by residents has assisted in reaching the new waste diversion targets set in the South Australian Waste Strategy 2011-2015. In May 2012, the City of Holdfast Bay's diversion rate was identified as 62%, a significant increase from the 49% diversion rate identified in 2008.

There are three pivotal external influences affecting the cost and operations of councils waste management operations as follows;

- **Disposal Cost.** The cost of disposal of landfill while being generally consistent with current inflation rates continues to add cost to the operation of Council's waste management services and therefore the more waste that can be diverted from landfill to recycling will benefit the overall cost of delivering this service.
- **The Waste Levy.** The Environmental Protection Authority's Waste Levy has significantly increased landfill disposal costs. The levy has increased from \$26/tonne in 2010 to \$42/tonne in 2012 with an ultimate target of \$55/tonne.
- **Carbon tax.** The potential future influence of the carbon tax on landfill disposal costs may also be major influence on cost, however it's full affect is yet to be determined.

The introduction of effective waste education campaigns will motivate residents to use the 3-bin system correctly therefore maximising the diversion of waste away from landfill and saving council money on disposal costs.

Infrastructure and asset management

As at 30 June 2012, Council owns infrastructure and assets valued at \$571 million comprising the following broad categories:

- Land \$308m
- Buildings \$57m
- Stormwater drains \$28m
- Roads, laneways, footpaths and bridges \$151m
- Parks and Reserves, Coastal assets \$23m
- Plant, equipment, furniture & Fittings \$3m
- Library Lending Materials \$1m

Consistent with the principles of financial sustainability, Council is committed to ensuring its infrastructure and assets remain relevant to the current and future needs of the community. In addition to ongoing repairs and maintenance, it also includes review of service needs, asset conditions and community expectations.

The basis used to determine when an asset is due to be renewed or replaced is when the physical condition rating and remaining useful life of the asset is such that it indicates that the asset requires

substantial maintenance or restoration and that the residual life of the asset is negligible. The cost to renew or replace the asset is determined by its current replacement cost.

The annual depreciation rate for an asset is based on the total useful life at the asset. When assets are revalued the accumulated depreciation is recalculated based on the remaining useful life of the asset. There is therefore a direct link between depreciation and the renewal or replacement of assets.

Council is continually adding to its asset management plans and is undertaking a comprehensive review of its property portfolio to ensure an efficient and effective management of Council's substantial property portfolio with a focus on the following priorities:

- the development of a southern regional-level sporting and recreational hub centred around redevelopment of the Seacliff Sports Centre site;
- the development of a Master plan for the Brighton Oval complex; and
- the creation of a City-wide property 'mud-map' Master plan to graphically illustrate the various opportunities available at key strategic Council owned sites, clarify current user levels and future demand, and identify the potential community hubs at Glenelg, Central and Southern Holdfast Bay.

External funding sources

Council's 2012/13 budget indicates a significant reliance (73%) on rate revenue. Council is seeking to reduce this rate burden by increasing its revenue from other sources, such as rent from commercial leases, off-street carparks, Brighton Caravan Park and higher grant funding from Commonwealth and State Governments. Some council services are specifically provided to individuals and a user charge is appropriate. This is even more important in cases where individuals from outside the council area use the services. Maintaining and improving appropriate user charges and lease revenue while seeking opportunities for new grants and subsidies will relieve the overall rate burden.

Service reviews

Council monitors and assesses its services to ensure that they continue to meet the evolving needs of its community and provides value for money.

Assumptions

Council's financial projections over the long term planning horizon are not meant to be a prediction of financial position or performance but rather an indication of direction and financial capacity. Projections are shaped by a variety of underlying and dynamic assumptions.

Some of the key assumptions underpinning Council's Long Term Financial Plan are as follows:

Continued provision of existing services at current standards

Council's base case assumes that Council continues to provide existing services at current standards. Base case projections assume no material changes to services or investment in new or upgraded assets other than what is already resolved and planned. The base case doesn't predict any broad changes in direction in response to community demand or emerging developments.

This assumption is an acknowledged unrealistic given that Council typically changes its services in response to a variety of influences, and invests in new and upgraded assets — collectively referred to as “new initiatives”. The nature of these new initiatives over the long term planning horizon is unknown. However for the purpose of providing an indication of projections, a scenario is developed that assumes new initiative expenditure of \$600,000 per annum (in 2013/14 escalated annually at 5%) and apportioned \$500,000 new and upgraded capital and \$100,000 operating expenditure.

Rate revenue increase

A rate revenue increase of 5% pa is assumed reflecting Council’s direction to keep rate increases as low as practical. An additional 0.5% pa has been provided for property development growth. (Property development growth comprises improvements that increase a property’s value, or new developments such as replacing an existing building). The annual increase in rate revenue excludes changes to the NRM Levy collected by Council on behalf of the Natural Resources Management Board

Cost escalation and operating efficiency

The Reserve Bank of Australia has a target to keep inflation, as measured by the consumer price index, to a band between 2% and 3% per annum.

Council’s costs are assumed to escalate at 5% per annum. This is due to the inflationary effect of price changes in the South Australian Local Government sector. Since 2001/02 this has been measured by the industry and is called a Local Government Price Index (LGPI). The index is similar in nature to the Consumer Price Index (CPI), however the LGPI represents the movements of prices associated with the goods and services consumed by Local Government in South Australia as opposed to goods and services consumed by the 'average household'. Unlike the CPI however, the LGPI is not an "official" ABS publication.

Funding and borrowings

Cash and cash equivalents are modelled to include all investments and reserve funds, and borrowings are only provided for when cash is required.

Council’s treasury management policy stipulates borrowing and investment direction. Existing borrowings are a mixture of short and long-term loans designed to manage liquidity and interest rate risk. Existing borrowings are with the Local Government Finance Authority (LGFA), being the preferred financial institution, guaranteed by the South Australian Government. The four major banks being Commonwealth, ANZ, NAB or Westpac may also be considered when placing new borrowings.

Investments are placed with the LGFA, SA or Commonwealth Government Bonds or the four major banks after considering investment returns and transaction costs.

Grants and subsidies

Council receives a mixture of grant funding from the State Government to support its programs and activities. Some grants, like the Financial Assistance Grants, are recurring and received every year. These are assumed to increase at 5% per annum. Other grants are 'one off' for specific projects, such as \$1 million in 2013/14 towards completion of the Coast Park project.

Asset renewal and replacement

Projections include renewal and replacement as forecast in the asset management plan, including the following:

- Caravan Park - \$1.281m in 2014/15 and \$739,000 in 2023/24 for cabin renewal.
- Transport – \$25,000 street lighting, \$30,000 bus stops, \$20,000 street signs - recurrent as per asset management plan.
- Footpaths - \$250,000 recurrent from 2016/17. Detailed condition assessment to be undertaken 2016/17.

A detailed asset condition assessment of buildings is being undertaken in 2012/13. The asset management plan will be updated once this project is complete. Therefore from 2016/17 the plans have provided for building renewals based on 1% of the previous year current replacement cost.

Asset New and upgrade

The following major projects have been included for new and upgraded capital investment:

- Coast Park - \$2m in 2013/14 (of which \$1m is subject to receipt of grant funding). This will complete the Coast Park along the city's coast through to Seacliff (excluding the dunes adjacent to Minda).
- Partridge Street East Car Park – Council is actively considering a contribution of \$2.5m in 2013/14 towards construction of a new decked carpark in Partridge Street as part of a broader developer proposal to construct a new 7-screen cinema complex adjacent to Jetty Road Glenelg
- Public conveniences – \$200,000 recurrent as per asset management plan from 2014/15 to 2019/20 for new toilets.
- Environmental Projects – \$300,000 recurrent.

Asset sales

Council is reviewing its extensive property portfolio with the aim of improving utilisation, upgrading community facilities and reducing ongoing holding and maintenance costs. In some cases, this will result in the disposal of under-utilised properties with the proceeds re-invested into new or upgraded community facilities. The LTFP includes estimates for the sale of surplus Council property in 2013/14.

Projects not included

The following major capital projects have not been included as they require further Council consideration, detailed costing and financial analysis or are subject to community consultation.

- Brighton and Glenelg Library upgrades and redevelopment.
- Brighton Sports Complex.
- Seacliff Sports Hub.
- Brighton Caravan Park.
- Open Space Strategy.
- Stormwater Drainage.

The LTFP will be used as a tool to assist in decision making on financial viability and impact of these projects.

PROJECTIONS

The following charts show projections for our key financial performance indicators over the 20-year planning horizon. The charts highlight the base case and the “new initiatives” scenario referred to earlier.

The “base case” provides a measure of overall financial capacity to respond to circumstances and undertake new initiatives without adversely affecting the continued provision of services to our community.

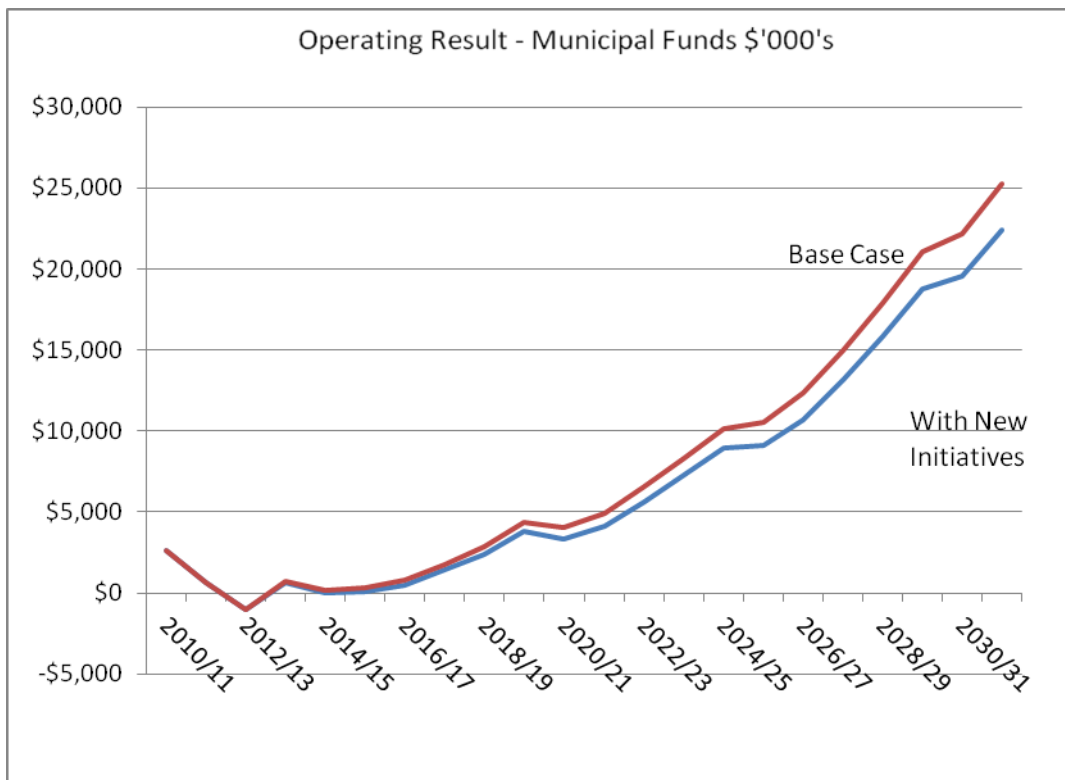
The “new initiatives” scenario provides a measure of Council’s ability to continue to respond to community demands by enhancing its services notwithstanding those demands are not defined.

Operating Surplus

In broad terms, the Operating Surplus is the difference between day-to-day income and expenditure for the period.

Council's income (or revenue) includes rate revenue, user charges, statutory charges, investment income and grants and subsidies of an operating nature from third parties. Operating expenditure is expenditure incurred in the ordinary course of providing Council's services, including a charge for depreciation of infrastructure and assets. Depreciation reflects a portion of the capital cost or value of an asset used or consumed during the year and can be regarded as the cost of "wear and tear".

An Operating Surplus arises when revenue exceeds operating expenditure. Conversely an Operating Deficit arises when operating expenditure exceeds revenue, and indicates that Council's services are not being adequately funded — this results in the cost of current services being borne by future users. Continued Operating Deficits will result in future financial shocks which may include sudden and significant rate increases and/or significant reduction in services.



Operating Ratio

The Operating Ratio measures the Operating Surplus as a percentage of rate revenue.

A positive ratio indicates the percentage of rates available to help fund current and future capital expenditure. A negative ratio indicates the percentage increase in rate revenue that would have been required to achieve a break-even operating result.

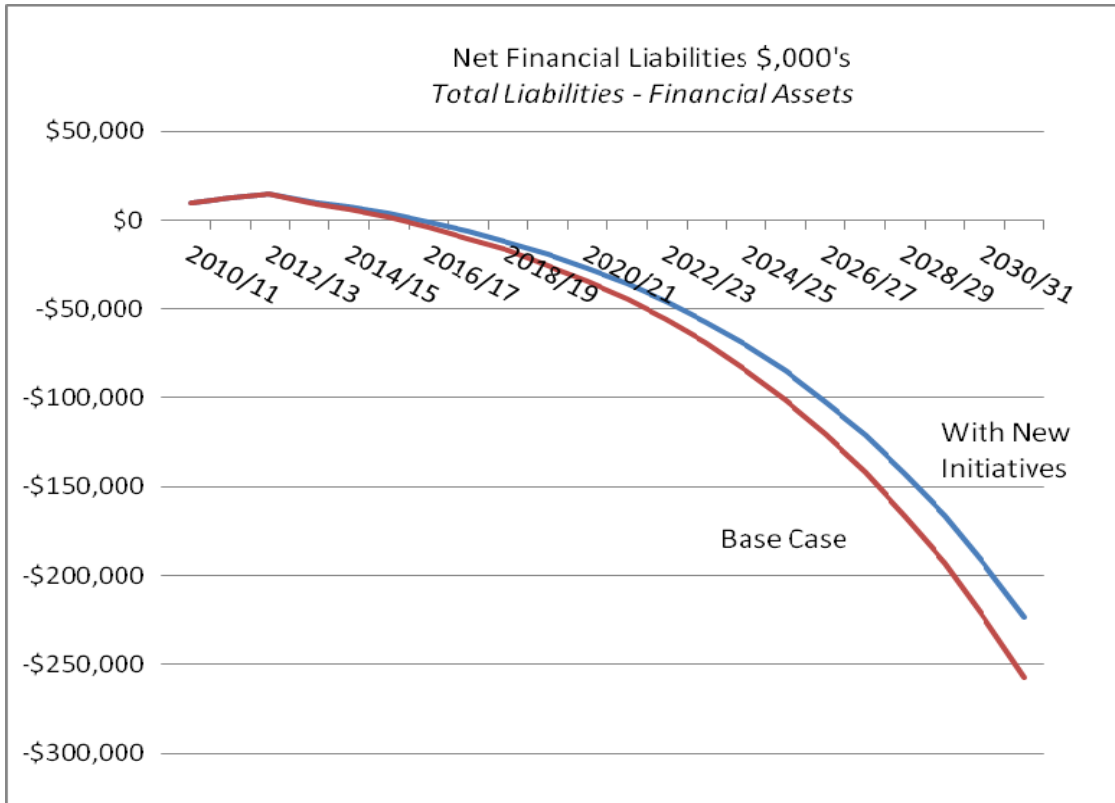
Council has set an Operating Ratio target of between 0 and 10% over a rolling 5-year period. This recognises the impact of one-off events that distort an annual ratio. After adjusting for one-off operating grants for renewed assets, the operating ratio over a rolling 5-year period commencing 2010/11 has been 0.2%.



Net Financial Liabilities

Net Financial Liabilities is a measure of Council's net debt — what Council owes others less what is owed to Council and is calculated as total liabilities less financial assets.

It is a broader and more appropriate measure than just debt and recognises Council's available financial assets (such as cash and investments) and other liabilities (including employee entitlements and creditors).

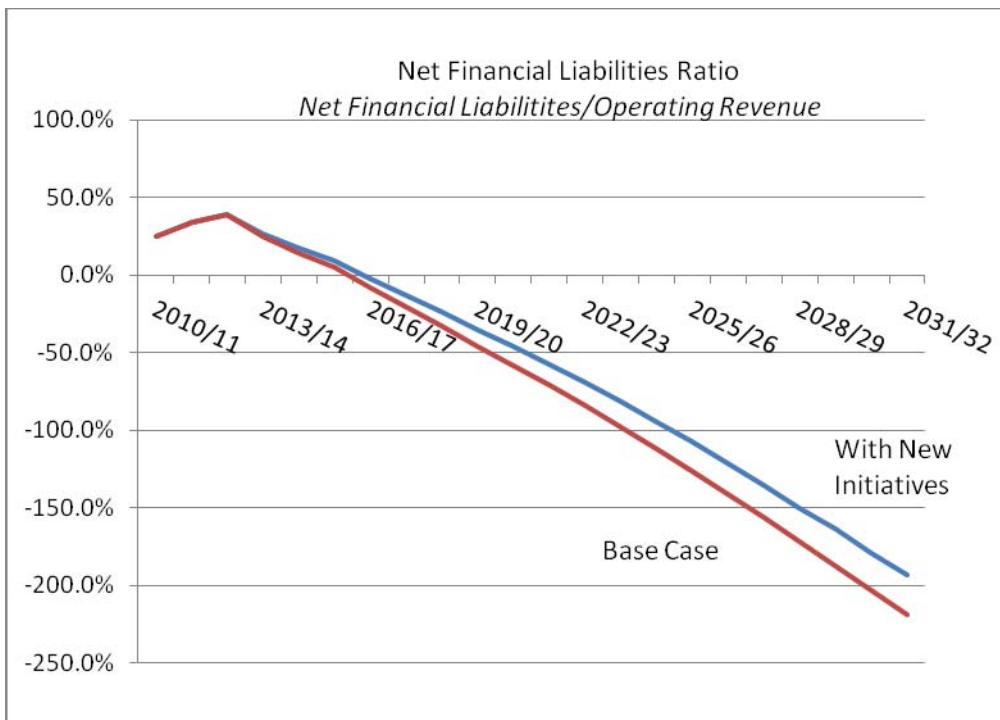


Net Financial Liabilities Ratio

The Net Financial Liabilities Ratio indicates how significant Council's Net Financial Liabilities are compared to income and indicates the extent to which Net Financial Liabilities could be met by revenue. It is calculated by expressing Net Financial Liabilities as a percentage of revenue.

A declining Net Financial Liabilities Ratio indicates that Council has a corresponding increase in capacity to service its financial obligations.

Council has set a target to maintain a Net Financial Liabilities Ratio of not more than 35%. This is analogous to a household with an annual income of \$100,000 having a mortgage and credit card debt of \$35,000.



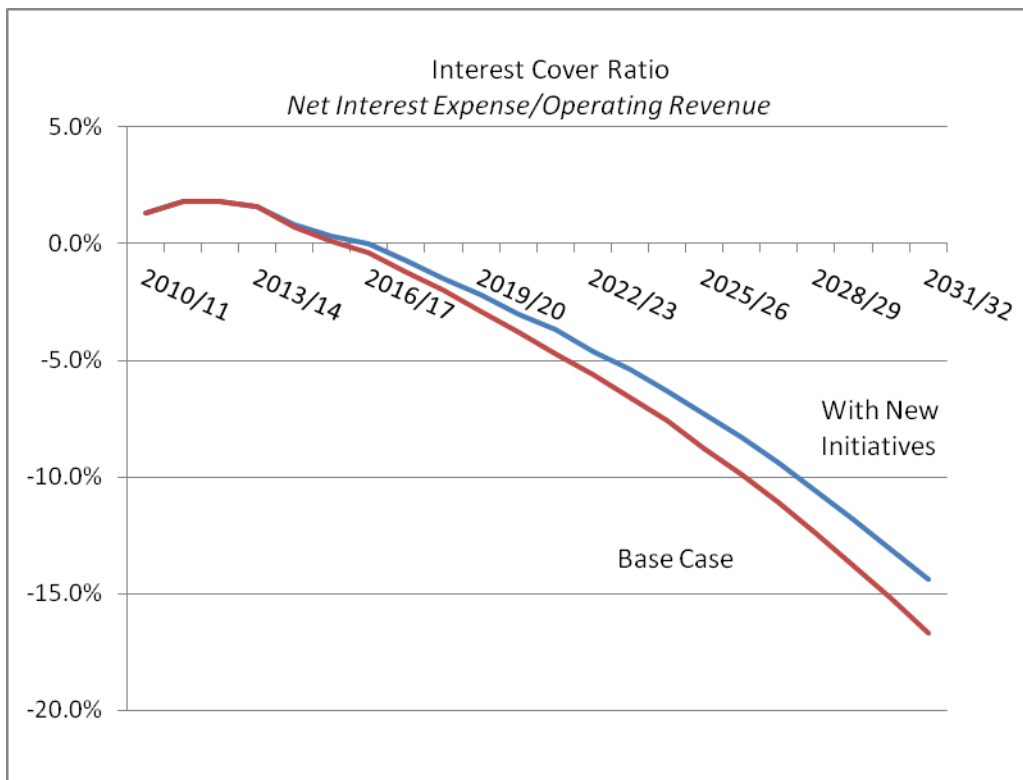
Interest Cover Ratio

The Interest Cover Ratio measures the portion of annual revenue required to meet Council's net interest expenses.

As with the Net Financial Liabilities Ratio, a declining Interest Cover Ratio indicates that Council has a corresponding increase in capacity to service its financial obligations. This may be the result of declining Net Financial Liabilities and/or falling interest rates.

A high Interest Cover Ratio indicates that Council has reduced flexibility to fund its services.

Council has set a target to maintain an Interest Cover Ratio of not more than 5%. This means that 5 cents out of every \$1 of revenue is used to pay net interest.



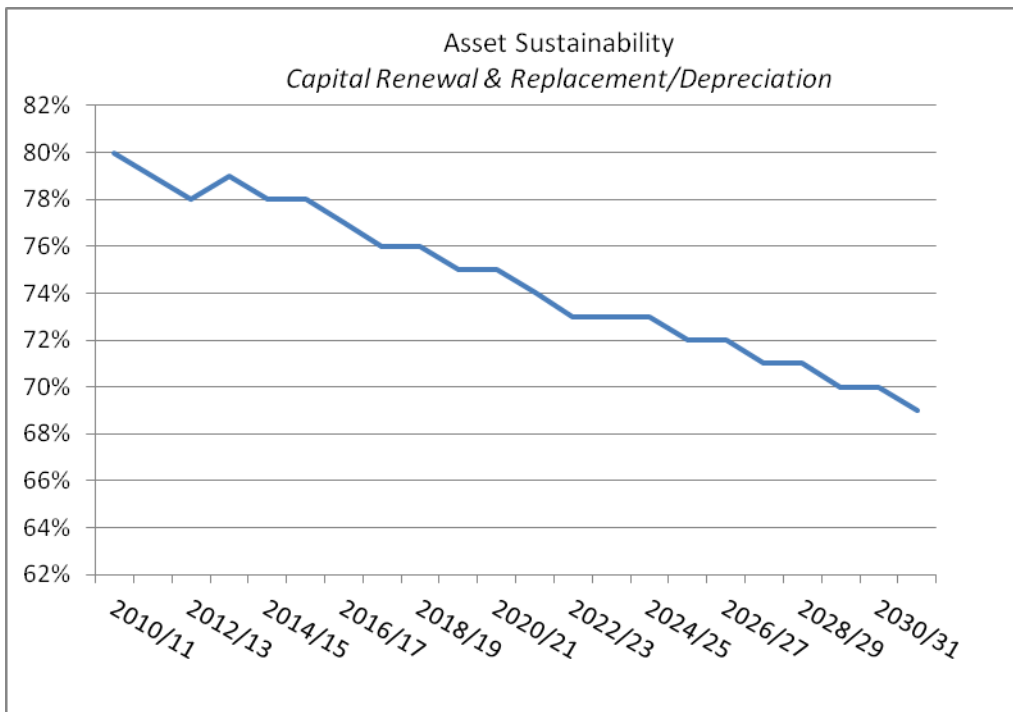
Asset Sustainability Ratio

The Asset Sustainability indicates whether Council is adequately renewing and replacing existing infrastructure and assets as required. It expresses capital expenditure on renewal and replacement as a percentage of the optimal expenditure identified in Council's Asset Management Plans.

A ratio of less than 100% indicates that Council is not adequately investing in renewal and replacement — Council's asset stock is wearing out faster than it is being renewed or replaced.

This measure is arguably no longer appropriate given the long term nature of assets and lumpy renewal works. A preferably approach is to aim to spend on renewal what is projected in the Asset Management Plan.

However the chart does highlight that at some time in the future Council will face major renewal expenditure.



Rate Burden and types of rates

Council uses the capital value determined by the State Valuation Office as the basis for valuing land and calculating rates. Council considers that this method provides the fairest and most efficient method of distributing the rate burden across all ratepayers.

The rate burden is measured by comparing revenue sourced from rates to all sources of revenue. A lower rate burden indicates that Council is less reliant on ratepayers for funding goods and services. The 2012/13 budget adopted by Council shows a Rate Burden of 73%. Through improving appropriate user charges and seeking opportunities for new grants and subsidies it is proposed to reduce the rate burden in future years.

Council levies a number of major rate types including residential, differential and separate rates. For 2012/13 the average (mean) value of residential property is \$491,703 resulting in an average rate of \$1,245. For commercial, industrial and vacant properties a differential rate of 45% applies which will raise approximately 13.8% of Council's total rate revenue. Separate rates exist for Glenelg's Jetty Road shopping precinct and the ongoing maintenance of the lock in the Patawalonga.

What do the projections tell us?

The financial projections contained in this draft plan are necessarily based on a variety of estimates and assumptions. A modest change in one may have a material effect on the projections. Equally, the level of confidence in projections diminishes with each additional year along the 20 year time horizon. However, they do provide Council and the community with a reasonable indication of Council's capacity to not only continue delivering existing services and programs, but to improve services to meet the needs of its community.

The projections indicate that, based on current assumptions, Council is in a sound financial position with a favourable outlook. Indeed, the projections indicate increasing operating surpluses and a significant accumulation of cash. As already noted, the base case assumes a 'no change' policy (ie. a continuation of existing services and programs). As Council responds to changing community expectations, it will make decisions to change services and invest in new and improved infrastructure, such as community facilities, that will be funded from the projected strong financial capacity.

Council has the financial capacity to continue meeting our community's service demands plus the flexibility to respond to changing circumstances as well as initiate new and improved services. This can be achieved by:

- continually reviewing and enhancing services to our community;
- continue to invest in renewal and replacement of our assets and infrastructure to ensure they meet the service needs in the most cost-effective manner;
- taking advantage of opportunities and respond to emerging issues; and
- growing "head room" to use additional borrowings to fund new or upgraded assets.

As with all projections, the view can change as underlying circumstances change. For this reason, Council closely monitors its strategic and financial planning outlook.

Financial Strategies

Council has adopted the following strategies to:

- maintain long-term financial sustainability
- build and maintain adequate financial capacity to fund its services including the flexibility to respond to changing needs and circumstances

Decision support

Council will use its Long Term Financial Plan as a tool in making key decisions.

Continue to improve our Asset Management Plans

Council will continue to include all asset classes in its Asset Management Plans and improve the confidence in data in relation to asset conditions and full life cycle cost projections.

Continue to improve the model underpinning our Long Term Financial Plan

Council will continue to enhance the functionality of its financial model and strengthen the integration with the Asset Management Plans.

Regularly review the Long Term Financial Plan

Council will review its Long Term Financial Plan at least twice each year — expected to be immediately following adoption of its Annual Business Plan and then immediately following adoption of its annual financial statements in time to start the next annual planning program.

Reduce the reliance on rate revenue

Council will look at ways to increase the proportion of non-rate revenue such as through better targeted grant funding, increasing user charges and improved treasury management.

Continually improve our financial management practices

Council will implement contemporary treasury management practices to improve its funding practices and better manage interest rate risks.

Measure financial performance

Council will measure and report its performance against its financial targets.

Attachments – Financial Reports

Projected Income Statement

Projected Balance Sheet

Projected Statement of Changes in Equity

Projected Statement of Cashflows

**Summary of Proposed Operating and Capital Investments
(Uniform presentation of Finances)**

City of Holdfast Bay
 Long Term Financial Plan Model
 ESTIMATED COMPREHENSIVE INCOME STATEMENT

	Year Ended 30 June:										
	2012 Actual	2013 Estimate	2014 Plan Year 1	2015 Plan Year 2	2016 Plan Year 3	2017 Plan Year 4	2018 Plan Year 5	2019 Plan Year 6	2020 Plan Year 7	2021 Plan Year 8	2022 Plan Year 9
	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)
INCOME											
Rates	27,208	28,748	30,329	31,997	33,757	35,613	37,571	39,638	41,819	44,119	46,545
Statutory Charges	2,249	2,261	2,352	2,469	2,593	2,722	2,858	3,001	3,151	3,308	3,474
User Charges	2,156	2,367	2,462	2,585	2,715	2,850	2,994	3,144	3,301	3,467	3,642
Grants, Subsidies, Contributions	4,735	2,858	3,453	3,157	3,315	3,480	3,654	3,837	4,029	4,232	4,444
Investment Income	310	251	278	434	534	559	720	1,042	1,434	1,902	2,412
Reimbursements	348	392	408	429	450	472	496	521	547	574	602
Other Income	775	550	572	601	631	662	694	729	765	803	843
Total Revenues	37,781	37,427	39,854	41,672	43,995	46,358	48,987	51,912	55,046	58,405	61,962
EXPENSES											
Employee Costs	12,874	13,892	14,447	15,207	16,007	16,890	17,822	18,805	19,843	20,939	22,094
Materials, Contracts & Other Expenses	15,788	15,796	16,028	16,830	17,674	18,558	19,487	20,464	21,489	22,562	23,690
Depreciation, Amortisation & Impairment	7,625	7,872	7,872	8,883	9,548	9,859	9,913	9,951	9,674	11,365	11,884
Finance Costs	966	922	893	771	657	543	371	299	253	214	181
Loss - Joint Ventures	(111)	0	0	0	0	0	0	0	0	0	0
Other Expenses	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	37,142	38,482	39,240	41,691	43,886	45,850	47,593	49,519	51,259	55,080	57,849
OPERATING SURPLUS/(DEFICIT) BEFORE CAPITAL AMOUNTS	639	(1,055)	614	(19)	109	508	1,394	2,393	3,787	3,325	4,113
Net gain/(loss) on disposal or revaluations	(198)	0	0	0	0	0	0	0	0	0	0
Amounts specifically for new assets	1,970	1,000	1,000	0	0	0	0	0	0	0	0
Physical resources free of charge	0	0	0	0	0	0	0	0	0	0	0
Non-operating - joint ventures	0	0	0	0	0	0	0	0	0	0	0
Operating result from discontinued operations	0	0	0	0	0	0	0	0	0	0	0
NET SURPLUS/(DEFICIT)	2,411	(55)	1,614	(19)	109	508	1,394	2,393	3,787	3,325	4,113
Other Comprehensive Income											
Changes in revaluation surplus - IPP&E	13,765	0	0	21,469	4,402	65,690	0	0	51,193	7,356	79,847
Other comprehensive income - joint ventures	0	0	0	0	0	0	0	0	0	0	0
Impairment (expense) / recoupments offset to asset revaluation reserve	(495)	0	0	0	0	0	0	0	0	0	0
Total Other Comprehensive Income	13,270	0	0	21,469	4,402	65,690	0	0	51,193	7,356	79,847
TOTAL COMPREHENSIVE INCOME	15,681	(55)	1,614	21,450	4,511	66,198	1,394	2,393	54,980	10,681	83,960

City of Holdfast Bay
 Long Term Financial Plan Model
ESTIMATED COMPREHENSIVE INCOME STATEMENT

	Year Ended 30 June:										
	2023 Plan Year 10 \$('000)	2024 Plan Year 11 \$('000)	2025 Plan Year 12 \$('000)	2026 Plan Year 13 \$('000)	2027 Plan Year 14 \$('000)	2028 Plan Year 15 \$('000)	2029 Plan Year 16 \$('000)	2030 Plan Year 17 \$('000)	2031 Plan Year 18 \$('000)	2032 Plan Year 19 \$('000)	2033 Plan Year 20 \$('000)
INCOME											
Rates	49,104	51,805	54,654	57,660	60,832	64,178	67,708	71,431	75,359	79,503	83,876
Statutory Charges	3,648	3,830	4,022	4,223	4,434	4,656	4,888	5,133	5,390	5,660	5,943
User Charges	3,823	4,014	4,215	4,425	4,647	4,879	5,124	5,380	5,650	5,932	6,229
Grants, Subsidies, Contributions	4,667	4,900	5,145	5,402	5,672	5,956	6,255	6,568	6,898	7,242	7,604
Investment Income	3,021	3,719	4,504	5,459	6,493	7,709	9,089	10,723	12,482	14,519	16,728
Reimbursements	632	663	696	731	768	807	847	890	935	981	1,030
Other Income	885	929	976	1,025	1,076	1,130	1,186	1,245	1,307	1,372	1,440
Total Revenues	65,780	69,860	74,212	78,925	83,922	89,315	95,097	101,370	108,021	115,209	122,850
EXPENSES											
Employee Costs	23,198	24,358	25,576	26,854	28,196	29,605	31,085	32,640	34,271	35,985	37,784
Materials, Contracts & Other Expenses	24,873	26,116	27,423	28,796	30,236	31,749	33,337	35,004	36,754	38,590	40,519
Depreciation, Amortisation & Impairment	11,942	12,005	12,207	14,111	14,744	14,795	14,855	14,961	17,463	18,242	17,642
Finance Costs	148	121	92	65	35	10	0	0	0	0	0
Loss - Joint Ventures	0	0	0	0	0	0	0	0	0	0	0
Other Expenses	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	60,161	62,600	65,298	69,826	73,211	76,159	79,277	82,605	88,488	92,817	95,945
OPERATING SURPLUS/(DEFICIT) BEFORE CAPITAL AMOUNTS	5,619	7,260	8,914	9,099	10,711	13,156	15,820	18,765	19,533	22,392	26,905
Net gain/(loss) on disposal or revaluations	0	0	0	0	0	0	0	0	0	0	0
Amounts specifically for new assets	0	0	0	0	0	0	0	0	0	0	0
Physical resources free of charge	0	0	0	0	0	0	0	0	0	0	0
Non-operating - joint ventures	0	0	0	0	0	0	0	0	0	0	0
Operating result from discontinued operations	0	0	0	0	0	0	0	0	0	0	0
NET SURPLUS/(DEFICIT)	5,619	7,260	8,914	9,099	10,711	13,156	15,820	18,765	19,533	22,392	26,905
Other Comprehensive Income											
Changes in revaluation surplus - IPP&E	0	818	57,519	9,152	97,055	0	664	64,305	11,259	117,970	0
Other comprehensive income - joint ventures	0	0	0	0	0	0	0	0	0	0	0
Impairment (expense) / recoupments offset to asset revaluation reserve	0	0	0	0	0	0	0	0	0	0	0
Total Other Comprehensive Income	0	818	57,519	9,152	97,055	0	664	64,305	11,259	117,970	0
TOTAL COMPREHENSIVE INCOME	5,619	8,078	66,433	18,251	107,766	13,156	16,484	83,070	30,792	140,362	26,905

City of Holdfast Bay
 Long Term Financial Plan Model
 ESTIMATED BALANCE SHEET

	Year Ended 30 June:											
	2012 Actual	2013 Estimate	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2023 Plan
	\$('000)	\$('000)	Year 1 \$('000)	Year 2 \$('000)	Year 3 \$('000)	Year 4 \$('000)	Year 5 \$('000)	Year 6 \$('000)	Year 7 \$('000)	Year 8 \$('000)	Year 9 \$('000)	Year 10 \$('000)
ASSETS												
Current Assets												
Cash & Equivalent Assets	4,041	2,238	4,434	5,730	6,231	9,513	13,898	19,116	25,357	32,164	40,281	49,580
Trade & Other Receivables	3,948	4,210	4,165	4,362	5,461	4,851	4,748	4,986	5,237	5,499	5,776	6,067
Investments & Other Financial Assets	0	0	0	0	0	0	0	0	0	0	0	0
Inventories	16	17	18	19	20	21	22	23	24	25	26	27
Sub-total	8,005	6,465	8,617	10,111	11,712	14,385	18,668	24,125	30,618	37,688	46,083	55,674
Non-current assets held for sale	0	0	0	0	0	0	0	0	0	0	0	0
Total Current Assets	8,005	6,465	8,617	10,111	11,712	14,385	18,668	24,125	30,618	37,688	46,083	55,674
Non-Current Assets												
Receivables	1,865	1,577	1,447	1,284	231	(7)	0	0	0	0	0	0
Other Financial Assets	0	0	0	0	0	0	0	0	0	0	0	0
Equity Accounted Investments in Council Businesses	1,931	1,931	1,931	1,931	1,931	1,931	1,931	1,931	1,931	1,931	1,931	1,931
Investment Property	0	0	0	0	0	0	0	0	0	0	0	0
Infrastructure, Property, Plant & Equipment	571,308	573,208	570,927	589,364	591,669	653,077	649,048	645,304	693,307	696,492	771,680	767,389
Inventories	0	0	0	0	0	0	0	0	0	0	0	0
Other Non-Current Assets	388	388	388	388	388	388	388	388	388	388	388	388
Sub-total	575,492	577,104	574,693	592,967	594,219	655,399	651,367	647,623	695,626	698,811	773,999	769,708
Total Non-Current Assets	583,497	583,569	583,310	603,078	605,931	669,774	670,035	671,748	726,244	736,499	820,082	825,382
Total Assets												
LIABILITIES												
Current Liabilities												
Trade & Other Payables	3,967	3,967	3,968	3,996	4,079	4,135	4,207	4,273	4,344	4,414	4,485	4,557
Borrowings	2,837	1,853	1,835	1,809	2,520	1,303	859	669	620	577	518	993
Provisions	1,151	1,405	1,380	1,494	1,551	1,648	1,733	1,832	1,931	2,039	2,151	2,259
Other Current Liabilities	0	0	0	0	0	0	0	0	0	0	0	0
Sub-total	7,955	7,225	7,183	7,299	8,150	7,086	6,799	6,774	6,895	7,030	7,154	7,809
Liabilities Relating to Non-Current Assets held for sale	0	0	0	0	0	0	0	0	0	0	0	0
Total Current Liabilities	7,955	7,225	7,183	7,299	8,150	7,086	6,799	6,774	6,895	7,030	7,154	7,809
Non-Current Liabilities												
Trade & Other Payables	0	0	0	0	0	0	0	0	0	0	0	0
Borrowings	12,655	13,580	11,745	9,936	7,416	6,113	5,254	4,585	3,965	3,368	2,870	1,877
Provisions	206	138	142	153	164	176	189	203	218	234	251	270
Other Non-Current Liabilities	49	49	49	49	49	49	49	49	49	49	49	49
Sub-total	12,910	13,767	11,936	10,138	7,629	6,338	5,492	4,837	4,232	3,671	3,170	2,196
Total Non-Current Liabilities	20,865	20,992	19,119	17,437	15,779	13,424	12,291	11,611	11,127	10,701	10,324	10,005
Total Liabilities												
NET ASSETS	562,632	562,577	564,191	585,641	590,152	656,350	657,744	660,137	715,117	725,798	809,758	815,377
EQUITY												
Accumulated Surplus	150,995	151,114	152,728	152,709	152,818	153,326	154,720	157,113	160,900	164,225	166,338	173,957
Asset Revaluation Reserve	408,583	408,583	408,583	430,052	434,454	500,144	500,144	500,144	551,337	558,693	638,540	638,540
Other Reserves	3,054	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880
TOTAL EQUITY	562,632	562,577	564,191	585,641	590,152	656,350	657,744	660,137	715,117	725,798	809,758	815,377
	0	0	0	0	0	0	0	0	0	0	0	0

City of Holdfast Bay
Long Term Financial Plan Model
ESTIMATED BALANCE SHEET

	Year Ended 30 June:										
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan	
	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	
ASSETS											
Current Assets											
Cash & Equivalent Assets	60,049	72,793	86,570	102,790	121,183	142,967	166,425	193,588	223,035	267,405	
Trade & Other Receivables	6,372	6,692	7,028	7,381	7,752	8,142	8,551	8,980	9,432	9,906	
Investments & Other Financial Assets	0	0	0	0	0	0	0	0	0	0	
Inventories	28	29	30	32	34	36	38	40	42	44	
Sub-total	66,449	79,514	93,628	110,203	128,969	151,145	175,014	202,608	232,509	277,355	
Non-current assets held for sale	0	0	0	0	0	0	0	0	0	0	
Total Current Assets	66,449	79,514	93,628	110,203	128,969	151,145	175,014	202,608	232,509	277,355	
Non-Current Assets											
Receivables	0	0	0	0	0	0	0	0	0	0	
Other Financial Assets	0	0	0	0	0	0	0	0	0	0	
Equity Accounted Investments in Council Businesses	1,931	1,931	1,931	1,931	1,931	1,931	1,931	1,931	1,931	1,931	
Investment Property	0	0	0	0	0	0	0	0	0	0	
Infrastructure, Property, Plant & Equipment	763,906	816,982	820,804	911,662	906,030	900,592	960,056	963,529	1,074,277	1,056,635	
Inventories	0	0	0	0	0	0	0	0	0	0	
Other Non-Current Assets	388	388	388	388	388	388	388	388	388	388	
Total Non-Current Assets	766,225	819,301	823,123	913,981	908,349	902,911	962,375	965,848	1,076,596	1,058,954	
Total Assets	832,674	898,815	916,751	1,024,184	1,037,318	1,054,056	1,137,389	1,168,456	1,309,105	1,336,309	
LIABILITIES											
Current Liabilities											
Trade & Other Payables	4,631	4,707	4,782	4,860	4,938	5,019	5,100	5,183	5,267	5,353	
Borrowings	509	537	567	264	0	0	0	0	0	0	
Provisions	2,372	2,491	2,615	2,746	2,883	3,027	3,178	3,337	3,504	3,679	
Other Current Liabilities	0	0	0	0	0	0	0	0	0	0	
Sub-total	7,512	7,735	7,964	7,870	7,821	8,046	8,278	8,520	8,771	9,032	
Liabilities Relating to Non-Current Assets held for sale	0	0	0	0	0	0	0	0	0	0	
Total Current Liabilities	7,512	7,735	7,964	7,870	7,821	8,046	8,278	8,520	8,771	9,032	
Non-Current Liabilities											
Trade & Other Payables	0	0	0	0	0	0	0	0	0	0	
Borrowings	1,368	831	264	0	0	0	0	0	0	0	
Provisions	290	312	335	360	387	416	447	480	516	554	
Other Non-Current Liabilities	49	49	49	49	49	49	49	49	49	49	
Sub-total	1,707	1,192	648	409	436	465	496	529	565	603	
Total Liabilities	9,219	8,927	8,612	8,279	8,257	8,511	8,774	9,049	9,336	9,635	
NET ASSETS	823,455	889,888	908,139	1,015,905	1,029,061	1,045,545	1,128,615	1,159,407	1,299,769	1,326,674	
EQUITY											
Accumulated Surplus	181,217	190,131	199,230	209,941	223,097	238,917	257,682	277,215	299,607	326,512	
Asset Revaluation Reserve	639,358	696,877	706,029	803,064	803,084	803,748	868,053	879,312	997,282	997,282	
Other Reserves	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	
TOTAL EQUITY	823,455	889,888	908,139	1,015,905	1,029,061	1,045,545	1,128,615	1,159,407	1,299,769	1,326,674	
	0	0	0	0	0	0	0	0	0	0	

City of Holdfast Bay
 Long Term Financial Plan Model
 ESTIMATED STATEMENT OF CHANGES IN EQUITY

	Year Ended 30 June:													
	2012 Actual \$('000)	2013 Estimate \$('000)	2014 Plan Year 1 \$('000)	2015 Plan Year 2 \$('000)	2016 Plan Year 3 \$('000)	2017 Plan Year 4 \$('000)	2018 Plan Year 5 \$('000)	2019 Plan Year 6 \$('000)	2020 Plan Year 7 \$('000)	2021 Plan Year 8 \$('000)	2022 Plan Year 9 \$('000)	2023 Plan Year 10 \$('000)	2024 Plan Year 11 \$('000)	2025 Plan Year 12 \$('000)
ACCUMULATED SURPLUS														
Balance at end of previous reporting period	148,230	150,995	151,114	152,728	152,709	152,818	153,326	154,720	157,113	160,900	164,225	166,338	173,957	181,217
Net Result for Year	2,411	(55)	1,614	(19)	109	508	1,394	2,393	3,787	3,325	4,113	5,619	7,260	8,914
Other Comprehensive Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers to Other Reserves	342	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers from Other Reserves	12	174	0	0	0	0	0	0	0	0	0	0	0	0
Balance at end of period	150,995	151,114	152,728	152,709	152,818	153,326	154,720	157,113	160,900	164,225	166,338	173,957	181,217	190,131
ASSET REVALUATION RESERVE														
Land	255,250	255,250	255,250	255,250	255,250	255,250	320,940	320,940	320,940	320,940	400,787	400,787	400,787	400,787
Buildings & Other Structures	33,507	33,507	33,507	33,507	33,507	33,507	38,522	38,522	38,522	38,522	50,666	50,666	50,666	64,262
Infrastructure - Drains	12,712	12,712	12,712	12,712	12,712	12,712	15,177	15,177	15,177	15,177	20,918	20,918	20,918	27,360
Infrastructure - Transport	94,556	94,556	94,556	94,556	94,556	94,556	108,545	108,545	108,545	108,545	141,853	141,853	141,853	179,334
Infrastructure - Open Space & Coastal	11,281	11,281	11,281	11,281	11,281	11,281	15,550	15,550	15,550	15,550	22,906	22,906	22,906	22,906
Plant & Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	737
Furniture, Fittings, Office Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	56
Library Lending Materials	832	832	832	832	832	832	965	965	965	965	965	965	965	990
Joint Ventures - Other	445	445	445	445	445	445	445	445	445	445	445	445	445	445
Asset Group 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance at end of period	408,583	408,583	408,583	430,052	434,454	500,144	500,144	500,144	551,337	558,693	638,540	638,540	639,358	696,877
OTHER RESERVES														
Balance at end of previous reporting period	3,408	3,054	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880
Transfers from Accumulated Surplus	(342)	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers to Accumulated Surplus	(12)	(174)	0	0	0	0	0	0	0	0	0	0	0	0
Balance at end of period	3,054	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880
TOTAL EQUITY AT END OF REPORTING PERIOD	562,632	562,577	564,191	585,641	590,152	656,350	657,744	660,137	715,117	725,798	809,758	815,377	823,455	889,888

City of Holdfast Bay
 Long Term Financial Plan Model
 ESTIMATED STATEMENT OF CHANGES IN EQUITY

	Year Ended 30 June:									
	2026	2027	2028	2029	2030	2031	2032	2033		
	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan
	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 20	Year 20
	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)
ACCUMULATED SURPLUS										
Balance at end of previous reporting period	190,131	199,230	209,941	223,097	238,917	257,682	277,215	299,607	299,607	299,607
Net Result for Year	9,099	10,711	13,156	15,820	18,765	19,533	22,392	26,905	26,905	26,905
Other Comprehensive Income	0	0	0	0	0	0	0	0	0	0
Transfers to Other Reserves	0	0	0	0	0	0	0	0	0	0
Transfers from Other Reserves	0	0	0	0	0	0	0	0	0	0
Balance at end of period	199,230	209,941	223,097	238,917	257,682	277,215	299,607	326,512		
ASSET REVALUATION RESERVE										
Land	400,787	497,842	497,842	497,842	497,842	497,842	497,842	615,812	615,812	615,812
Buildings & Other Structures	64,262	64,262	64,262	64,262	64,262	64,262	64,262	79,551	79,551	79,551
Infrastructure - Drains	27,360	27,360	27,360	27,360	27,360	27,360	27,360	34,577	34,577	34,577
Infrastructure - Transport	179,334	179,334	179,334	179,334	179,334	179,334	221,133	221,133	221,133	221,133
Infrastructure - Open Space & Coastal	32,058	32,058	32,058	32,058	32,058	32,058	43,317	43,317	43,317	43,317
Plant & Equipment	737	737	737	1,317	1,317	1,317	1,317	1,317	1,317	1,317
Furniture, Fittings, Office Equipment	56	56	56	109	109	109	109	109	109	109
Library Lending Materials	990	990	990	1,021	1,021	1,021	1,021	1,021	1,021	1,021
Joint Ventures - Other	445	445	445	445	445	445	445	445	445	445
Asset Group 10	0	0	0	0	0	0	0	0	0	0
Balance at end of period	706,029	803,084	803,084	803,748	868,053	879,312	997,282	997,282		
OTHER RESERVES										
Balance at end of previous reporting period	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880
Transfers from Accumulated Surplus	0	0	0	0	0	0	0	0	0	0
Transfers to Accumulated Surplus	0	0	0	0	0	0	0	0	0	0
Balance at end of period	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880		
TOTAL EQUITY AT END OF REPORTING PERIOD	908,139	1,015,905	1,029,061	1,045,545	1,128,615	1,159,407	1,299,769	1,326,674		

City of Holdfast Bay
Long Term Financial Plan Model
ESTIMATED CASH FLOW STATEMENT

		Year Ended 30 June:													
		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
		Actual	Estimate	Plan Year 1	Plan Year 2	Plan Year 3	Plan Year 4	Plan Year 5	Plan Year 6	Plan Year 7	Plan Year 8	Plan Year 9	Plan Year 10	Plan Year 11	Plan Year 12
		\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)
CASH FLOWS FROM OPERATING ACTIVITIES															
Receipts															
Rates			28,748	30,315	31,979	33,738	35,593	37,550	39,616	41,796	44,095	46,519	49,077	51,777	54,624
Statutory Charges			2,261	2,352	2,469	2,593	2,722	2,858	3,001	3,151	3,308	3,474	3,648	3,830	4,022
User Charges			2,030	2,340	2,426	2,548	2,675	2,810	2,951	3,098	3,254	3,418	3,588	3,767	3,956
Grants, Subsidies, Contributions			2,858	3,453	3,157	3,315	3,460	3,654	3,837	4,029	4,232	4,444	4,667	4,900	5,145
Investment Income			80	143	331	427	464	710	1,039	1,431	1,899	2,409	3,017	3,715	4,500
Reimbursements			392	408	431	457	476	502	526	553	579	608	638	669	702
Other Income			550	564	591	621	651	683	717	752	790	829	870	914	960
Spare Income 2			0	0	0	0	0	0	0	0	0	0	0	0	0
Employee Costs			(13,706)	(14,468)	(15,075)	(15,918)	(16,767)	(17,706)	(18,675)	(19,711)	(20,797)	(21,947)	(23,053)	(24,206)	(25,416)
Materials, Contracts & Other Expenses			(15,797)	(16,033)	(16,821)	(17,633)	(18,533)	(19,453)	(20,434)	(21,457)	(22,530)	(23,659)	(24,841)	(26,084)	(27,390)
Finance Costs			(922)	(893)	(769)	(651)	(539)	(366)	(294)	(248)	(209)	(176)	(143)	(116)	(86)
Loss - Joint Ventures			0	0	0	0	0	0	0	0	0	0	0	0	0
Other Expenses			0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cash provided by (or used in) Operating Activities			6,494	8,181	8,719	9,497	10,222	11,242	12,284	13,394	14,621	15,919	17,468	19,166	21,017
CASH FLOWS FROM INVESTING ACTIVITIES															
Receipts															
Amounts Specifically for New/Upgraded Assets			1,000	1,000	0	0	0	0	0	0	0	0	0	0	0
Sale of Renewed/Replaced Assets			0	0	0	0	0	0	0	0	0	0	0	0	0
Sale of Surplus Assets			0	3,200	0	0	0	0	0	0	0	0	0	0	0
Proceeds of disposals - Invest. Prop.			0	0	0	0	0	0	0	0	0	0	0	0	0
Net disposal of Investment Securities			0	0	0	0	0	0	0	0	0	0	0	0	0
Pods of disposal - Real Estate Devel.			0	0	0	0	0	0	0	0	0	0	0	0	0
Repayments of Loans by Community Groups			0	0	0	0	0	0	0	0	0	0	0	0	0
Distributions Received from Associated Entities			534	459	263	264	1,157	330	0	0	0	0	0	0	0
Payments			0	0	0	0	0	0	0	0	0	0	0	0	0
Expenditure on Renewal/Replacement of Assets			(3,919)	(3,566)	(5,106)	(6,900)	(4,759)	(5,277)	(5,309)	(5,544)	(6,491)	(6,487)	(6,876)	(6,890)	(6,909)
Expenditure on New/Upgraded Assets			(5,853)	(5,225)	(745)	(551)	(818)	(607)	(898)	(940)	(703)	(738)	(775)	(814)	(855)
Purchase of Investment Property			0	0	0	0	0	0	0	0	0	0	0	0	0
Net purchase of Investment Securities			0	0	0	0	0	0	0	0	0	0	0	0	0
Acquisitions - Real Estate developments			0	0	0	0	0	0	0	0	0	0	0	0	0
Loans Made to Community Groups			0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Contributed to Associated Entities			0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cash Provided by (or used in) Investing Activities			(8,238)	(4,132)	(5,588)	(7,187)	(4,420)	(5,554)	(6,207)	(6,484)	(7,194)	(7,225)	(7,651)	(7,704)	(7,764)
CASH FLOWS FROM FINANCING ACTIVITIES															
Receipts															
Proceeds from Borrowings			2,778	0	0	0	0	0	0	0	0	0	0	0	0
Proceeds from Aged Care Facility Deposits			0	0	0	0	0	0	0	0	0	0	0	0	0
Payments															
Repayments of Borrowings			(2,837)	(1,853)	(1,835)	(1,809)	(2,520)	(1,303)	(659)	(689)	(620)	(577)	(518)	(993)	(509)
Repayment of Finance Lease Liabilities			0	0	0	0	0	0	0	0	0	0	0	0	0
Repayment of Aged Care Facility Deposits			0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cash provided by (or used in) Financing Activities			(59)	(1,853)	(1,835)	(1,809)	(2,520)	(1,303)	(659)	(689)	(620)	(577)	(518)	(993)	(509)
Net Increase/(Decrease) in cash held			(1,803)	2,196	1,296	501	3,282	4,385	5,218	6,241	6,807	8,117	9,299	10,469	12,744
Opening cash, cash equivalents or (bank overdraft)			4,041	2,238	4,434	5,730	6,231	9,513	13,898	19,116	25,357	32,164	40,281	49,580	60,049
Closing cash, cash equivalents or (bank overdraft)			4,041	2,238	5,730	6,231	9,513	13,898	19,116	25,357	32,164	40,281	49,580	60,049	72,793

City of Holdfast Bay
Long Term Financial Plan Model
ESTIMATED CASH FLOW STATEMENT

	Year Ended 30 June:									
	2026	2027	2028	2029	2030	2031	2032	2033		
	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan		
	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20		
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
CASH FLOWS FROM OPERATING ACTIVITIES										
Receipts										
Rates	57,629	60,799	64,144	67,672	71,393	75,319	79,461	83,832		
Statutory Charges	4,223	4,434	4,656	4,888	5,133	5,390	5,660	5,943		
User Charges	4,153	4,361	4,579	4,809	5,049	5,303	5,567	5,846		
Grants, Subsidies, Contributions	5,402	5,672	5,956	6,255	6,568	6,898	7,242	7,604		
Investment Income	5,455	6,489	7,704	9,084	10,718	12,477	14,513	16,722		
Reimbursements	737	774	813	854	896	942	988	1,037		
Other Income	1,008	1,058	1,111	1,166	1,224	1,285	1,349	1,416		
Spare Income 2	0	0	0	0	0	0	0	0		
Employee Costs	(26,688)	(28,020)	(29,421)	(30,892)	(32,437)	(34,058)	(35,761)	(37,549)		
Materials, Contracts & Other Expenses	(28,764)	(30,204)	(31,717)	(33,305)	(34,972)	(36,722)	(38,559)	(40,487)		
Finance Costs	(60)	(29)	(5)	6	6	6	6	6		
Loss - Joint Ventures	0	0	0	0	0	0	0	0		
Other Expenses	0	0	0	0	0	0	0	0		
Net Cash provided by (or used in) Operating Activities	23,095	25,334	27,820	30,537	33,578	36,840	40,467	44,370		
CASH FLOWS FROM INVESTING ACTIVITIES										
Receipts										
Amounts Specifically for New/Upgraded Assets	0	0	0	0	0	0	0	0		
Sale of Renewed/Replaced Assets	0	0	0	0	0	0	0	0		
Sale of Surplus Assets	0	0	0	0	0	0	0	0		
Proceeds of disposals - Invest. Prop.	0	0	0	0	0	0	0	0		
Net disposal of Investment Securities	0	0	0	0	0	0	0	0		
Pods of disposal - Real Estate Devel.	0	0	0	0	0	0	0	0		
Repayments of Loans by Community Groups	0	0	0	0	0	0	0	0		
Distributions Received from Associated Entities	0	0	0	0	0	0	0	0		
Payments										
Expenditure on Renewal/Replacement of Assets	(7,883)	(7,605)	(8,174)	(7,714)	(9,029)	(8,531)	(9,817)	(9,817)		
Expenditure on New/Upgraded Assets	(898)	(942)	(989)	(1,039)	(1,091)	(1,146)	(1,203)	(1,203)		
Purchase of Investment Property	0	0	0	0	0	0	0	0		
Net purchase of Investment Securities	0	0	0	0	0	0	0	0		
Acquisitions - Real Estate developments	0	0	0	0	0	0	0	0		
Loans Made to Community Groups	0	0	0	0	0	0	0	0		
Capital Contributed to Associated Entities	0	0	0	0	0	0	0	0		
Net Cash Provided by (or used in) Investing Activities	(8,781)	(8,547)	(9,163)	(8,753)	(10,120)	(9,677)	(11,020)	0		
CASH FLOWS FROM FINANCING ACTIVITIES										
Receipts										
Proceeds from Borrowings	0	0	0	0	0	0	0	0		
Proceeds from Aged Care Facility Deposits	0	0	0	0	0	0	0	0		
Payments										
Repayments of Borrowings	(537)	(567)	(264)	0	0	0	0	0		
Repayment of Finance Lease Liabilities	0	0	0	0	0	0	0	0		
Repayment of Aged Care Facility Deposits	0	0	0	0	0	0	0	0		
Net Cash provided by (or used in) Financing Activities	(537)	(567)	(264)	0	0	0	0	0		
Net Increase/(Decrease) in cash held	13,777	16,230	18,393	21,784	23,458	27,163	29,447	44,370		
Opening cash, cash equivalents or (bank overdraft)	72,793	86,570	102,790	121,183	142,967	166,425	193,588	223,035		
Closing cash, cash equivalents or (bank overdraft)	86,570	102,790	121,183	142,967	166,425	193,588	223,035	267,405		

City of Holdfast Bay
Long Term Financial Plan Model
SUMMARY STATEMENT INCLUDING FINANCING TRANSACTIONS

	Year Ended 30 June:													
	2012 Actual	2013 Estimate	2014 Plan Year 1	2015 Plan Year 2	2016 Plan Year 3	2017 Plan Year 4	2018 Plan Year 5	2019 Plan Year 6	2020 Plan Year 7	2021 Plan Year 8	2022 Plan Year 9	2023 Plan Year 10	2024 Plan Year 11	2025 Plan Year 12
Operating Revenues	\$7,781	\$7,427	\$39,854	\$41,672	\$43,395	\$46,358	\$48,987	\$51,912	\$55,046	\$58,405	\$61,952	\$65,780	\$69,860	\$74,212
less Operating Expenses	37,142	38,482	39,240	41,891	43,886	45,850	47,593	49,519	51,259	55,080	57,849	60,161	62,600	65,298
Operating Surplus/(Deficit) before Capital Amounts	639	(1,055)	614	(19)	109	508	1,394	2,393	3,787	3,325	4,113	5,619	7,260	8,914
Less: Net Outlays on Existing Assets														
Capital Expenditure on Renewal/Replacement of Existing Assets	10,749	3,919	3,566	5,106	6,900	4,759	5,277	5,309	5,544	6,491	6,487	6,876	6,890	6,909
less Depreciation, Amortisation & Impairment	8,120	7,872	7,872	8,883	9,548	9,859	9,913	9,951	9,674	11,365	11,884	11,942	12,005	12,207
less Proceeds from Sale of Replaced Assets	60	0	0	0	0	0	0	0	0	0	0	0	0	0
	2,569	(3,953)	(4,306)	(3,777)	(2,648)	(5,100)	(4,636)	(4,642)	(4,130)	(4,874)	(5,397)	(5,066)	(5,115)	(5,298)
Less: Net Outlays on New and Upgraded Assets														
Capital Expenditure on New/Upgraded Assets	8,150	5,853	5,225	745	551	818	607	898	940	703	738	775	814	855
less Amounts Specifically for New/Upgraded Assets	1,970	1,000	1,000	0	0	0	0	0	0	0	0	0	0	0
less Proceeds from Sale of Surplus Assets	1,250	0	3,200	0	0	0	0	0	0	0	0	0	0	0
	4,930	4,853	1,025	745	551	818	607	898	940	703	738	775	814	855
Net Lending / (Borrowing) for Financial Year	(6,860)	(1,955)	3,895	3,013	2,206	4,790	5,423	6,137	6,977	7,486	8,772	9,910	11,561	13,357

In any one year, the above financing transactions are associated with either applying surplus funds stemming from a net lending result or accommodating the funding requirement stemming from a net borrowing result.

	Year Ended 30 June:													
	2012 Actual	2013 Estimate	2014 Plan Year 1	2015 Plan Year 2	2016 Plan Year 3	2017 Plan Year 4	2018 Plan Year 5	2019 Plan Year 6	2020 Plan Year 7	2021 Plan Year 8	2022 Plan Year 9	2023 Plan Year 10	2024 Plan Year 11	2025 Plan Year 12
New Borrowings	\$2,778	\$2,837	\$1,853	\$1,835	\$1,809	\$2,520	\$1,303	\$859	\$669	\$620	\$577	\$518	\$993	\$509
Repayment of Principal on Borrowings	(1,803)	(1,803)	(2,196)	(1,296)	(501)	(3,282)	(4,385)	(5,218)	(6,241)	(6,807)	(8,117)	(9,289)	(10,469)	(12,744)
(Increase)/Decrease in Cash and Cash Equivalents	975	1,034	(343)	539	1,308	(762)	(3,082)	(4,359)	(5,572)	(6,187)	(7,540)	(8,771)	(9,476)	(12,235)
(Increase)/Decrease in Receivables	186	186	(20)	153	151	165	170	179	185	194	200	199	207	217
Increase/(Decrease) in Payables & Provisions	(5,387)	(5,387)	(3,577)	(3,508)	(2,566)	(4,803)	(2,614)	(1,719)	(1,339)	(1,241)	(1,155)	(1,037)	(1,987)	(1,019)
Other - Including the Movement in Inventories	1,955	1,955	(3,895)	(3,013)	(2,206)	(4,790)	(5,423)	(6,137)	(6,977)	(7,486)	(8,772)	(9,910)	(11,561)	(13,357)
Financing Transactions														

	Year Ended 30 June:													
	2012 Actual	2013 Estimate	2014 Plan Year 1	2015 Plan Year 2	2016 Plan Year 3	2017 Plan Year 4	2018 Plan Year 5	2019 Plan Year 6	2020 Plan Year 7	2021 Plan Year 8	2022 Plan Year 9	2023 Plan Year 10	2024 Plan Year 11	2025 Plan Year 12
Operating Surplus / (Deficit) - \$'000	639	(1,055)	614	(19)	109	508	1,384	2,393	3,787	3,325	4,113	5,619	7,260	8,914
Operating Surplus Ratio - %	2%	(4)%	2%	(0)%	0%	1%	4%	6%	9%	8%	9%	11%	14%	16%
Net Financial Liabilities - \$'000	12,876	14,544	10,520	7,345	4,087	(940)	(6,355)	(12,491)	(19,467)	(26,962)	(35,733)	(45,642)	(57,202)	(70,558)
Net Financial Liabilities Ratio - %	34.1%	38.9%	26.4%	17.6%	9.3%	(2.0)%	(13.0)%	(24.1)%	(35.4)%	(46.2)%	(57.7)%	(69.4)%	(81.9)%	(95.1)%
Interest Cover Ratio - %	1.8%	1.8%	1.6%	0.8%	0.3%	(0.0)%	(0.7)%	(1.5)%	(2.2)%	(3.0)%	(3.7)%	(4.6)%	(5.4)%	(6.3)%
Asset Sustainability Ratio - %	132%	50%	45%	57%	72%	48%	53%	53%	57%	57%	55%	58%	57%	57%
Asset Consumption Ratio - %	79%	79%	78%	77%	76%	77%	77%	76%	74%	73%	75%	74%	74%	71%

Item No: **14.3**

Subject: **2011/12 ANNUAL REVIEW OF INVESTMENTS**

Date: 22 January 2013

Written By: Manager Finance

General Manager: Corporate Services, Mr I Walker

SUMMARY

Section 140 of the Local Government Act requires Council to review the performance of its investments on an annual basis. This report explains the process for investing funds, amount of funds invested during 2011/12, average interest rate earned and investment performance against budget for Council municipal activities and Alwyndor Aged Care.

The 2011/12 revised budget for interest on investments was \$1.332m comprising \$1.023m from Alwyndor and \$308,300 for Municipal operations. The actual result was \$1.530m comprising \$1.220m from Alwyndor and \$310,000 from Municipal operations. The overall interest on investment budget was therefore exceeded by \$197,800.

RECOMMENDATION

That this report comprising an annual review of its investments in accordance with section 140 of the Local Government Act, is received and noted.

COMMUNITY PLAN

A Place that Provides Value for Money

COUNCIL POLICY

Treasury Management Policy

STATUTORY PROVISIONS

Local Government Act, Sections 139 and 140

BACKGROUND

The Local Government Act requires Councils to review the performance of its investments annually. Council invests its funds in accordance with its Treasury Management policy ensuring funds are preserved and invested within legislative requirements and common law responsibilities.

Section 139 of the Act details the investment powers of a Council. The Act requires a Council to exercise care, diligence and skill in placing and managing investments, while avoiding speculative or hazardous investments. The Act also stipulates matters to be taken into account when placing investments. Major considerations include the nature of risk, likely income return, affect of inflation, the costs of making the investment and any anticipated community benefit.

Council's Treasury Policy requires all surplus funds to be invested with secure financial institutions with a credit rating of not less than A1. For 2011/12 all investments were held with either the State backed Local Government Finance Authority (LGFA) or the National Australia Bank (NAB).

The LGFA and NAB have provided Council with secure and competitive interest received. The LGFA is also Councils preferred borrower and provides very low borrowing rates that have been unable to be matched by the major banks.

REPORT

Investment Types

Council has three major types of investments; cash, loans to community organisations, and equity investments. This report deals with cash investments resulting from the investing of day-to-day surplus funds (operating funds) and specific purpose cash backed reserves.

Loans outstanding to community organisations are also considered to be financial assets and total \$2.399m as at 30 June 2012. Equity accounted investments totaling \$1.931m existed with the Southern Region Waste Resource Authority as at 30 June 2012.

Investment policy framework

Council's policy states that the (LGFA) is the preferred financial institution for cash investments. The LGFA is state guaranteed and is managed and administered by a Board of Trustees, working for the benefit of Councils and other Local Government Bodies within South Australia.

The LGFA also offers an annual bonus payment. The bonus is a mechanism which enables the authority to share its success with member Councils. It is calculated in relation to the average deposit and loan levels held by the LGFA during the financial year.

Other approved investment types include SA or Commonwealth Government Bonds and interest bearing deposits or bank bills with a short term credit rating of not less than A1.

Investment placement

During 2011/12 all of Council municipal cash investments were placed with the LGFA. When new investment opportunities arise quotes are obtained from the LGFA and approved banks. The LGFA is given the opportunity to match or exceed the best quote received which it has in all cases for new investments. For existing investments other non-quantifiable factors are taken into account including transaction processing efficiency and the level of service provision.

In 2011/12 Council received a \$30,374 LGFA bonus payment for Municipal funds and \$12,680 for Alwyndor funds. The bonus payment equates to approximately 0.3% additional interest earned on average deposits.

For Alwyndor investments the NAB has been able to offer more competitive rates for the larger amounts invested as a result of the accommodation bond policy. During 2011/12 84% of Alwyndor investments were placed with the NAB with the remaining 16% placed with the LGFA.

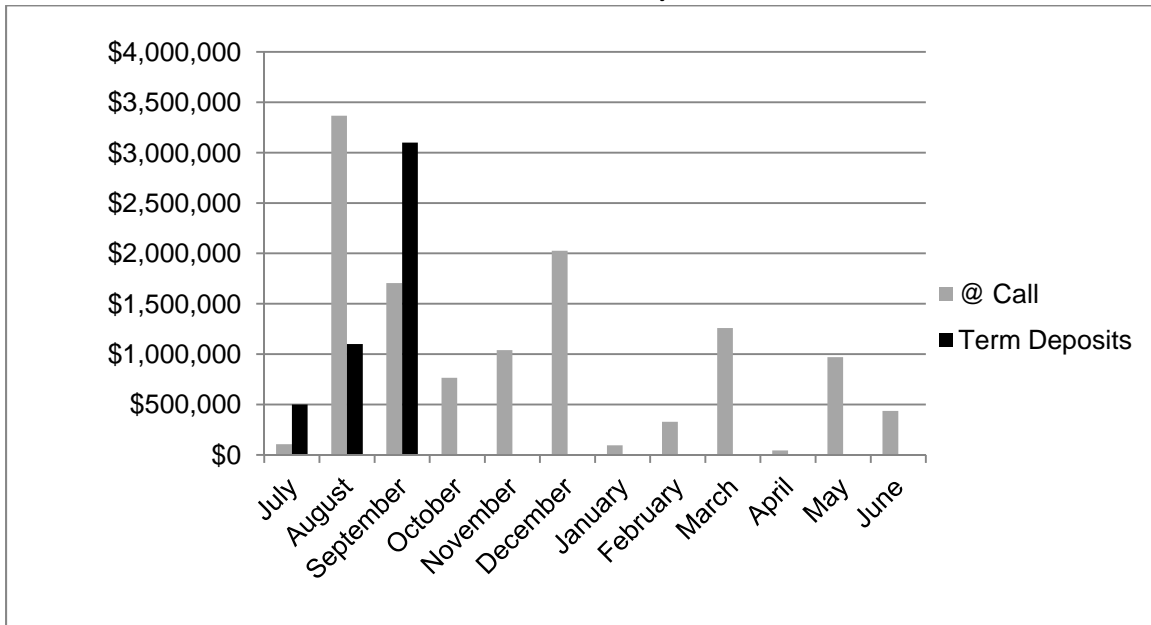
Levels of Investment

Municipal Funds

During 2011/12 the level of invested funds reduced by \$3.214m to \$3,619m. The reduction was due primarily to meeting cash flow requirements relating to large capital projects including the King Street Bridge \$3.873m and the property purchase at 48 McFarlane Street Glenelg North \$3.312m. New budgeted borrowings of \$3.4m were drawn down in June 2012 to also assist in meeting cash flow needs.

Chart one displays the monthly level and nature of investments held during 2011/12 for municipal funds. The chart shows strong cash injections coinciding with the rate payment due dates, tapering off significantly to meet cash flow requirements. The significant reduction in term deposits from September to October was due to the purchase of property at 48 McFarlane Street Glenelg North. Other large payments for the King Street bridge project occurred during the July to January period.

Chart 1 – Municipal Funds Investments Held 2011/12

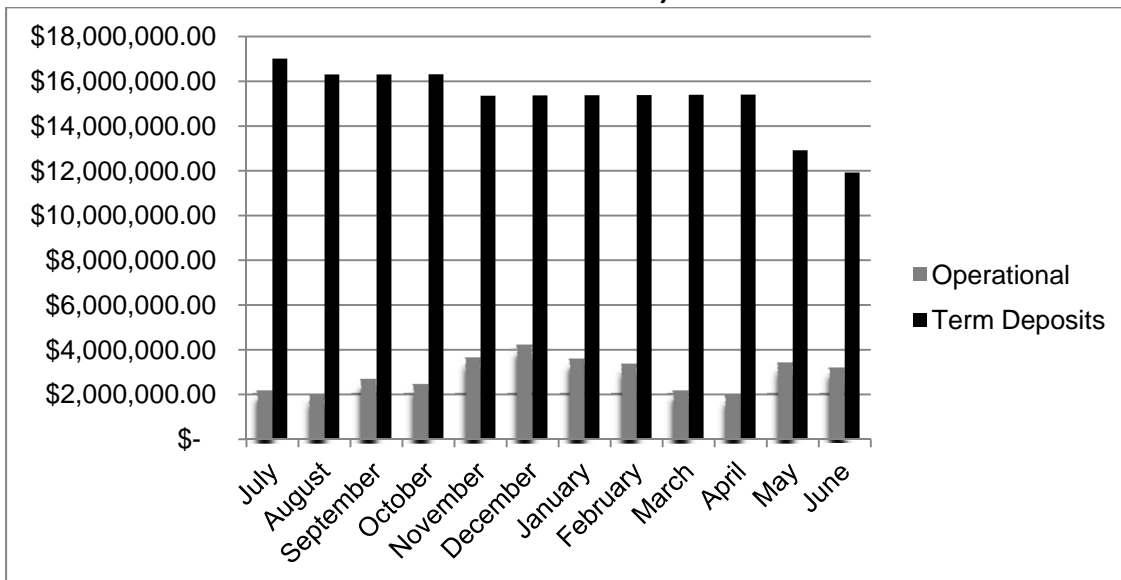


Alwyndor Aged Care Facility Funds

During 2011/12 the level of invested funds reduced by \$3.919m to \$15.126m. The reduction was due primarily to meeting cash flow requirements towards the budgeted redevelopment of the facility.

Chart two displays the level and nature of investments held during 2011/12 for Alwyndor funds.

Chart 2 – Alwyndor Funds Investments Held 2011/12



Cash backed reserve fund investments

The transition to the treasury management policy since 2011 has seen a reduction in the number and value of cash backed reserves. The remaining reserve funds including the Glenelg Access Strategy, major plant/equipment and cemeteries have been maintained at 2010/11 levels until such time as the assets for which they were created are fully incorporated into long term asset management plans.

Other reserves that are legally required including developer contributions and the Alwyndor Aged Care reserve, have been maintained.

As at 30 June 2012 Council held the following reserves totaling \$14.880m.

Reserve Purpose	Amount 30 June 2012 (\$000's)
Major Plant and Machinery	321
Furniture and Equipment	310
Property Development - Cemeteries	53
Glenelg Access Strategy	2,101
Brighton Caravan Park	134
Car Park Contributions	36
Alwyndor Aged Care – including accommodation bonds	11,925

Reserve funds are invested for longer periods of time during the financial year.

Investment Performance

2011/12 Interest rate movements

During 2011/12 official interest rates were decreased four times by the Reserve Bank of Australia. The decreases were due in part to low inflation, a softer labour market, poorer economic conditions and increased risks in international economies.

The following table summarises the movements:

Effective Date	Cash Rate Decrease	RBA Maximum cash rate	24 hour LGFA @ call deposits
1/7/11	Opening Rate	4.75%	4.75%
2/11/11	0.25%	4.5%	4.5%
7/12/11	0.25%	4.25%	4.25%
2/5/12	0.5%	3.75%	3.75%
6/6/12	0.25%	3.5%	3.5%

Weighted average interest rate earned

The following table compares the overall weighted average interest rate earned on investments for 2011/12

Funds	RBA Cash Rate	Operational Funds – Term Deposits	Operational Funds – at call investments	Reserve Funds
Municipal	4.35%	5.3%	4.65%	5.12%
Alwyndor	4.35%	Refer reserve funds	4.65%	5.40%

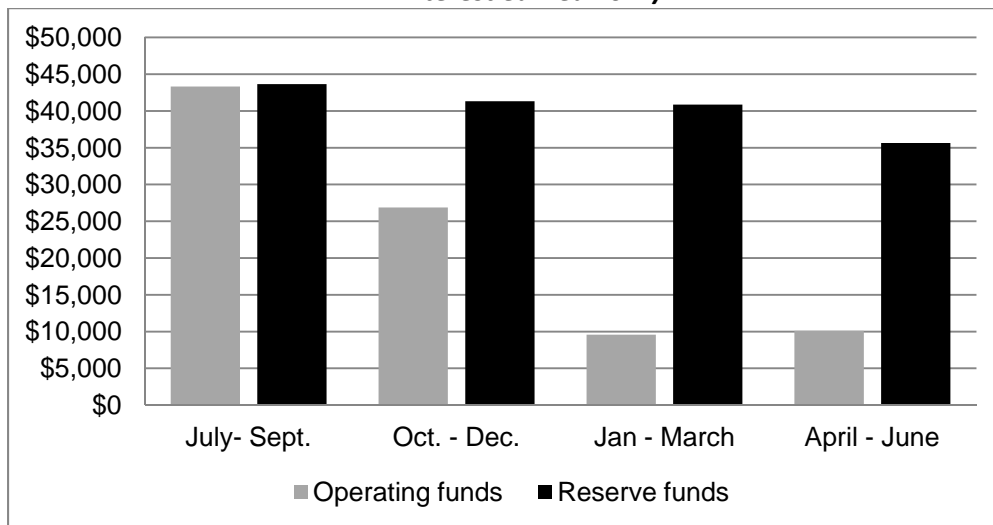
All investments on term deposits have performed above the RBA cash rate. Alwyndor interest rates are above the Municipal level due to the timing and placement of large investments with the NAB.

Interest received during 2011/12

Municipal Funds

Interest received from the LGFA is paid quarterly and is summarised in the Chart 3. It indicates a downward movement in available operating cash invested as large capital projects and a property purchases utilised available cash. At the same time interest rates were declining. Reserve funds remained stable although reducing interest rates affected the amount of interest earned.

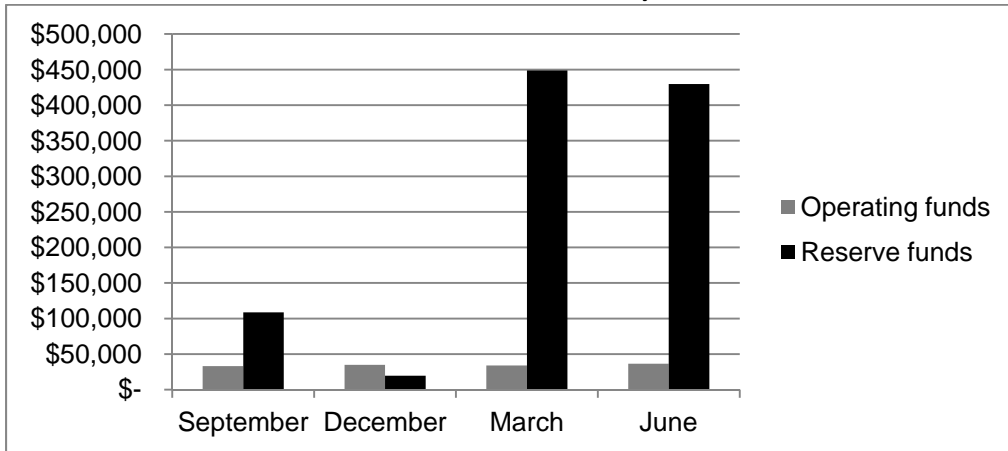
**Chart 3 – Municipal Funds
Interest earned 2011/12**



Alwyndor Funds

The interest received from the LGFA is paid quarterly while interest received from NAB is paid at the end of the investment term. This is summarized in Chart 4.

**Chart 4 – Alwyndor Funds
Interest earned 2011/12**



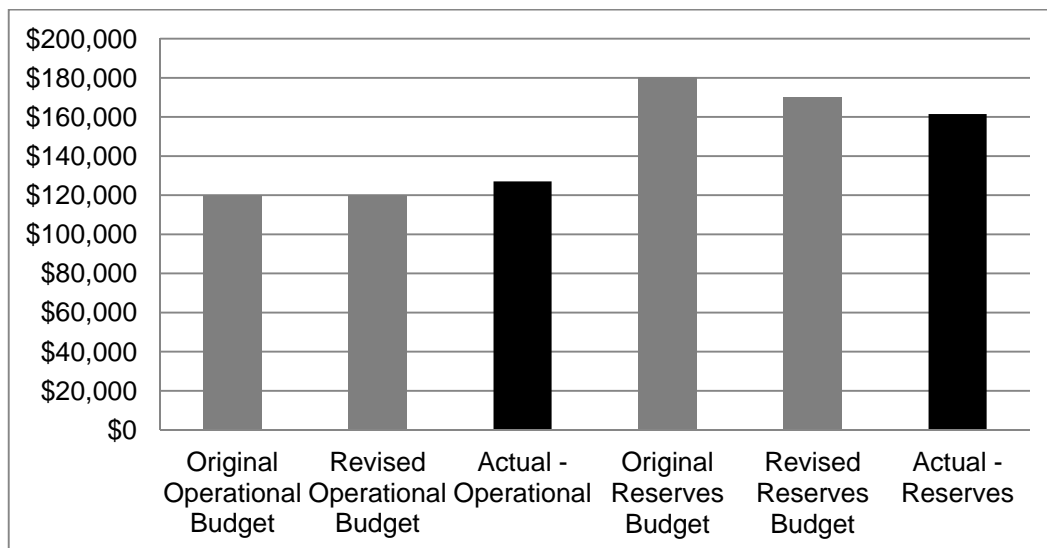
2011/12 budget comparison

Municipal Funds

The 2011/12 original budget for interest on investments totaled \$120,000 for operational funds and \$180,000 for reserve funds. The reserve funds budget was revised downward during the year to \$170,000. The actual interest received totaled \$127,074 and \$161,477 respectively.

Chart 5 shows the budget to actual performance for Municipal funds during 2011/12.

**Chart 5 – Municipal Funds
Budget vs actual interest earned 2011/12**

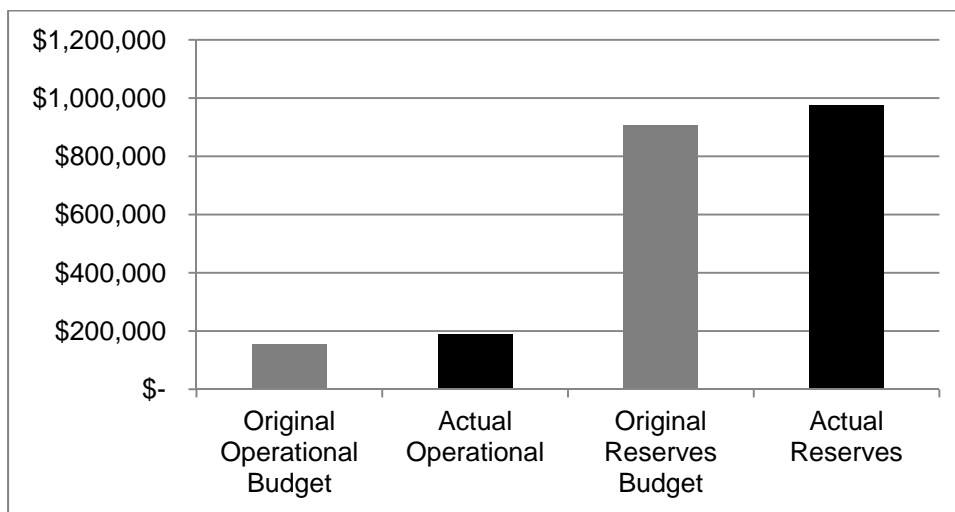


Alwyndor Funds

The 2011/12 original budget for interest on investments for Alwyndor was \$993,700 from all sources. The budget was revised during the year to \$1,023,700. The total amount earned was \$1,220,000. The increase was due to increase in accommodation bonds held and the increase in funds held for investment due to the timing and amounts of redevelopment progress payments.

Chart 6 shows the favourable budget to actual performance during 2011/12 for Alwyndor.

**Chart 6 – Alwyndor Funds
Budget vs actual interest earned 2011/12**



2012/13 interest rate movements

Since July interest rates have eased a further 0.5%. The rate cuts were widely predicted and Governor Glenn Stevens said in his statement in December that over the past year monetary policy has become more accommodative and that a further easing was appropriate as it will help to foster sustainable growth in demand and inflation outcomes consistent with the target over time. Some market analysts are factoring in further rate cuts within the next twelve months.

BUDGET

The reduction in interest rates since June 2012 and the forecast of further reductions in 2013 will reduce the amount of interest earned during 2012/13. The interest on investment budgets will be monitored during 2013 and adjusted as part of the budget update process.

LIFE CYCLE COSTS

This report deals with 2011/12 investment performance it does not have any full life cycle cost implications.

CITY OF HOLDFAST BAY

Minutes of the meeting of the Audit Committee of the City of Holdfast Bay held in the Mawson Room, Civic Centre, 24 Jetty Road, Brighton on Wednesday 5 December 2012 at 6.30 pm.

PRESENT

Members

Chairman - Councillor TD Looker
Councillor A Roe
Mr A Neville
Mr M Kosonen
Ms V Brown

Staff

General Manager Corporate Services - Mr IS Walker
Manager Finance - -Mr J Newton
Manager Finance & Administration Alwyndor Aged Care - Ms P Warburton
Internal Auditor – Ms K Peake

1. OPENING

The Chairman declared the meeting open at 6.30 pm.

2. APOLOGIES

2.1 For Absence - Nil

2.2 Leave of Absence - Nil

3. DECLARATION OF INTEREST

Members were reminded to declare any interest before each item.

4. CONFIRMATION OF MINUTES

Motion

That the minutes of the Audit Committee held on 10 October 2012 be taken as read and confirmed.

Moved Mr Kosonen, Seconded Councillor Roe

Carried

5. QUESTIONS BY MEMBERS - Nil

6. MOTIONS ON NOTICE - Nil

7. ADJOURNED ITEMS Nil

8. REPORTS

8.1 Standing Items – December 2012 (Report No: 507/12)

Motion

That the Audit Committee advises Council it has received and considered a Standing Items Report addressing:

- Monthly financial statements
- Internal control
- Risk management
- Whistle blowing
- Internal audit
- Economy and efficiency audits

Moved Mr Neville, Seconded Councillor Roe

Carried

That the Audit Committee receive the email dated 4 December 2012 from the General Manager Corporate Services in relation to procurement and cost management, and that actions arising from the cost management program be reported to the Audit Committee and included on its Action Register.

Moved Mr Neville, Seconded Councillor Roe

Carried

8.2 Budget Update – as at 30 September 2012 (Report No: 508/12)

Motion

That the Audit Committee advises Council that it has considered the 2012/13 budget update as at 30 September 2012.

Moved Mr Neville, Seconded Ms Brown

Carried

8.3 Three Year Internal Audit Plan Update (Report No: 509/12)

Motion

That the Audit Committee advises Council that it has received and considered the Three Year Internal Audit Plan Update Report of December 2012.

Moved Councillor Roe, Seconded Mr Kosonen

Carried

The Committee requested that a report be provided in relation to the Internal Controls that received a 'red rating', and the planned action to address the identified control weakness, under the Control track assessment which will be finalised in January 2013.

8.4 **Review of Terms of Reference** (Report No: 510/12)

Motion

That the Audit Committee advises Council it has undertaken a review of its Terms of Reference and recommends amendments as contained in Attachment 1 to this report.

Moved Ms Brown, Seconded Mr Neville

Carried

The Committee requested that legal advice be sought in relation to whether the Members of the Committee are considered 'Officers' under the new Work Health and Safety Act 2012, which comes into effect on 1 January 2013, having regard for the Committee's responsibilities under its Charter.

Moved Ms Brown, Seconded Mr Neville

Carried

8.5 **Internal Audit Update Report** (Report No: 511/12)

Motion

That the Audit Committee advises Council that it has received and considered the Internal Audit Update Report of December 2012.

Moved by Mr Neville, Seconded by Ms Brown

Carried

8.6 **Meeting Schedule for 2013** (Report No: 512/12)

Motion

That the Audit Committee hold its first ordinary meeting for 2013 at 6.30pm on Wednesday 13 March and, at that meeting, determine its meeting schedule and work program for the remainder of 2013.

Moved Mr Kosonen, Seconded Councillor Roe

Carried

8.7 **Implementation of the Work Health and Safety Act 2012 (SA)** (Report No: 513/12)

Motion

That the Audit Committee advises Council it has received and considered a report on the introduction of the new Work Health and Safety Act 2012.

Moved Mr Neville, Seconded Mr Kosonen

Carried

9. **REPORTS BY MEMBERS - Nil**

10. **ACTION ITEMS**

The Action Items were tabled and discussed.

11. URGENT BUSINESS - Nil

12. DATE AND TIME OF NEXT MEETING

The next meeting of the Audit Committee will be held on Wednesday 13 March 2012 in the Mawson Room, Civic Centre, 24 Jetty Road, Brighton.

13. CLOSURE

The meeting closed at 7.36 pm.

CONFIRMED Wednesday 13 March 2013

CHAIRMAN

Item No: **13.1**

Subject: **AUDIT COMMITTEE MINUTES – 5 DECEMBER 2012**

Date: 22 January 2013

Written By: Personal Assistant to the General Manager Corporate Services

General Manager: Corporate Services

SUMMARY

The minutes of the Audit Committee meeting held 5 December 2012 are presented to Council for information and endorsement.

RECOMMENDATION

That the minutes of the Audit Committee meeting held 5 December 2012 be received and noted.

COMMUNITY PLAN

A Place that Provides Value for Money

COUNCIL POLICY

Not applicable

STATUTORY PROVISIONS

Local Government Act 1999, Sections 41 and 126

BACKGROUND

The Audit Committee is established under Section 41 of the *Local Government Act 1999*, and Section 126 of the *Local Government Act 1999* defines the functions of the Audit Committee to include:

- reviewing annual financial statements to ensure that they present fairly the state of affairs of the council; and

- proposing, and providing information relevant to, a review of the council's strategic management plans or annual business plan; and
- proposing, and reviewing, the exercise of powers under section 130 A; and
- if the council has exempted a subsidiary from the requirement to have an audit committee, the functions that would, apart from the exemption, have been performed by the subsidiary's audit committee; and
- liaising with the council's auditor; and
- reviewing the adequacy of the accounting, internal control, reporting and other financial management systems and practices of the council on a regular basis.

At its meeting on 5 December 2012, the Audit Committee reviewed its Terms of Reference and has recommended some amendments. These are contained in a separate report to Council in this agenda.



MEETING RECORD

of the Alwyndor Management
Committee held on

**Tuesday 18 December 2012 at
6.30pm**

Our Vision

*To honour the legacy, vision and intent of the **DOROTHY CHEATER TRUST** by providing high quality community and residential services, offering a viable and flexible mix of personalised care and support services to older people in the local community.*

AMC MINUTES

ALWYNDOR AGED CARE

MANAGEMENT COMMITTEE

MINUTES

of the meeting held in the AAC Meeting Room on

TUESDAY 18 December 2012 at 6.30 pm

- | | | |
|-------------------------|--|---|
| 1. PRESENT | Cr S Lonie
Ms C Cotton
Mr M Bower
Mr I Pratt
Mr D Royans | Mr N Hakof
Cr R Clancy
Mr T Evans
Ms K Stevens |
| 2. IN ATTENDANCE | Mr G Potter
Mr A Hook | General Manager
Act Manager Residential Care |

- 3. OPENING**
The Chairman, Mr N Hakof declared the meeting open at 6.36 pm and welcomed all in attendance.

- 4. APOLOGIES**
T Hill, K Field

- 5. DECLARATION OF INTEREST**
If a Committee Member has an interest (within the terms of the Local Government Act 1999) in a matter before the AMC, they are asked to disclose the interest to the AMC and provide full and accurate details of the relevant interest. Members are reminded to declare their interest before each item.

6. CONFIRMATION OF MINUTES

6.1 Recommendation:

The minutes of the meeting held on 20 November 2012 were taken as read, approved and confirmed as a true record.

Moved: Cr S Lonie

Seconded: C Cotton

CARRIED

7. BUSINESS ARISING FROM THE MINUTES

7.1 Stage 1B Redevelopment - Official Opening

The AMC Chairman and Cr Clancy provided an update for the Committee's information.

8. REPORTS

8.1 Correspondence Report

8.1.1 What's Happening in Aged Care

Cooper Newman

A summary of the current decisions of the Aged Care Finance Authority was tabled for the AMC's information. The General Manager will continue to provide updates and clarifications as they are released, including arrangements for:

- the publishing of AAC accommodation rates, on a voluntary basis from 1 July 2013.
- the complaints system for dealing with unreasonable pricing below the maximum.

8.2 The National Report

Issues 293 & 294

8.3 Letters of Thanks

8.3.1 Family of Nan Alvey

Information Reports (8.1 to 8.3) were noted by the AMC

9. ITEMS UNDER REVIEW

Item	Responsibility	Due	Status
Instrument Of Delegation	GM	May '12	CHB Council review of Delegations Instrument received on 14 th November '12. The document was tabled at the 18 December '12 meeting of the AMC – Refer Agenda Item 10.1
Quality Improvement Plan	Ops Manager	Feb '13	Mid Year Progress Report
Strategic Plan Review	GM	Feb '13	Mid Year Progress Report
Governance Standard – Prudential Bond Statement	GM	Oct '13	Annual Review
Investment Performance Report	GM + MFA	Oct '13	Annual Review
WHS “One System” Mapping	GM	Feb '13	Implementation Progress Report
Stage 1B Official Opening	AMC	Nov '12	Chairman’s Update Refer Agenda Item 7.1
AAC Investment Policy Review	AMC	Oct '14	Biennial Review
AAC Accommodation Bonds Policy Review	AMC	Oct '14	Biennial Review

ITEMS IN CONFIDENCE

C Cotton moved and I Pratt seconded that, pursuant to Section 90(2), 90(3)(a) and 90(3)(b) of the Local Government Act 1999 the Alwyndor Management Committee order that the public be excluded from attendance at the meeting, with the exception of Alwyndor officers and any other visitors permitted to remain, after taking into account the relevant considerations under Section 90(3), on the basis that it will receive, discuss or consider the following:

- **information or matter the disclosure of which –**
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the AMC is conducting, or proposing to conduct, business, or to prejudice the commercial position of AAC; and**
 - (ii) would on balance, be contrary to the public interest.**
 - (iii) Information, the disclosure of which, would involve the unreasonable disclosure of information concerning the personal affairs of a person or persons (living or dead).**

CARRIED

10. NEW and URGENT BUSINESS

10.1 Delegations under the Aged Care Act 1997 (Commonwealth) and the Local Government Act 1999 for the Alwyndor Management Committee

Following the annual review of the Delegations to the Alwyndor Management Committee, the delegations under the Aged Care Act 1997 (Commonwealth) and the Local Government Act 1999 were presented for Council’s endorsement on 13 November 2012.

The Council Report (No: 453/12), Resolution and Instrument of Delegation were tabled for review by the Alwyndor Management Committee.

Resolution:

The AMC:

- 1. Receives and notes the CHB Council’s 2012 revision of the AAC Delegation Instrument.**
- 2. Noted and relied upon the subsequent email clarifications provided by Council Administration, dated 17 December 2013 and acted accordingly in exercising their powers of sub delegation.**

3. Authorises the further sub-delegation of powers and functions to AAC Officers, where appropriate, in accordance with the Council Resolution of the 13 November 2012 as further clarified by Council Administration.
4. Requested that the General Manager forward the AMC's decisions to Council Administration for information.

Moved: T Evans

Seconded: I Pratt

CARRIED

11. CONFIDENTIAL REPORTS

11.1 Manager Community Service's Report December 2012

11.2 Act Manager Residential Care's Report December 2012

11.3 Operations Manager's Report Nil

11.4 Building Sub Committee Chairman Nil

11.5 General Manager's Report December 2012

11.6 Finance Reports November 2012

11.6.1. Bank Reconciliation for the Month of November 2012

11.6.2. "Year to Date" Budget / Actual Comparison by Department as at 30th November 2012

Recommendations:

1. That the Bank Reconciliation for the Month of November 2012 be confirmed.

2. That the "Year to Date" Budget / Actual Comparison by Department as at 30th November 2012, be confirmed

Moved: I Pratt

Seconded: Cr R Clancy

CARRIED

11.7 Formal Complaints

Nil

11.8 OH & S Committee - Nil

11.9 Quality Improvement Committee - Minutes of the meeting held 12 December 2012

Confidential Reports 11.1 to 11.9 were noted by the AMC

ORDER TO RETAIN DOCUMENTS IN CONFIDENCE:

K Stevens moved and C Cotton seconded that pursuant to Section 90(2), 90(3)(a) and 90(3)(b) and of the Local Government Act 1999:

1. **The Alwyndor Management Committee orders that the documents and minutes relating to Report No: 11.1 to 11.9 with the exception of the Resolution for going into confidence be kept confidential and not available for public inspection on the basis that they deal with information relating to commercial advantage; contrary to public interest; or information involving the unreasonable disclosure of information concerning the personal affairs of a person or persons (living or dead), under Sections 90(2), 90(3)(a) and 90(3)(b) and of the Act.**
2. **This resolution will be reviewed on or before 30 June 2013 by the Alwyndor Management Committee.**

CARRIED

RESUMPTION:

I Pratt moved and M Bower seconded that the Alwyndor Management Committee resume as an open meeting of Alwyndor Aged Care at 7.50pm

CARRIED

12. DATE OF NEXT MEETING

Next Ordinary Meeting of the AMC will be held 19th February 2013 at 6.30pm

Venue: Alwyndor Meeting Room

Noted by the Alwyndor Management Committee

Apologies:

Nil Notified

13. ALWYNDOR MANAGEMENT COMMITTEE MEETING DATES FOR 2012

Member	Term Expires	21 Feb	20 March	17 April	15 May	19 June	17 July	21 Aug	18 Sept	16 Oct	20 Nov	18 Dec
N.Hakof	July 2013	•	•	•	•	•	•	•	AP	•	•	•
I. Pratt	July 2013	•	AP	•	•	AP	•	•	•	•	•	•
D.Royans	July 2013	•	•	•	•	•	•	•	•	•	AP	•
C.Cotton	July 2014	•	•	•	•	•	•	•	•	•	•	•
M Barbarioli	July 2014	•	•	•	•	AP	•	AP	•	X	X	X
K. Stevens	July 2014	•	•	•	•	AP	•	•	•	•	•	•
M.Bower	July 2014	•	•	•	•	•	•	•	•	•	•	•
T. Evans	Mar 2013	•	•	•	•	•	AP	•	•	•	•	•
R.Clancy	NA	•	•	•	•	AP	•	•	•	AP	AP	•
S Lonie	NA	•	•	•	AP	•	•	•	•	•	•	•

Noted by the AMC

14. ALWYNDOR MANAGEMENT COMMITTEE MEETING DATES FOR 2013

Member	Term Expires	19 Feb	19 March	16 April	21 May	18 June	16 July	20 Aug	17 Sept	15 Oct	19 Nov	17 Dec
N.Hakof	July 2013											
I. Pratt	July 2013											
D.Royans	July 2013											
C.Cotton	July 2014											
VACANT												
K. Stevens	July 2014											
M.Bower	July 2014											
T. Evans	March 2013											
R.Clancy	NA											
S Lonie	NA											

Noted by the AMC

15. SMT Leave During Xmas / New Year Period

Greg Potter : 19/12 to 3/1 (Karen Field Acting General Manager)

Pam Warburton: 17/12 to 27/12

Travis Hill: 24/12 to 7/1

16. MEETING CLOSURE

On behalf of the Committee, the AMC Chairman conveyed his appreciation and congratulations to the Senior Management Team, staff and volunteers of Alwyndor for all their efforts and contributions that resulted in a year of exceptional achievements for the organisation.

The Chairman thanked all members for their ongoing governance and personal and collective contribution in supporting and guiding the organisation throughout the calendar year and declared the meeting closed at 7.55 p.m, wishing all associated with Alwyndor Aged Care a happy and safe Xmas and New Year.

Mr Greg Potter
General Manager

Mr Nick Hakof
Chairman

Distribution:

Mr N Hakof, Ms C Cotton, Mr I Pratt, Cr R Clancy, Cr S Lonie, Mr D Royans, Ms K Stevens, Mr M Bower, Mr T Evans.

Others:

General Manager, Manager Residential Care, Manager Community Services, Operations Manager, Chief Executive Officer-City of Holdfast Bay, Governance Officer CHB, Master File.

Item No: **13.2**

Subject: **MINUTES – ALWYNDOR MANAGEMENT COMMITTEE – 18 DECEMBER 2012**

Date: 22 January 2013

Written By: Governance Officer

General Manager: Alwyndor, Mr G Potter

SUMMARY

The Minutes of the Alwyndor Aged Care Management Committee for 18 December 2012 are provided for information.

RECOMMENDATION

That the Minutes of the Alwyndor Aged Care Management Committee for 18 December 2012 be noted by Council.

COMMUNITY PLAN

A Place with a Quality Lifestyle
A Place for Every Generation
A Place that Provides Value for Money
A Place that Provides Choices and Enhances Life

COUNCIL POLICY

Not applicable

STATUTORY PROVISIONS

Not applicable

BACKGROUND

This report is presented following the Alwyndor Management Committee Meetings. The Alwyndor Aged Care Management Committee was established to manage the affairs of Alwyndor Aged Care Facility. The Council has endorsed the Committee's Terms of Reference and given the Committee delegated authority to manage the business of Alwyndor Aged Care Facility.

About this Document

This map has been created for the purpose of showing basic locality information and is a representation of the data currently held by The City of Holdfast Bay. This information is provided for private use only.

Disclaimer

While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Property boundary line network data is supplied by State Government.

Brighton Over 50's Social Club Incorporated Leased Area

Map Scale: 1:460.7
Created by user
Thursday, 14 June



Imagery - February 2006



Item No: **14.4**

Subject: **BRIGHTON OVER 50'S SOCIAL CLUB - LEASE**

Date: 22 January 2013

Written By: Strategic Property Officer

General Manager: Corporate Services, Mr I Walker

SUMMARY

The Brighton Over 50's and Social Club Inc. has been occupying the premises located at 376 Brighton Road Hove for a number of years, with the existing lease expiring on 30 June 2011. The lease has continued on a monthly holding over basis since that date.

Subject to the approval of Council, a new lease for a period of five years from 1 January 2013 was offered to the Brighton Over 50's Social Club Inc. The Brighton Over 50's Social Club Inc. has accepted the proposal to enter into a new five year lease from 1 January 2013.

RECOMMENDATION

That approval be granted to enter into a new lease with the Brighton Over 50's Social Club Inc. for a term of five years from 1 January 2013 over the land contained in Certificate of Title Volume 5664 Folio 439, as detailed on Attachment 1.

COMMUNITY PLAN

A Place with a Quality Lifestyle
A Place for Every Generation
A Place that Provides Value for Money
A Place that Provides Choices and Enhances Life

COUNCIL POLICY

Nil

STATUTORY PROVISIONS

Local Government Act, 1999, Retail and Commercial Leases Act, 1995.

BACKGROUND

The lease to the Brighton Over 50's Social Club Inc. commenced on 1 July 2001 for a period of five years with an option to renew for five years thereafter. The option to renew was exercised in 2006 and therefore the lease expired on 30 June 2011.

REPORT

Subject to the approval of Council a new lease for a period of five (5) years was offered to the Brighton Over 50's Social Club Inc. from 1 January 2013. The Brighton Over 50's Social Club has accepted the proposal to enter into a new five year lease from 1 January 2013.

The Brighton Over 50's Social Club Inc. has been in occupation of the premises for a considerable time and during its period of occupancy has demonstrated that it is a worthwhile tenant.

BUDGET

There is an allowance in the 2012/13 budget for the rental payable under this new lease. The rental payable under the terms of the new lease is \$1 per annum, payable on demand.

LIFE CYCLE COSTS

Under the terms of the new lease the City of Holdfast Bay will be responsible for the structural maintenance of this facility. The renewal of the major structural components of the buildings is provided within Council's asset management plans.

Attachment 1 – Plan of Leased Area

Item No: **14.5**

Subject: **DEBENTURE LOAN 145 ROLLOVER – GLENELG FOOTBALL CLUB**

Date: 22 January 2013

Written By: Manager Finance

General Manager: Corporate Services, Mr I Walker

SUMMARY

The sporting club debenture loan 145 referring to the Glenelg Football Club will be eligible for rollover on 15 January 2013. The club has requested that the remaining principal outstanding of \$104,343, be rolled over and repaid on an interest only basis for two years with a further opportunity to review the loan in 2 years.

RECOMMENDATION

That Council borrows the remaining sum of \$104,343 for an interest only term of 2 years on a 14 year repayment basis in accordance with Council's borrowing policy, for the purpose of meeting the remaining rollover funding required on debenture loan 145.

COMMUNITY PLAN

A Place with a Quality Lifestyle
A Place that Provides Value for Money
A Place that Provides Choices and Enhances Life

COUNCIL POLICY

Treasury Management Policy
Borrowing Guidelines for Community Organisations

STATUTORY PROVISIONS

Local Government Act 1999, Section 134

BACKGROUND

In November 2001, Council entered into a Loan Agreement with Glenelg Football Club ('the club') under which council advanced \$2.5 million to fund the building development works at the Glenelg Oval including the function centre. Council sourced the funds through a number of borrowings from the Local Government Finance Authority ('LGFA') which were on-lent to the club on similar terms as the construction cash flow needs arose.

One of the loans from the LGFA, and on-lent to the club, matures on 15 January 2013. It was originally an amount of \$250,000 drawn down in February 2002. It has been regularly repaid and rolled-over since that time with additional principal repayments being made at regular roll-over points in accordance with sponsorship funding agreements.

Council has considered a number of reports relating to this loan and loan structuring options for the club. Council recently consented to a request from the club to restructure its loans including providing 24 month interest-only terms (report 531/12) on the basis that there would be no financial loss to Council and that the club would meet any additional costs in re-structuring the loans. Revised interest only (2 years) loan repayment schedules have been prepared and forwarded to the Club. Council will continue to repay interest and principal to the LGFA on these loans.

REPORT

This type of loan is termed a "sporting club self-servicing" loan where Council has funded the loan to the Glenelg Football Club via a borrowing from the LGFA on identical terms. Council's loan obligations to the LGFA are mirrored by the clubs loan obligations to Council.

In accordance with the recent Council approval for loan re-structuring the Club has requested Council rollover this loan on an interest only basis for 2 years based on the remaining life of the existing loan (14 years).

The amount outstanding to be rolled over is \$104,343. Enquiries with the LGFA indicate that this amount can be expected to be refinanced at approximately 4.5% compared with 6.0% on the current loan. The interest rate applicable to this rollover loan will be the LGFA lending rate plus an administrative charge equal to a credit margin of 0.5% pa.

BUDGET

The 2012/13 budget provided for the repayment of this loan based on the overall principal outstanding as at 30 June 2012. As this loan is being rolled-over on interest only terms there will be an impact on the principal outstanding on this loan.

LIFE CYCLE COSTS

There are no direct life cycle costs associated with this loan. However renewing this loan for 2 years provides the club with a further opportunity to review its loan repayment options.

Item No: **14.13**

Subject: **GLENELG FORESHORE BUILDING**

Date: 22 January 2013

Written By: Strategic Property Officer

General Manager: Corporate Services, Mr I Walker

SUMMARY

As per Council's direction, an Expression of Interest process has been undertaken for the future use of the Glenelg Foreshore Building. Two responses have been received.

Neither of the two responses received addressed all of the stated criteria in the Expression of Interest.

RECOMMENDATION

- 1. That Council receives the responses to the Expression of Interest and notes that proposals received do not meet all of the stated criteria for the future use of this site.**
 - 2. That Council provides direction on its desired use of this space so Administration can proceed.**
 - 3. That an order be made under the provisions of Section 91(7) and (9) of the Local Government Act 1999 that the attachments relating to Report No: 08/12, having been dealt with on a confidential basis under Section 90 of the Act, should be kept confidential on the grounds of information contained in 90(3)(d) and that this resolution will be reviewed within 12 months by the Council.**
-

COMMUNITY PLAN

A Place with a Quality Lifestyle
A Place for Every Generation
A Place that Celebrates Culture
A Place that is Safe and Secure
A Place that Welcomes Visitors

COUNCIL POLICY

Nil

STATUTORY PROVISIONS

Local Government Act, 1999.

BACKGROUND

At its meeting on 11 September 2012 Council resolved the following:

1. That an Expression of Interest be called for the re-use of the Glenelg Foreshore Building site for a maximum of 21 years.
2. That any capital improvements required to the building meet with its intended use including all works required to meet contemporary building codes, or costs associated with the buildings demolition to allow the re-use of the site to be borne by the Lessee.
3. That a further report be presented to Council detailing the proposals received.

Council engaged Jones Lang LaSalle to undertake the Expression of Interest process.

In consultation with Jones Lang LaSalle a number of criteria were set, which reflected the intent of Council's resolution which would be required to be addressed by any respondents to the Expression of Interest.

Full details of the criteria are included in Attachment 1.

Refer Attachment 1

The Expression of Interest opened on 7 November 2012 for a period of four weeks. The campaign encompassed 4 weeks advertising in The Advertiser locally, and nationally in the Australian Financial Review. Jones Lang LaSalle also undertook direct canvassing from its database and internet listing. A copy of the Information Memorandum document is detailed in Attachment 7.

Refer Attachment 7

The internet attracted 75 views whilst the media campaign attracted 9 enquiries. All parties that had previously expressed an interest in this property were contacted direct by Jones Lang LaSalle.

Following the close of the Expression of interest on 4 December 2012 two formal responses had been received as detailed hereunder;

- Mr Peter Rimmington – Aqua Play Proposal,
- Ms Meg Schoder - GREAT Productions – Glenelg's First Live Entertainment Restaurant.

Refer Attachment 2

Following the perusal of initial responses further information was sought from each of the two respondents.

Refer Attachment 3

The two respondents provided further information as set out in Attachment 4.

Refer Attachment 4

REPORT

There is no doubt that the site is a landmark site for the City of Holdfast Bay and any future redevelopment should consider the importance of the site to the precinct and the City. The recent Open Space and Public realm Strategy, the Artscape corridor Master Plan and the Library Redevelopment, (including the Glenelg Town hall), concept plans have all identified the site as a significant contributor to the public realm in the City of Holdfast Bay.

The following comments are made in respect of the two proposals received.

Mr Peter Rimmington – Aqua Play Proposal

- The footprint of the current building is approximately 580m². The aqua Play requires approximately 1,600m² of land to operate. (Attachment 2 details the approximate area required). If this proposal was accepted a large part of the existing open space area would be to be used. if this proposal was to proceed. Mr Rimmington has advised that a smaller area could be utilised that may not contain change rooms or public toilets, a necessary pre-condition of the Expression of Interest.

Refer Attachment 5

- This proposal would predominately operate during the summer months and weekends and therefore does not fit within the criteria of a year round activity.
- This proposal is essentially an extension of the Beach House and therefore may not meet the criteria of attracting new customers to this precinct.
- Funding by the SA Tourism Commission is essential to the financing of this proposal. At the time of writing this report it is not known if such funding would be forthcoming.
- It is not clear in the submission as to which party would bear the cost of demolishing the existing building.

GREAT Productions - Glenelg's First Live Entertainment Restaurant

- This proposal has the potential to attract locals and visitors by providing a different and complimentary product to the foreshore area.
- Whilst this activity would operate all year round it is thought that it would not be a significant attraction in its own right.
- This proposal did not include a demonstrated financial capability to deliver the proposed product and when asked to clarify this little further information was provided.

- This proposal is the first business venture by the group and therefore it was not able to provide previous relevant experience in the proposed activity.

A summary of the two proposals by Jones Lang LaSalle is included in Attachment 6.

See Attachment 6

When analysing the two proposals received Jones Lang LaSalle have stated the following;

“From our perspective questions remain of both parties as to their ability to suitably meet Council’s requirements and desired outcomes”.

As per Council’s resolution of 11 September 2012 both proposals were based on the respondent paying all costs associated with any upgrade of the facility to meet current legislative changes and codes.

Should either of these proposals not be acceptable to Council the option remains to remove the existing building from the site and return the area to open space. It is estimated that to demolish the existing building, construct new toilets and undertake landscaping works etc will cost \$430,000. Undertaking this option would provide the following opportunities for this space;

- Provide for new toilet facilities to be constructed taking into consideration the principles of ‘Crime Prevention Through Environmental Design’.
- Provide an increased area of open space from the jetty north for use by the general community.
- Provide more visibility to the heritage values of the town hall building.
- Provide for the construction of a regional play space in this area. The concept of developing a regional play space in this vicinity is consistent with the Open Space and Public Realm Strategy, Artscape Corridor Master and the Library Redevelopment projects. All plans identified the need to activate this area and this will provide an area for all ages to connect and participate in recreational opportunities.

BUDGET

The cost for Jones Lang LaSalle to carry out the EOI process was \$25,000.

Both proposals indicated a low rental return of between \$25,000 and \$30,000 per annum taking into account the significant upgrade works which would be required.

Any costs to either upgrade or demolish this building have not been included in any future or current budgets.

LIFE CYCLE COSTS

Council faces ongoing maintenance costs of approximately \$50,000 per annum for this building primarily associated with the ground floor public toilets and showers irrespective of whether the building is tenanted. This upgrade will be triggered should there be any structural change requiring building rules consent or if there is a change of use.

In its current state the building does not comply with the Building Code of Australia's guidelines relating to accessibility. To bring the building up to the relevant standard would cost in the vicinity of \$450,000 - \$700,000.

Attachment 1 – Selection Criteria

Demonstrated Community benefit

- Engage the community and be well patronised by residents and visitors alike,
- Compliment other attractions at the Glenelg foreshore,
- Align with objectives for the Glenelg (Foreshore/Patawalonga) zone, under the City of Holdfast Bay Development Plan,
- Attract new customers to the precinct,
- Year round activity preferred.

Company Profile

- Successful track record in other business ventures, including brief details of previous business, years in operation etc,
- Demonstrated financial capacity to deliver a successful product to the Glenelg Foreshore Precinct,
- Proposed outcome for the site including;
 - Description of proposed activities,
 - Anticipated costs of delivering the outcome – including expected costs to be borne by Council,
 - Hours of operation of proposed activities on the site,
 - Anticipated timing in establishing the business.

Proposed Financial Terms

- Proposed lease terms, including annual rental and lease period,
- Proposals should demonstrate a suitable return to Council over the life of the lease. A lease period of up to 21 years maybe negotiated to the successful bidder,
- Proposals should have consideration to the estimated \$400,000 of capital costs required to upgrade the building in accordance with the Building Code of Australia for future use, and how this is to be funded,
- Proposals that include the demolition of the existing building should address the requirement to provide alternate public toilet facilities within the precinct. Council has previously estimated the cost of demolition, make good and providing alternative toilet facilities at \$450,000.

Item No: **14.6**

Subject: **GLENELG TOWN HALL - BAY BAR DOS – LEASE**

Date: 22 January 2013

Written By: Strategic Property Officer

General Manager: Corporate Services, Mr I Walker

SUMMARY

The Bay Bar Dos Restaurant has been operating from a portion of the ground floor of the Glenelg Town Hall since 2006. The current Lessee, Bay Bar Dos Pty Ltd seeks to remain in this location and negotiations have been finalised to enter into a new lease for a period of three years from 1 October 2012 to 30 September 2015.

RECOMMENDATION

That a new lease for a period of three years from 1 October 2012 to 30 September 2015 be granted to Bay Bar Dos Pty Ltd over portion of the ground floor of the Glenelg Town Hall known as "Tenancy 1".

COMMUNITY PLAN

A Place with a Quality Lifestyle
A Place for Every Generation
A Place that Celebrates Culture
A Place that Provides Choices and Enhances Life

COUNCIL POLICY

Nil

STATUTORY PROVISIONS

Local Government Act, 1999, Retail and Commercial Lease Act, 1995

BACKGROUND

The original lease for the Bay Bar Dos Restaurant on the ground floor of the Glenelg Town Hall commenced on 23 May 2006 and continued until 31 March 2011.

The lease continued on a holding over basis from 1 April 2011 until it was renewed for a period of one year from 1 October 2011 to 30 September 2012.

REPORT

The current Lessee, Bay Bar Dos Pty Ltd, seeks to remain in this location. The renewal of this lease will enable the restaurant to continue to operate and does not affect any plans surrounding the future use of this space.

At its meeting on 22 March 2011 Council considered a revised proposal from the tenant and agreed to reduce the rental from \$95,448 per annum ex GST to \$52,000 per annum ex GST on the condition that all outstanding rentals are fully paid by 31 March 2012. That condition was achieved.

The new lease will commence on 1 October 2012 and expire on 30 September 2015. There is no option to renew at the end of this period. The negotiated lease term reflects the possibility of this area being changed should the redevelopment of the Town Hall proceed.

At the time of writing this report Bay Bar Dos Pty Ltd did not have any outstanding rental over 30 days.

The renewal of this lease for two years will not impact on any of the plans to redevelop the Town Hall should that project proceed.

BUDGET

There are no budget implications in regard to this initiative. The rental to apply for the initial three year period will be \$66,000 per annum, excluding GST.

LIFE CYCLE COSTS

Council is responsible for addressing structural issues in regard to this property.

Helmsdale Tennis Club – Licensed Area – Enclosed in Red and Blue



Item No: **14.8**
Subject: **HELMSDALE TENNIS CLUB - LICENCE**
Date: 22 January 2013
Written By: Strategic Property Officer
General Manager: Corporate Services, Mr I Walker

SUMMARY

The Helmsdale Tennis Club inc. has been occupying the premises located at the corner of Fourth Avenue and Augusta Street Glenelg East for a number of years, with the existing licence expiring on 31 December 2011.

Subject to the approval of Council, a new licence for a period of five years from 1 January 2012 has been negotiated with the Helmsdale Tennis Club Inc.

RECOMMENDATION

That approval be granted to enter into a new licence with the Helmsdale Tennis Club Inc. for a term of five years from 1 January 2012 over the land contained in Certificate of Title Volume 5852 Folio 722, as detailed on Attachment 1.

COMMUNITY PLAN

A Place with a Quality Lifestyle
A Place for Every Generation
A Place that Provides Value for Money
A Place that Provides Choices and Enhances Life

COUNCIL POLICY

Nil

STATUTORY PROVISIONS

Local Government Act, 1999,
Retail and Commercial Leases Act, 1995.

BACKGROUND

The licence to the Helmsdale Tennis Club Inc. commenced on 1 January 2007 for a period of five years with an option to renew for five years thereafter. The option to renew was not exercised in accordance with the terms of the existing licence and therefore the licence expired on 31 December 2011. The licence has continued on a monthly holding over basis since that date.

REPORT

Subject to the approval of Council a new licence for a period of five (5) years from 1 January 2012 was offered to the Helmsdale Tennis Club Inc. The Helmsdale tennis Club Inc. has accepted the proposal to enter into a new five year licence from 1 January 2012. The lease area is detailed in Attachment 1.

Refer Attachment 1

The Helmsdale Tennis Club Inc. has been in occupation of the premises for a considerable time and during its period of occupancy has demonstrated that it is a worthwhile tenant.

BUDGET

There is an allowance in the 2012/13 budget for the rental payable under this new licence. The rental payable under the terms of the new licence is \$670.00 per annum, payable on demand.

LIFE CYCLE COSTS

Under the terms of the new licence the City of Holdfast Bay will be responsible for the structural maintenance of this facility. The renewal of the major structural components of the buildings is provided within Council's asset management plans.



AUSTRALIAN LOCAL
GOVERNMENT ASSOCIATION

22 November 2012

City of Holdfast Bay
PO Box 19
BRIGHTON SA 5048

Dear Mayor, Councillors and CEO



Update on constitutional recognition, together with copies of the Case for Change

Further to my letter of 9 November on the establishment of a Joint Select Committee on Constitutional Recognition of Local Government I am writing with additional details on the parliamentary committee and to again urge all councils to make a submission to the inquiry, as these are critically important in convincing the committee of the level of support within local government and to counter submissions lodged which might oppose constitutional recognition. We need the support of all councils across Australia to present a strong and unified voice to the committee. I thank those councils which have already prepared and lodged submissions.

The Joint Committee has taken longer than anticipated to be established and to confirm its full membership, and at the time of writing this letter to you, the committee website is not yet operational. However, the Committee has advised the Australian Local Government Association (ALGA) and state and territory associations of its terms of reference and asked for these to be disseminated to interested parties. It has also flagged the possibility of holding a public hearing at short notice to facilitate the December timeframe specified in the resolution of appointment. The time taken to establish the committee may have implications for the reporting dates, as the resolution requests an interim report in December 2012 and a final report by the end of February 2013.

Although the Committee has not yet called for submissions, councils do not need to wait for this call and can use the key points in my last letter as a guide for submissions. For your convenience, I am again including the key points we ask your council to include in your submission:

- ◆ Reinforce that your council supports financial recognition. Most councils have already passed resolutions supporting financial recognition. You could refer to the date that this resolution was passed by council (a new council resolution is not necessary and submissions should be lodged quickly to meet the Committee's timeframe);
- ◆ Reinforce that your council supports the Federal Government having the power to be able to provide funding directly to local government where this is in the national interest;
- ◆ Reinforce that your council needs certainty of funding so that programs like Roads to Recovery can continue;
- ◆ Reinforce that your council supports an amendment to Section 96 of the Constitution so that it would read: "Parliament may grant financial assistance to any state **or local government body formed by or under a law of a state or territory**";
- ◆ Reinforce that bi-partisan support is an essential precondition if a referendum is to have the best chance of success;

- ◆ Reinforce that your council supports the referendum being held at a time which maximises its chance of success;
- ◆ Reinforce that your council supports a publicly funded national education and awareness campaign to inform the public about the Constitution, how to change it, and about the question being asked before the referendum. An informed voter is more likely to cast an informed vote, which is based on facts rather than misinformation.

A committee secretariat has been established and councils can send their submissions to:

Mr Glenn Worthington
Secretary
Joint Select Committee on the Constitutional Recognition of Local Government
PO Box 6021
Parliament House
CANBERRA ACT 2601
(via email to jsclg@aph.gov.au)

The committee prefers to receive submissions in electronic format, where possible.

Further information on the inquiry can be obtained from either the Committee Secretary, Glenn Worthington on (02) 6277 4044, or from the Inquiry Secretary Thomas Gregory on (02) 6277 2332 (direct line), or the committee website when operational.

The Case for Change

To assist councils with submissions and as a resource when speaking to constituents, the media and in preparing mayoral columns and articles for the local paper, I am enclosing 10 copies of a document produced by ALGA *The Case for Change: Why Local Government needs to be in the Australian Constitution*.

The Case for Change is also available on ALGA's dedicated constitutional website <http://www.councilreferendum.com.au> under the "council resources" tab. Further hard copies of the report are available to councils on request from ALGA.

Once you've made a submission, promote your submission and the benefits constitutional recognition will have in your local community. The *Case for Change* contains facts, statistics and answers to questions, which can be used to convey the message within your communities and in discussions with local media.

Our weekly electronic newsletter *ALGA News* features regular stories and my President's column on progress and developments on constitutional recognition. I urge all councillors to take up the free subscription to *ALGA News*, via the website at www.alga.asn.au, so you receive the latest information on our campaign.

Again, I stress the importance of each council making a submission to the committee to demonstrate their support for the campaign. I will continue to keep you updated.

Yours sincerely



Mayor Felicity-ann Lewis
President

Item No: **14.1**
Subject: **ITEMS IN BRIEF**
Date: 22 January 2013
Written By: PA Corporate Services
General Manager: Corporate Services, Mr I Walker

SUMMARY

These items are presented for the information of Members.

After noting the report any items of interest can be discussed and, if required, further motions proposed.

RECOMMENDATION

That the report be noted and items of interest discussed.

COMMUNITY PLAN

A Place that Provides Value for Money

COUNCIL POLICY

Not applicable.

STATUTORY PROVISIONS

Not applicable.

BACKGROUND

Not applicable.

REPORT

14.1.1 List of Upcoming Reports

Presented for information is a listing of reports which are scheduled for presentation to Council for its future consideration.

Refer Attachment 1

14.1.2 Australia Day Dry Zones – Tarniwarra Park (Glenelg North) and Angus Neil Reserve (Seacliff)

At its meeting 11 September 2012 Council endorsed the implementation of two temporary Dry Areas for Australia Day 2013: Tarniwarra Park (Glenelg North) and Angus Neil Reserve (Seacliff) (Resolutions

After a brief period of consultation with SAPol and the local Member of Parliament, an application was submitted under section 131 of the *Liquor Licensing Act 1997* to the Office of the Liquor and Gambling Commissioner on 26 September 2012.

On Friday 7 December 2012 Council's Liquor Licensing and Community Safety Officer was notified that the Department of Premier and Cabinet had approved the Dry Zones. The approval appeared in the Government Gazette Thursday 6 December 2012 and the provisions for the Dry Zone are as follows:

Tarniwarra Park

Extent of prohibition:

The consumption and possession of liquor.

Period of prohibition:

Between the hours of 12:01am Saturday 26 January 2013 and 12:01am Sunday 27 January 2013.

Angus Neil Reserve (& adjacent beach area)

Extent of prohibition:

The consumption and possession of liquor.

Period of prohibition:

Between the hours of 12:01am Saturday 26 January 2013 and 12:01am Tuesday 29 January 2013.

As in previous years, members of the public will be notified about the extension through the City of Holdfast Bay's website, social media mechanisms and print advertisement in the Guardian Messenger. Businesses and members of the community that reside around the dry zones will also be notified via a letter box drop.

14.1.3. Notice of Motion for the LGA General Meeting

The Local Government Showcase and General Meeting will be held on Thursday 18 and Friday 19 April 2013 at the Adelaide Convention Centre. Council is advised that Notices of Motion for the LGA General Meeting must be received by 12.00 noon Friday 8 March 2013. The attached Circular also provides information on General Meeting voting delegates and the presentation of certificates of service.

Refer Attachment 2

14.1.4 Update on Constitutional Recognition

The President of the Australian Local Government Association, Mayor Felicity-Ann Lewis has written providing an update on the establishment of a Joint Select Committee on Constitutional Recognition of Local Government. Enclosed with the letter were 10 copies of The Case for Change: why Local Government needs to be in the Australian Constitution, if you would like a copy of this publication please let Wendy Matthews, Governance Officer know and she will provide a copy to Members.

Refer Attachment 3

Item No: **14.8**

Subject: **GLENELG PIGEON CLUB INC. - LEASE**

Date: 22 January 2013

Written By: Strategic Property Officer

General Manager: Corporate Services, Mr I Walker

SUMMARY

The Glenelg Pigeon Club Inc. has been occupying the premises located at Stopford Road, Brighton for a number of years, with the existing lease expiring on 30 April 2012.

Subject to the approval of Council, a new lease for a period from 1 February 2013 to 30 June 2017 was offered to the Glenelg Pigeon Club Inc. The Glenelg Pigeon Club Inc. has accepted the proposal to enter into a new lease from 1 February 2013.

RECOMMENDATION

That approval be granted to enter into a new lease with the Glenelg Pigeon Club Inc. for a term from 1 February 2013 to 30 June 2017 over portion of the land contained in Certificate of Title Volume 5750 Folio 187, marked 'A', together with shared use over the area marked 'B', as detailed in Attachment 1.

COMMUNITY PLAN

A Place with a Quality Lifestyle
A Place for Every Generation
A Place that Provides Value for Money
A Place that Provides Choices and Enhances Life

COUNCIL POLICY

Nil

STATUTORY PROVISIONS

Local Government Act, 1999.
Retail and Commercial Leases Act, 1995.

BACKGROUND

The lease to the Glenelg Pigeon Club Inc. commenced on 1 May 2007 for a term of five years. There is no option to renew this lease.

REPORT

As Council is aware, a contract of sale was entered into for the sale of the property of 411 Brighton Road, Brighton. This property is occupied by the Rotary Club of Brighton. Discussions with the Rotary Club of Brighton at that time identified that the property currently being shared by the Glenelg Pigeon Club Inc. and the Glenelg Pigeon Club Inc. would best suit the needs of the Rotary Club of Brighton.

Refer Attachment 1

Subsequent discussion with all clubs have concluded with the Glenelg Pigeon Club Inc. relocating from this building, thus allowing the Rotary Club of Brighton to occupy this building. During discussions with the Glenelg Pigeon Club Inc. it was identified that the Club did not require such a large area of space for its clubrooms and that it would be able to operate from much smaller premises.

Subsequently negotiations have concluded to relocate the Glenelg Pigeon Club into portion of a new shed being constructed adjacent its existing building.

Subject to the approval of Council, a new lease for a period of five years from 1 February 2013 was offered to the Glenelg Pigeon Club Inc. The Glenelg Pigeon Club Inc. has accepted the proposal to enter into a new lease for five years from 1 February 2013.

BUDGET

The rental payable for the new lease is \$640.00 per annum, excluding GST.

LIFE CYCLE COSTS

Under the terms of the new lease the City of Holdfast Bay will be responsible for the structural maintenance of the shed.

Attachment 1 – Leased Area

Item No: **14.9**

Subject: **HOLDFAST BAY DOG OWNERS CLUB INC. - LEASE**

Date: 22 January 2013

Written By: Strategic Property Officer

General Manager: Corporate Services, Mr I Walker

SUMMARY

The Holdfast Bay Dog Owners Club Inc. has been occupying the premises located at Stopford Road, Brighton for a number of years, with the existing lease expiring on 31 December 2011.

Subject to the approval of Council, a new lease for a period from 1 February 2013 to 30 June 2017 was offered to the Holdfast Bay Dog Owners Club Inc. The Holdfast Bay Dog Owners Club Inc. has accepted the proposal to enter into a new lease from 1 February 2013.

RECOMMENDATION

That approval be granted to enter into a new lease with the Holdfast Bay Dog Owners Club Inc. for a term from 1 February 2013 to 30 June 2017 over portion of the land contained in Certificate of Title Volume 5750 Folio 187, marked 'A', together with shared use over the area marked 'B', as detailed in Attachment 1.

COMMUNITY PLAN

A Place with a Quality Lifestyle
A Place for Every Generation
A Place that Provides Value for Money
A Place that Provides Choices and Enhances Life

COUNCIL POLICY

Nil

STATUTORY PROVISIONS

Local Government Act, 1999.
Retail and Commercial Leases Act, 1995.

BACKGROUND

The lease to the Holdfast Bay Dog Owners Club Inc. commenced on 1 January 2002 for a term of five years, with an option to renew for a further five years from 1 January 2007. That option was exercised in 2007 and therefore the existing lease expired on 31 December 2011.

A clubroom that was used by the Holdfast Bay Dog Owners Club Inc. was demolished approximately 2-3 years ago due to it being in an unsafe condition. Since that time the club has operated without a clubroom.

REPORT

As Council is aware, a contract of sale was entered into for the sale of the property of 411 Brighton Road, Brighton. This property is occupied by the Rotary Club of Brighton. Discussions with the Rotary Club of Brighton at that time identified that the property currently being shared by the Holdfast Bay Dog Owners Club Inc. and the Glenelg Pigeon Club Inc. would best suit the needs of the Rotary Club of Brighton.

Refer Attachment 1

Subsequent discussion with all clubs have concluded with the Holdfast Bay Dog Owners Club Inc. and Glenelg Pigeon Club Inc. relocating from this existing building, thus allowing the Rotary Club of Brighton to occupy this building. The relocation of the Holdfast Bay Dog Owners Club Inc. will provide the club with a clubroom that they have not had for 2-3 years.

Subject to the approval of Council, a new lease for a period of five years from 1 February 2013 was offered to the Holdfast Bay Dog Owners Club Inc. The Holdfast Bay Dog Owners Club Inc. has accepted the proposal to enter into a new lease for five years from 1 February 2013.

BUDGET

The rental payable under the existing lease is \$770.50 per annum. Under the new lease the rental will increase to \$2,500 per annum, excluding GST.

LIFE CYCLE COSTS

Under the terms of the new lease the City of Holdfast Bay will be responsible for the structural maintenance of the shed. The Holdfast Bay Dog Owners Club Inc. will be responsible for the structural maintenance of the structures that it has erected on the land.

Attachment 1 – Leased Area

City of Holdfast Bay

H & A Coffee House Attachment 1

Map Scale: 1:1,842
Created by user
Tuesday, 27 November



**H & A Coffee House
1/59 Jetty Road Glenelg**

About this Document
This map has been created for the purpose of showing basic locality information and is a representation of the data currently held by The City of Holdfast Bay. This information is provided for private use only.

Disclaimer
While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Property boundary line network data is supplied by State Government.

Item No: **14.10**

Subject: **H&A COFFEE HOUSE - APPLICATION FOR RESTAURANT LICENCE**

Date: 22 January 2013

Written By: Liquor Licensing and Community Safety Officer

General Manager: City Assets, Mr S Hodge

SUMMARY

A new business is opening in shop 1/59 Jetty Road Glenelg. The premise has been leased and development approval has been issued for the establishment of a Café called 'H & A Coffee House'. The lessees have also applied to the Office of the Liquor and Gambling Commissioner for a 'Restaurant Liquor Licence' to operate from the premises.

As an ancillary aspect of the Restaurant Licence, the applicants have subsequently applied for a section 34(1)(c) exemption which will allow the premises to supply liquor to a patron seated at a table without the provision of a meal. The hours in which they seek the s34(1)(c) is Monday to Saturday between the hours of 8:00am and 10:00pm; and Sunday between the hours of 11:00am and 8:00pm.

RECOMMENDATION

That Council advise the Office of the Liquor and Gambling Commissioner that it supports the approval of a Restaurant Licence to sell and/or supply liquor in accordance with section 34(1)(a),(b) & (c) of the Liquor Licensing Act 1997 subject to the following conditions:

Restaurant Liquor Licence

1. **That the sought section 34(1)(c) exemption be restricted to:**
 - a. **Monday to Saturday between the hours of 8:00am and 10:00pm**
 - b. **Sunday between the hours of 11:00am and 8:00pm**
2. **That the restaurant's capacity be restricted to an overall maximum capacity of 18 patrons;**

General

3. **The proposal be subject to a standard trial period of twelve (12) months from the date of the licence grant, which at the end of this period an assessment and review will be made;**

4. **The City of Holdfast Bay, the Commissioner of Police and the licensee are granted liberty to apply to the Liquor and Gambling Commissioner to review the interim licence and associated conditions prior to the conclusion of the twelve (12) month trial period.**
-

COMMUNITY PLAN

A Place that is Safe and Secure

COUNCIL POLICY

Liquor Licensing Policy (2011)

STATUTORY PROVISIONS

Liquor Licensing Act 1997
Liquor Licensing (General) Regulations 1997
Development Act 1993

BACKGROUND

Previous Relevant Reports

No previous reports have been submitted to Council regarding H & A Coffee House, the applicants or matters relating to liquor licensing.

REPORT

A new business is scheduled to open in shop 1/59 Jetty Road Glenelg in early 2013.

Refer Attachment 1

Currently a 'fit-out' of the premises is being conducted. Development approval for application number 110/00854/12 was issued with planning approval by the City of Holdfast Bay on 22 November 2012.

The lessee of the premises has now applied to the Office of the Liquor and Gambling Commissioner for a Restaurant Liquor Licence to operate from the premises. As part of the application the lessee is also seeking a section 34(1)(c) exemption to operate from the premises.

Restaurant Licence

As per section 34 of the Liquor Licensing Act a restaurant licence allows the licensee to serve liquor at any time on any day provided it is accompanied by the provision of a meal supplied by the licensee. The applicant has also applied for a section 34(1)(c) exemption which will allow them to provide liquor to a patrons seated at a table without the service of food.

The licensee seeks the following hours for the s34(1)(c):

Section 34(1)C Exemption

Monday	between the hours of	8:00am	and	10:00pm
Tuesday	between the hours of	8:00am	and	10:00pm
Wednesday	between the hours of	8:00am	and	10:00pm
Thursday	between the hours of	8:00am	and	10:00pm
Friday	between the hours of	8:00am	and	10:00pm
Saturday	between the hours of	8:00am	and	10:00pm
Sunday	between the hours of	11:00am	and	8:00pm

It should be noted that these hours sought are less than the standard hours granted by the OLGC and do not contradict Council's Liquor Licensing Policy.

BUDGET

An annual budget allocation is provided to the Development Assessment Unit to deal with matters concerning Liquor Licence proposals. This budget involves engaging the use of legal advisers, if and when required.

LIFE CYCLE COSTS

At this stage, there are no additional costs to Council associated with that contained within this report. Costs may occur at a later stage should Council wish to challenge any liquor licensing related matters in the Commission which may require the assistance of legal advisors.



COMMUNITY ENGAGEMENT REPORT FINDINGS - MOSELEY SQUARE SMOKING EXCLUSION ZONE.

Report Completed for Liqueur Licensing and Public Safety
Officer
Written by Engagement and Information Officer
27 NOVEMBER 2012



INTRODUCTION

On 26 October 2012, Council undertook consultation on the Moseley Square Smoking Exclusion Zone Trial.

The objective of this consultation was to understand the perceptions the community held on smoking exclusion zones within the City of Holdfast Bay (CHB).

This 27 day consultation ran from 26 October and closed 22 November 2012.

This report provides the engagement methodology, report findings and recommendations in relation to closing the loop on the consultation.

A full list of submissions have been copied and collated for the project manager.

METHODOLOGY

The City of Holdfast Bay collected the views of the community via:

- An online consultation page hosted on Council's *Your View HQ* (YVHQ) community engagement site inviting feedback via the submissions form tab.
- Hard copy feedback forms available from Brighton Civic Centre and the Glenelg and Brighton Libraries.
- Email submissions.
- Written submissions.

This consultation initiative was promoted via:

- The Guardian Messenger on 23 October 2012
- Your View HQ registered user update via email.
- Civic Centre Engagement notice board.
- CHB Twitter on 26 and 31 October 2012

DATA ANALYSIS

All data has been read by the Engagement and Information Officer. The data sets have been summarised into the following categories:

- Feedback that indicates where participants believe smoking exclusion zones should be with the CHB.
- The comments from the two discussion forums on the topics of:
What effects do you think smoking exclusion zone(s) will have on the City of Holdfast Bay community?
How do you think a smoking exclusion zone in Moseley Square will impact social behaviour?

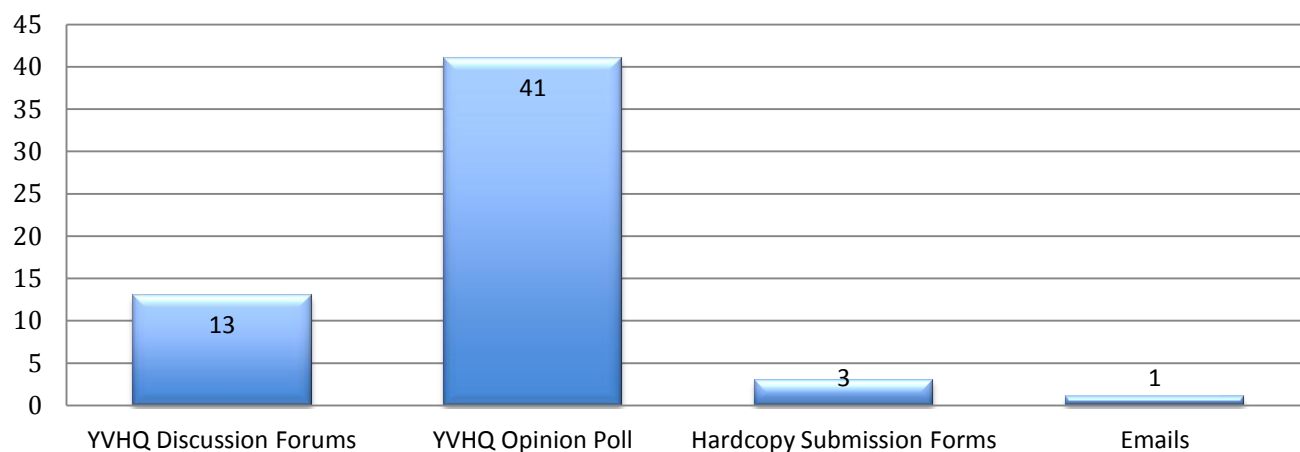
Qualitative details are provided as an appendix to the report.

KEY FINDING AND SUMMARY ANALYSIS

A total of **56** people participated in this engagement.

Of the 56 participants, 50 participants identified themselves as being from The City of Holdfast Bay (0.14% of the population),. Four participants identified themselves as being from metropolitan areas and two participants did not specify.

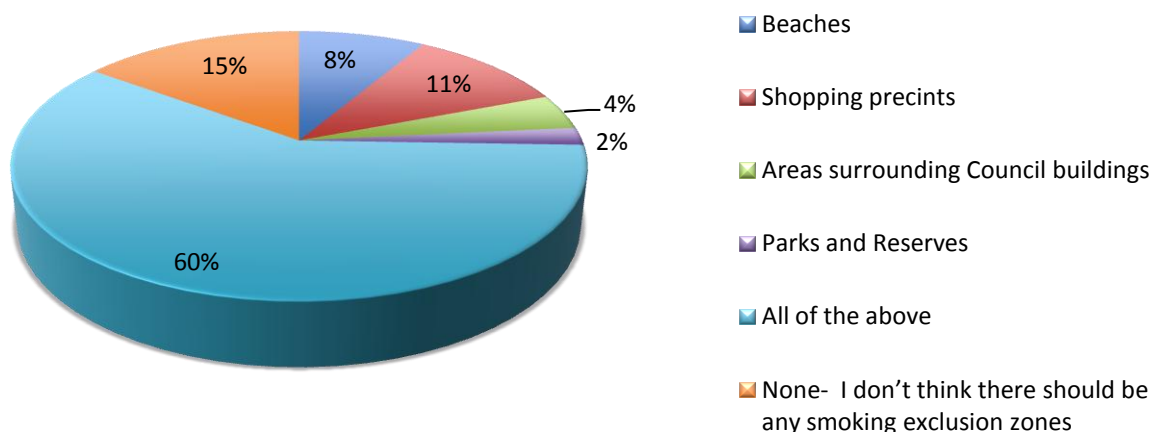
How feedback was received



- 52 participants communicated via the online community hub, Your View HQ. The page attracted 915 page views, with 260 individual visitors viewing the engagement. Additionally, the related documentation was downloaded by 28 participants over the engagement period.
- Three hardcopy submissions were received.
- Forty four participants responded to the opinion poll on “What other areas in the City of Holdfast Bay would you like to see become a Smoking Exclusion Zone?”; 41 online and 3 via hardcopy.
- One email was received from the President of the Glenelg Resident association. The email submission does not address directly the questions raised in the discussion forum/hardcopy surveys. The full submission can be viewed in the appendix.

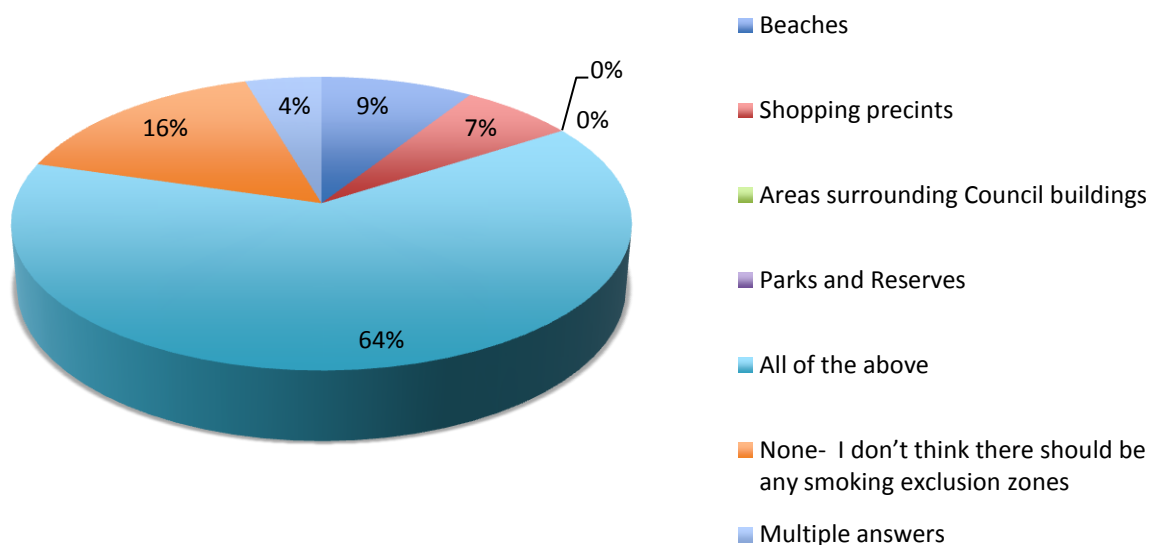
For the purpose of this report, two sets of data have been provided: the online discussion forum and the hardcopy responses (hardcopy responses can be viewed in the appendix). The online method follows a community discussion and the hardcopy responses are in isolation to discussion.

What other area in the City of Holdfast Bay would you most like to see become a smoking exclusion zone - by responses



- 44 participants responded to the opinion poll. Two of the written submission ticked five boxes, resulting in 47 responses.
- 28 participants selected that they would like to see all of the afore mentioned areas become smoking exclusion zones.
- Seven participants selected that no area in the CHB should be a smoking exclusion zone.
- Five participants selected that they would like to see shopping precincts become a CHB smoking exclusion zone – two of the written participants had left comments: *“Plus pavements outside pubs and cafes”* and *“Very hard to administer”*.
- Four participants selected that beaches should be part of the CHB smoking exclusion zones.
- Two participants selected areas surrounding Council buildings - a comment was left on a written submission, *‘including Libraries and BDC’* (Bay Discovery Centre).
- One participant selected Parks and Reserves (this was from a written submission who had selected multiple options).

What other areas in the City of Holdfast Bay would you most like to see become a smoking exclusion zone - by participant



- Two written submissions had selected more than one category:
 - One participant selected two categories: Areas surrounding Council buildings and shopping precincts.
 - One participant selected three categories: Parks and Reserves, Areas surrounding Council buildings and shopping precincts.
- Where the participant has ticked multiple boxes these results show as a separate category.

DISCUSSION FORUM ONE

How do you think a smoking exclusion zone in Moseley Square will impact social behaviour?

1. [Golly](#) Comment 1 29 Oct 2012, 8:28 AM

I think that's a brilliant idea. I take my grand kids to the square regularly & we're often surrounded by putrid cigarette smoke. Has the ban come in yet for jetty road, as there are still many people smoking there, following these smokers is very uncomfortable. Will this ban cover the greased area too? Thank you

5 Agree

2. [Golly](#) Comment 2 29 Oct 2012, 8:31 AM

I also think that drinking & smoking goes hand in hand, so this may deter drinkers too, which then will lessen the drunken behaviour often witnessed.

2 Agree 2 Disagree

3. [gtfroggy](#) Comment 3 29 Oct 2012, 8:32 AM

All that is going to happen is that there will be less people on the square. It will not attract more people, nor make it a better place. Smoking is not illegal in this country nor in this state, so why try to push the issue. What you could do is fine people for butting out on the ground and not picking up the butts.

1 Agree 2 Disagree

4. →1 reply [wayne](#) Comment 3.1 29 Oct 2012, 11:28 AM

There probably won't be less people on the square but it will be more comfortable for more people who do use the square. Smoking may not be illegal and probably only because of the immense tax government receives from its sales, but it is clearly hazardous to health, uncomfortable for most non smokers and leaves a mess as in butts, second hand smoke and if you check out places that smokers frequently use you will find a brownish film over everything not frequently cleaned. Why can't smokers do it in private where they don't impact others?

2 Agree

5. [Lisa Ward](#) Comment 4 29 Oct 2012, 1:30 PM

Yes yes yes please! There are so many children that come to the square to play in the water fountains, it would so lovely to not have to walk past or sit near people smoking.

People do come outside of the restaurants and pubs in the Square to smoke, so there might be some complaints from these premises. I suppose you could trial a before 5pm curfew, just an idea...try and keep everyone happy.

3 Agree

6. zeusgirl Comment 5 29 Oct 2012, 5:05 PM

I think it's a great idea. It will reduce the litter caused by cigarette butts, and means I won't have to walk through clouds of smoke to get to the beach.

I think the smoking exclusion zone should be expanded.

3 Agree **1 Disagree**

7. Sage Comment 6 29 Oct 2012, 8:21 PM

Moseley Square and the beach precinct is about activity and health. It is also an arrea where youth hang out and socialise. It is a positive move to eliminate smoking.

8. heffs Comment 7 29 Oct 2012, 8:42 PM Being a non smoker and until smoking becomes illegal I think you are alienating the community in closed shopping precincts etc I can agree with but smokers as much as I hate to say it have a right.

9. cielo Comment 8 1 Nov 2012, 2:24 PM

There is a real push to try and make people rethink their smoking habits and to make family and eating areas free of smoke pollution and free of cigarette butts and packaging so if our Council in this instance but hopefully all the Council areas get on and make all gathering points smoke free there won't be the problem. It is easy to suggest that open areas are fine for smoking but when you are sitting or standing near people who are smoking on warm and wind free days, even on the beach, it can be very unpleasant. I wish people would understand that rights are not inalienable but are only appropriate when they do not infringe the rights of others. Whether in waiting areas, shopping, enjoying the beach, picnicking in a park, enjoying a meal or having a pleasant coffee break everyone should be able to do so in a healthful way.

10. SamC Comment 9 2 Nov 2012, 9:14 AM

I'm a non-smoker and I think it's a bad idea. The key to a vibrant Jetty road is to fill the restaurants and pubs year round - if smokers are not able to smoke in the area, they simply won't come, which will negatively impact on the already tough economic conditions for the restauranteurs and retailers on Jetty road. The area is well ventilated (being outside!) - I see no positive outcome to this move.

11. nigi Comment 10 20 Nov 2012, 10:39 AM

Any benefit will be positive for our city. Cleaning and rubbish removal cost will reduce, and the haelth of community users will improve with subsequent reductions in general health costs.

12. miriam Comment 11 20 Nov 2012, 10:46 AM

I feel that there is a need to banned smoking and alcohol consumption in the perepheral and on the Square. The place is built to be kept clean and tidy at all times for the enjoyment and relaxation of all residents and visitors of Holdfast Bay. Members of the community are gearing to live helthier and longer and this may not be possible to achieve if the Square and the peripheral are full of people smoking, this will deter the non smokers and their family to enjoy the area. I am not stopping people to smoke but i would like to think that the area will be free from danger (brawl due to alcohol consumption) and maintain to provide a healthy suroroungs for everyone. People consuming alcohol they can stay indoor and in case of an accessible behavior due to execessive alcohol consumption, the vendor is responsible to stop such behaviour without endangering others.

The Bay is one of the beautiful place in SA, please let us keep that way by making it the cleanest, friendliest and safest place to enjoy by locals and visitors.

13. elkabong Comment 12 20 Nov 2012, 11:48 PM

This a good idea. Although smoking is a dying habit anyway, the more it is discouraged the better. Lots of children inhabit this square and because children tend to emulate, the less they observe this dangerous vice the better. It would be nice, yet naive to imagine that all adults are educated to a level that defines in them the responsibilities of being role models; whether they like it or not.

As to this deterring people from making Glenelg a destination, I believe this to be an erroneous assumption. People come here because Adelaide has few options such The Bay. Semaphore is a change rather than competition. As for the suggestion that it will affect trade I find this argument distasteful. I would rather traders lose a little money to a ban on smoking rather than allow the possibility of tobacco recruiting new addicts.

Discussion Summary

- 13 comments were made regarding this discussion from 12 participants.
- 19 participants agreed with comments made.
- 8 participants disagreed with comments made.

DISCUSSION FORUM TWO

What effects do you think smoking exclusion zone(s) will have on the City of Holdfast Bay community?

1. [gtfroggy](#) Comment 1 29 Oct 2012, 8:39 AM

It sound like Holdfast Bay is a controlling body. If you are to ban smoking or any other legal activity in the area, what will happen to the people who live in the area and don't want to give this activity up. Are you going to ban people from smoking in their garden because it is in the exclusion zone. Are you then going to ban motorcycles because they are loud or what about older cars that may blow a bit of smoke. Come on Guys, unless you want Jetty Rd total lifeless then just leave it alone.

1 Agree 2 Disagree

2. →1 reply [wayne](#) Comment 1.1 29 Oct 2012, 11:40 AM Smoke at your home, your smoke impacts on other people and we shouldn't have to stay because you can't or won't refrain until you return there. Don't you realise the danger you are putting yourself and others in. I work in hospital liaison with disability and we have so many people coming through that need support because of lung diseases and amputations and believe it or not additional amputations due to smoking and once they can sit up they are out the door in a wheelchair to go down the street to smoke. Luckily for them our health care is a no blame system and provides care no matter what, I wonder if this continues to escalate will it remain so... You really shouldn't be defending smoking you should try to embrace the idea of quitting, you won't regret it.

1 Disagree

3. →1 reply [gtfroggy](#) Comment 1.1.1 29 Oct 2012, 12:06 PM

I never said that I was a smoker. But if our government allow people to sell cigarettes, and it is not illegal to smoke cigarettes, then it should be allowed in open places. I agree to banning smoking in confined spaces and areas that you cannot control, ie buses, trains, shopping centres, childrens play areas etc but unless the government makes all cigarettes illegal then it is up the the individual where he or she smokes. Why not ban junk food for the square and make McDonalds move, is not obesity causing a major impact on our health system also.

1 Disagree

4. →1 reply [wayne](#) Comment 1.1.1.1 29 Oct 2012, 10:02 PM

If you are a smoker or not, the evidence is clear it is a dangerous past time/addiction call it what you will. It would be a good move to protect the wider community not just the minority who insist on smoking in public. My father in law died too young and of lung cancer and I work with a couple of people with lung diseases who insist that since they already have lung diseases they may as well continue smoking. Very sad consequences coming for them and not to mention their family, friends and colleagues and I just mean the sadness and other issues it will create, not to mention the other people they have probably infected with lung diseases along the way. I am well aware it is an addiction but for people to blame governments for being over controlling rather than look at their own behaviour is also sad!

5. [zeusgirl](#) Comment 2 29 Oct 2012, 5:08 PM

I think it will make a better community. The health risks of smoking are well-known. Creating a smoking exclusion zone will show that Holdfast bay council wants to protect residents and visitors.

6. [→1 reply](#) [Giles](#) Comment 2.1 22 Nov 2012, 9:58 AM

What about al the secondhand smoke coming from all the outdoor smokers which Council allow all around Moseley Square? That source is a far greater threat than the few smokers in the square

Discussion Summary

- Six comments were made by four participants.
- One participant agreed with the comment one. Two disagreed with comment one.
- One participant disagreed with comment two.
- One participant disagreed with comment three.

To view hardcopy responses to the question that did not take part in the discussion please see appendix.

Note: Comments from online submissions have been copied verbatim, and not altered in regards to spelling or punctuation. Comments in italics have been and typed up from handwritten submissions they may not accurately reflect the meaning.

RECOMMENDATIONS

Closing the loop

A summary of the key findings and next steps of the project should be made available through Your View HQ News article, with hard copies available at Brighton Civic Centre and the Holdfast Bay Libraries.

APPENDIX ONE – Hard copy submissions

	Comments How do you think a smoking exclusion zone in Moseley Square will impact social behaviour?	What effects do you think smoking exclusion zone(s) will have on the City of Holdfast Bay community?
1	<p><i>First of all I thought it a good idea – and then looking at the zone realised that..had a people sat in the Square eating and enjoying themselves whilst supervising children.</i></p> <p><i>Smokers can get very irritated at an exclusion zone, they reckon they are entitled to smoke if they want. There's going to be a lot of smokers smoking disregarding any signs and if challenged would get more excited. We know it is a health hazard, but whilst the message is not received by all what can we do? It will deter some – but there will still be some who wish to ... the and ...this ban. The trial may do some good.</i></p>	<p><i>The community will be happy to have this zone, as it is well recognised that around smokers there is still a danger of cancer for non smokers.</i></p> <p><i>Effect – some happy – some not happy, but more happy I think – but violence could erupt if a nasty person is challenged to put a cigarette out.</i></p>
2	<p><i>It may concentrate smokers in peripheral areas to Moseley Square and adversely affect pedestrian access where space is limited, e.g. pavement outside pub in <u>Jetty Rd laneway behind Stamford Grand. (This is already bad because of the fenced barriers – no alternative route)</u></i></p> <ul style="list-style-type: none"> ▪ <i>Hopefully smokers will be reduced, as long as it does not shift to other areas.</i> ▪ <i>More 'litter' if smokers not catered for.</i> ▪ <i>Sends a strong message that unacceptable and need to consider others.</i> 	<ul style="list-style-type: none"> ▪ <i>Hopefully a cleaner and healthier environment – there are too many smokers on the streets. As a pedestrian it is unpleasant to have to run the gauntlet past smokers when going about ones business shopping etc in the local neighbourhood.</i> ▪ <i>It is particularly bad outside the pub (Bay) on Broadway (smokers on the street) and in hindmarsh St off Jetty road (Between NAB/Gloria Jeans – laneway access to Coles and using ATM)</i> ▪ <i>Q. * why has so much space in hindmarsh Street been ceded to Gloria Jeans outside tables when the laneway is a vital access area – pedestrians are forced around the edges past smokers etc.. a continual gripe! The tables seem to multiply and spread out more – please review situation if possible.</i>
3	<p><i>It will provide a family friendly atmosphere where people can enjoy the surroundings with fresh clean air.</i></p> <p><i>Extend the ban right along the metro beaches and beyond...</i></p> <p><i>It will improve the area 100% Protect our environment and keep our air clean and smoke free.</i></p>	<p><i>It will improve health and attract more people to the area</i></p> <p><i>How about a smoke free event ?? ☺</i></p> <p><i>BUT OUT ☹</i></p> <p><i>I swim at Brighton (Hove) Beach and I am offended by people smoking and leaving their butts on the sand thinking it is a giant ash tray!! Enough is Enough</i></p>

Note: Comments in italics have been typed up from handwritten submissions they may not accurately reflect the meaning. Where an ellipsis occurs this shows the omission of a handwritten word that was illegible.

APPENDIX TWO Email

Dear Scott

SMOKING IN MOSELEY SQUARE

The science of the adverse effects of secondhand or environmental tobacco smoke is not in question.

In 2002 the World Health Organisation concluded that there is sufficient evidence that involuntary smoking causes lung cancer in humans.

What is not so scientifically clear is what level of nicotine in open spaces is harmful. Enclosed domestic spaces can produce secondhand smoke in the range 2 to 10 micrograms of nicotine per cubic metre, sufficient to affect non-smoking family members.

In seeking comments from the public on banning smoking in Moseley Square, your survey does not address the adverse medical effects of the current situation. However it does invite comment from people who dislike smoking irrespective of whether they are at risk sharing Moseley Square or any other place with smokers.

What is far more relevant is the quantity of environmental tobacco smoke already coming from all the outdoor dining areas surrounding the square and which enclose the proposed exclusion zone.

It would be reasonable to assume that the number of these smokers would greatly outnumber the smokers in the square proper and pose a greater threat to the health of pedestrians in the square proper.

For that matter, there is limited credibility in banning smoking in Council parkland reserves, areas surrounding Council buildings, shopping precincts or on the beaches. It would be amazing if banning smoking in these areas would have a statistically significant effect in reducing the environmental tobacco smoke pollution.

There is no information provided advising that council plans to measure the current level of pollution either now before the prohibition commences, or monitoring it during the trial period.

Without this data, any decision on the effectiveness of the ban would be purely subjective.

Accordingly, your survey will flush out comment from people who have a social objection to smoking anywhere, anytime.

The outcome to this survey is entirely predictable with all the non-smokers supporting the smoking ban irrespective of whether they are at a health risk.

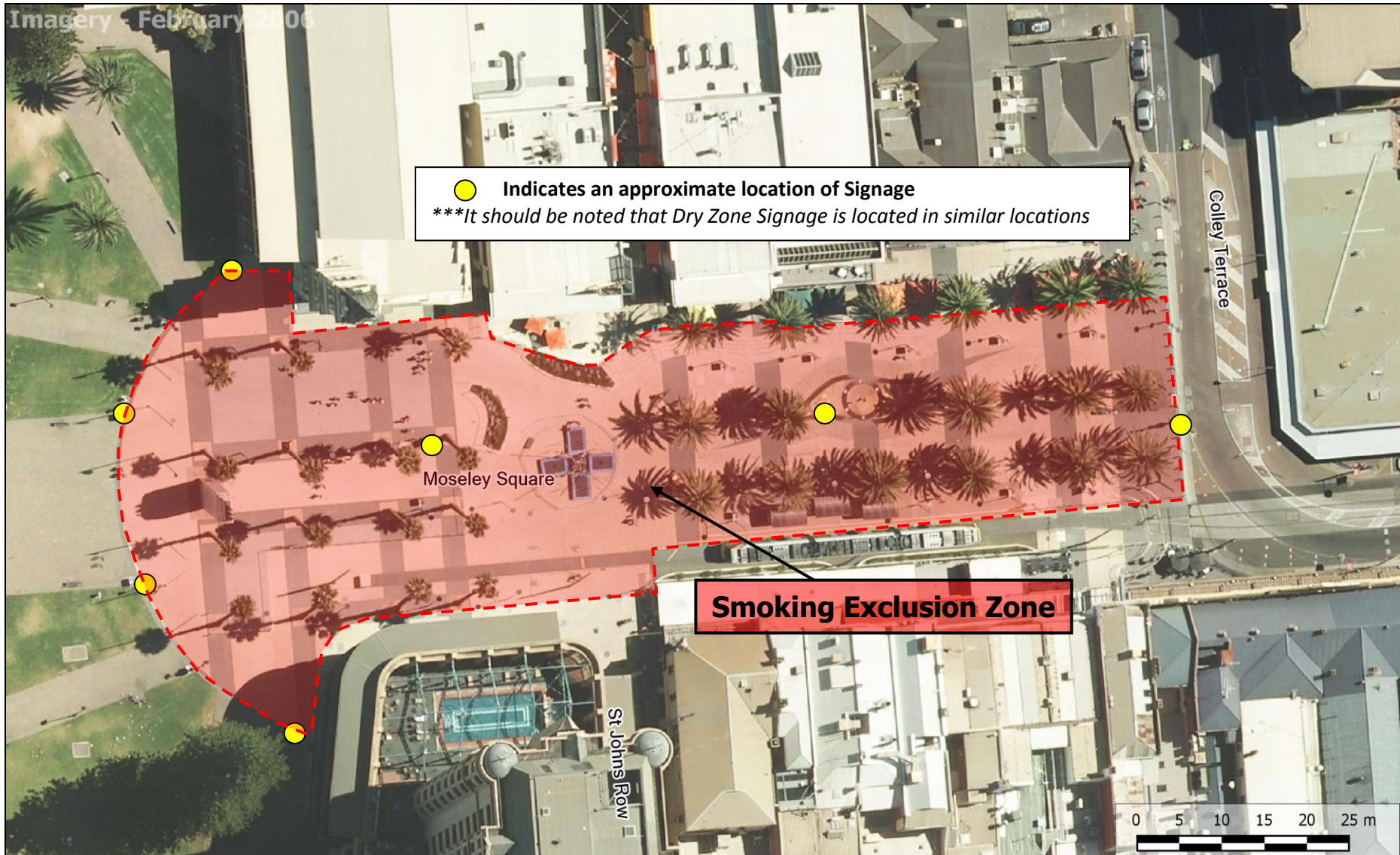
This Association's concern relates to the cost of a proposal which does not stand up to critical analysis. The populist issues (ban the smoking) are entirely predictable now, and will be no different one year later.

The cost of the proposal, which Council expects all 33,000 odd ratepayers to share, is unlikely to improve the health of the users of Moseley Square, would divert police resources away from far more serious crime work, and divert Council staff from more important pursuits.

It is pointed out that your poll seeking public comment on this matter is not a scientific poll and reflects the opinions of only those internet users who have chosen to participate. Poll results cannot be assumed to represent the opinions of internet users in general, nor the community as a whole.

President

Glenelg Residents Association Inc.



About this Document

This map has been created for the purpose of showing basic locality information and is a representation of the data currently held by The City of Holdfast Bay. This information is provided for private use only.

Disclaimer

While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Property boundary line network data is supplied by State Government.

Item No: **14.11**

Subject: **SMOKING EXCLUSION ZONE TRIAL PERIOD – MOSELEY SQUARE
GLENELG**

Date: 22 January 2013

Written By: Liquor Licensing and Community Safety Officer

General Manager: City Assets, Mr S Hodge

SUMMARY

In March 2012 amendments were made to the *Tobacco Products Regulations Act 1997* banning smoking in certain public spaces (eg. children's playgrounds, tram and bus shelters etc). The amendments also now allow Council to evaluate areas within their local jurisdiction then apply to the State Government to have these areas declared exclusions zones, when doing so it is deemed to benefit the community by promoting a healthy environment, lifestyle and minimise any risk of second hand smoke inhalation.

In accordance with the legislative requirements, and based on community and stakeholder feedback, the Administration has concluded a consultation period and now seeks to implement a trial exclusion zone in Moseley Square for an interim period of 12months.

RECOMMENDATION

That Council applies to the State Government for the enactment of a trial smoking exclusion zone for Moseley Square Glenelg between 1 July 2013 and 30 June 2014.

COMMUNITY PLAN

A Place with a Quality Lifestyle
A Place that Values its Natural Environment
A Place that Welcomes Visitors
A Place that Provides Choices and Enhances Life

COUNCIL POLICY

Management of Smoking in Public Places – (to be developed)

STATUTORY PROVISIONS

Tobacco Products Act 1997
Tobacco Products Regulation (Further Restrictions) Amendment Act 2012
Local Government Act 1999

BACKGROUND

- The *Tobacco Products Regulation (Further Restrictions) Amendment Act 2012* came into force as of 31 May 2012. These amendments legislatively imposed a:
 - *smoking ban within 10 metres of all children's' public playground equipment;*
 - *smoking ban under all covered public transport waiting areas (including bus, tram, train and taxi shelters).*

The amendments also bestowed the authority for:

- Local councils and other incorporated bodies to assess and apply to have an outdoor areas or events declared smoke-free;
- Council, at its meeting 8 May 2012, resolved (Resolution No.: C080512/507) to:

“investigate the banning of smoking in certain areas within Holdfast Bay.”
- Report to City of Holdfast Bay Council (Report No.: 234/12; Item No.: 14.4) – Smoke Free Legislation – Moseley Square Trial, 10 July 2012

At its meeting 10 July 2012, Council unanimously supported the further exploration of this a proposal and sought the Administration to undertake public consultation to determine such an area's feasibility and desirability. Council resolved to (Resolution No.: C100712/579):

“Endorses public consultation on the proposal to trial Moseley Square, Glenelg, as a smoke free zone“; and

“Receives a further report on the results of the public consultation to determine whether to proceed to commence a no smoking trial in Moseley Square over a 12 month period“.

REPORT

Community Consultation

In July 2012 a report (Report No.: 234/12; Item No.: 14.4) was submitted to Council advising of recent amendments to the State's Smoking Laws. In response to Council's resolution (supporting a Smoking Exclusion Zone in Moseley Square Glenelg), an online community consultation was undertaken between 26 October and 22 November 2012.

The aim of the consultation was to gauge the public's perception of smoking in community areas - such as Moseley Square – and other central meeting/congregating points within the city.

As part of the consultation, a public notice was placed in the Guardian Messenger on 24 October 2012 advising of Council's intent. The advertisement invited the public to offer their views on such an exclusion zone. On Friday 26 October 2012 an online forum and 'quickpoll'

commenced on Holdfast Bay's YourviewHQ site. The open forum focussed asked two specific questions;

"How do you think a smoking exclusion zone in Moseley Square will impact social behaviour"?

"What effects do you think a smoking exclusion zone(s) will have on the City of Holdfast Bay"?

Members of the public also had the option of lodging a 'community feedback form' or submitting a written correspondence.

Full details of the online consultation are attached for members viewing in the form of the 'Community Engagement Report Findings – Moseley Square Smoking Exclusion Zone'.

Refer Attachment 1

Community Consultation Participation Summary

- 52 participants communicated via the online community hub, Your View HQ. The page attracted 915 page views (with 260 individual visitors viewing the engagement). Additionally, the related documentation was downloaded by 28 participants over the engagement period.
- Three hardcopy submissions were received.
- Forty four participants responded to the opinion poll on "What other areas in the City of Holdfast Bay would you like to see become a Smoking Exclusion Zone?" (41 online and 3 via hardcopy).
- One email was received from the President of the Glenelg Resident association. The email submission does not address directly the questions raised in the discussion forum/hardcopy surveys.

Finding Summary and Recommendations

The discussion forum entailed both subjective and objective public opinion. Although minor opposition was expressed the results showed overwhelming support for the implementation a smoking exclusion zone for Moseley Square Glenelg. Questions were raised however about the zones' regulation and policing.

The Majority of participants also supported the idea of exclusion zones being implemented in other areas of Holdfast Bay (refer pp.4-5 of attachment 1).

As a result of these findings, and the further show of support from licensed premises surrounding Moseley Square, it is recommended that Council applies to the State Government for the enactment of a trial smoking exclusion zone for Moseley Square Glenelg between 1 July 2013 and 30 June 2014. The provisions of which will entail:

- Total smoking ban within Moseley Square Glenelg - Any person aged 15 years and over found smoking in this area is guilty of an offence and can be fined up to \$200. An expiation fee of \$75 can be issued by authorised officers.

**It should be noted that under the relevant legislation outdoor dining areas associated with licensed premises and/or restaurants/cafes are exempt from the exclusion zone*

- Regulation and policing of the exclusion zone to be enforced by State Government authorised officers (Department of Health and South Australian Police).

Advisory Signage

As per the requirements under the *Tobacco Products Regulation Act 1997*, advisory signage is to be posted in positions that ensure they are likely to be seen in the smoke-free area. The signs are to be placed at council's cost. A map of the area showing existing businesses within the proposed smoke-free area that have exempt seated outdoor drinking or dining areas is also to be included in the signage.

Existing signage posts will be utilised to erect the required signage. Similar to a dry area, the placement of signs at or around the entry point to the location offers optimal exposure. A map outlining the suggested signs location is attached for reference.

Refer Attachment 2

Evaluation (Long-term implementation)

Similar to the implementation and regulation of dry areas, a smoking exclusion zone requires an initial trial period of twelve months. After which, a full assessment can be made for long-term feasibility. In addition to this, an assessment of other relevant areas can be made.

As with other by laws/restrictions, policing of compliance will be difficult however Regulatory Services will adopt "a warn educate before expiate" approach. Following the trial period further discussion will revolve around a policy going forward for permanent adoption of exclusion zones or otherwise.

BUDGET

The preparation required to make an application to conduct a smoke free trial will be absorbed into existing budgets, however there will be minor costs associated with signage.

LIFE CYCLE COSTS

The only life cycle costs anticipated at this time would be the replacing of smoke-free signage when required to do so and on going public education in association with the links to the healthy communities program.

CITY OF HOLDFAST BAY

Minutes of the Jetty Road Mainstreet Management Committee of the City of Holdfast Bay held in the Glenelg Library Meeting Room, Colley Terrace, Glenelg on Wednesday 5 December 2012 at 5:45pm.

PRESENT

Elected Members

Councillor B Patton

Community Representatives

Chairman – Rev B Grindlay

Noodle Box – Mr B Martin

Enve – Mr M Faulkner

Caruso – Mr R Caruso

Telstra – Ms E Leenaerts

Glenelg Florist – Ms V Corbell

Eklectik – Ms C Byron

Don Maios Investments – Mr C Maios

Pure Espresso – Mr M Deare

Staff

Manager, Jetty Road Development – Ms L Johnson

Observers

Mr A Taplin, Taplin Real Estate

Mr M Pike, Easyfuel

1. OPENING

The Chairman declared the meeting open at 5.50 pm.

2. APOLOGIES

2.1 For Absence Mayor A K Rollond

2.2 Leave of Absence Ms Gill Higgins

3. DECLARATION OF INTEREST

Members were reminded to declare any interest before each item.

4. CONFIRMATION OF MINUTES

Motion

That the minutes of the Jetty Road Mainstreet Management Committee held on 3 October 2012 be taken as read and confirmed and the minutes of the Special Meeting of the Jetty Road Mainstreet Management Committee held on 31 October 2012 be taken as read and confirmed.

Moved by Mr B Martin, Seconded by Mr M Faulkner

Carried

5. ITEMS OF BUSINESS

5.1 Welcome new members

The Chairperson welcomed the new members to the Jetty Road Mainstreet Management Committee.

5.2 Presentation by Martin Pike, EasyFuel

Mr Pike presented the opportunity for Jetty Road traders to provide fuel discounts as shopping incentives.

It was agreed that the Committee will distribute a newsletter on this opportunity to all traders.

Mr M Pike left the meeting at 6.20 pm

5.3 Presentation by Andrew Taplin, Proposed Cinema Development.

Mr Taplin discussed the proposed cinema development and advised the next stages in the development process.

Mr A Taplin left the meeting at 6.40 pm

5.4 2012/2013 Budget Update

Motion

That the committee receive and note the 2012/2013 budget update

Moved Mr B Patton, Seconded Mr M Faulkner

Carried

5.5 Meeting Dates 2013

Motion

That the committee receive and approve the 2013 meeting schedule.

Moved Ms C Byron, Seconded Mr B Martin

Carried

5.6 Request for Sponsorship – Handball SA

The Committee were presented with a sponsorship proposal from Handball SA.

Motion

That the committee approve the request for sponsorship from Handball SA in the sum of \$1000.00 by way of Jetty Road Gift Vouchers.

Moved Mr M Faulkner, Seconded Mr C Maios

Carried

5.7 Upcoming Projects

5.7.1 Action List

Motion

That the committee receive and note the report

Moved Ms C Byron, Seconded Mr M Faulkner

Carried

5.7.2 Summer Sundays at the Bay

Motion

That the Committee receive and note the report

Moved Ms C Byron, Seconded Mr B Patton

Carried

5.7.3 Random Art Project

Motion

That the Committee receive and note the report

Moved Mr B Martin, Seconded Mr M Faulkner

Carried

6. URGENT BUSINESS – Subject to the leave of the meeting

6.1 Councillor B Patton formally thanked Rev B Grindlay for his services to the Jetty Road Mainstreet Management Committee. Manager, Jetty Road Development advised that Council will be making a formal presentation to Rev Grindlay on Tuesday 11 December 2012.

6.2 Car Park Contribution Fund.

Mr C Maios asked if this report had been submitted to Council. Manager, Jetty Road Development advised that it would go before Council at the end of January 2013. Committee agreed that Mr C Maios and Manger, Jetty Road Development work on this report together and distribute to JRMCM prior to its next meeting on 6 February 2012. Thereafter the report will be sent to Council. It was suggested that Mr C Maios could make a presentation to Council on this subject.

7. DATE AND TIME OF NEXT MEETING

The next meeting of the Jetty Road Mainstreet Management Committee will be held on Wednesday 6 February 2013 in the Glenelg Library Meeting Room, Colley Terrace, Glenelg.

8. CLOSURE

The meeting closed at 7.25 pm.

CHAIRMAN

Item No: **13.4**

Subject: **JETTY ROAD MAINSTREET MANAGEMENT COMMITTEE –
MINUTES - 5 DECEMBER 2012**

Date: 22 January 2013

Written By: Manager, Jetty Road Development

General Manager: City Services

SUMMARY

The Minutes of the Jetty Road Mainstreet Management Committee meeting held 5 December 2012 are attached and presented for Council's information.

RECOMMENDATION

That the minutes of the Jetty Road Mainstreet Management Committee held 5 December 2012 is received.

COMMUNITY PLAN

A Place to do Business
A Place that Welcomes Visitors
A Place that Provides Value for Money

COUNCIL POLICY

Not applicable

STATUTORY PROVISIONS

Not applicable

BACKGROUND

The Jetty Road Mainstreet Management Committee (JRMMC) has been established to undertake work to benefit the traders on Jetty Road Glenelg, using the separate rate raised for this purpose. The Council has endorsed the Committee's Terms of Reference and given the Committee delegated authority to manage the business of the Committee.

Item No: **11.1**

Subject: **MOTION ON NOTICE – PROVISION OF LEGAL ADVICE – COUNCILLOR BOUCHEE**

Date: 22 January 2013

PROPOSED MOTION

Councillor Bouchée proposed the following motion:

That information obtained by the administration (such as legal opinions or accounting advice) not be selectively shared with only some members of Council, but must be circulated to all members at the same time, if outside of a formal and full Council meeting, or, alternatively, any information or advice must only be provided to Members by being laid on the table at a formal meeting of the full Council, and therefore equally and coincidentally available to all Members.

BACKGROUND

I am concerned that a recent issue has exposed what may be construed to be a partial approach by parts of the Council's administration to elected Members. The issue to which I refer is now a fact of history and cannot be ignored or denied. Advice (that was obtained via the expenditure of Council funds) was selectively conveyed to certain elected Members, and not to other elected Members. This provided a debating advantage to those Members with whom the information was shared, and therefore, a disadvantage to those Members with whom the information was not shared.

A reasonable person could perceive (and a court probably would so determine), any selective transfer of information as partisan and partial and an improper intrusion into the political process of the Executive.

It must be noted that the Independent Commission Against Corruption Act, 2012 at clause 5 defines corruption, misconduct in public administration and maladministration in public administration, quite broadly, (see particularly 5 (2)) and while these definitions and their implication have not been tested in the courts in South Australia, there is now a long history of what courts have decided fits within similar definitions interstate. The definitions also will capture any action by a member of the Executive that could be perceived by the Independent Commission to be at all coercive or leading to an offence under the Act (5 (1)).

It is important that we Councillors ensure that actions and, our Administration, is offered the guidance needed to ensure that the pressures that are inevitably faced by the Administration in their daily duties are understood in the context of the new State statutes.

It is also important that the independence of the Administration be protected and therefore this motion will provide a formal process that will protect the Administration from pressure to improperly and partially provide information and ensure that the political activities of the Executive and elected Members, and the Bureaucratic functions of the Administration, are kept properly separate and avoid any possibility that a subsequent review by the Independent Commission could determine that an action of commission, or omission, could fall within ambit of clause 5 of the above Act.

ADMINISTRATION COMMENT

In essence this motion relates to a question that was asked by an Elected Member and answered by Administration with the aid of legal advice.

Elected Members are entitled to seek information from Administration independently of Council, and to receive information directly in relation to their query. The Act and meeting regulations encourage this. The motivation for seeking information, and the subsequent use of such information, is a matter for the individual Elected Member, in adherence with the Elected Member Code of Conduct. Administration provides information to all Elected Members upon request, without fear or favour, providing the information is readily available, does not incur an unreasonable financial impost to retrieve, and is not encumbered on the grounds of confidentiality or sensitivity.

Information provided by Administration to an individual Elected Member, which is later used by that Elected Member to inform a motion on notice, is not uncommon. The argument that the Mover of the motion somehow has an unfair advantage in the debate of the motion is not the case, because the essence of the information provided to the Mover is ultimately disclosed to all Elected Members either by way of the Mover's supporting information or in the Administration officer's response to the motion. It is neither unreasonable, nor an act of bias on the part of Administration, for an Elected Member to receive information in advance of the rest of the Elected Membership of Council.

It is unhealthy to operate in an environment of suspicion, where all information requested by individual Elected Members needs to be distributed. Elected Members are entitled to a degree of independence, just as other members of the community are. Administration will always seek to provide an impartial commentary to accompany a motions on notice, as a means to fully disclose facts to all Elected Members before a decision is made, including excerpts from legal advice and financial figures used to inform the motion itself. There is therefore no need to introduce a process seeking surveillance of the exchange of information between individual Elected Members and Administration. Indeed, there is no volume of examples to suggest this is an issue or damage done. Where Council as a body has sought information and advice this information is always provided to all Members in the most effective way possible at the time, determined by the purpose and sensitivity of the information.

Item No: **11.2**

Subject: **MOTION ON NOTICE – COMMUNITY FACILITY REGISTER – COUNCILLOR LOOKER**

Date: 22 January 2013

PROPOSED MOTION

Councillor Looker proposed the following motion:

That Council compile a Community Facility register to be publicly available on the City's website as a downloadable PDF spreadsheet detailing Council's properties and lease arrangements for community/sport/recreation groups. Headings would include property address/site; lessee; approved use; lease commencement and time; annual rental/license fee; valuation; annual holding cost to council including depreciation opportunity cost on investment, other incidental costs to council. Updates should be made annually in line with renewed leases and revaluations.

BACKGROUND

With Council in the process of a significant property review the cause of transparency would be enhanced with a simple 'one stop' register of community facilities. This would put in clear view the council property portfolio and the degree that ratepayer funds underpin various community bodies. It's appropriate that these arrangements involving public assets be disclosed to their owners - the public who are unlikely to have had any idea of the scale of subsidies they have been providing and for whom.

If we tell the community what they own, who has access to it, on what terms and what council proposes to spend on it over coming years, a far more informed debate can take place with the public concerning the allocation of scarce capital and appropriate returns, both in social capital and financial value for the community.

This is an example showing that it need only be a simple spreadsheet.

Property	Lessee	Approved use	Lease period	Annual lease fee	Valuation.	Council Holding costs p.a.
Hall 1 Sea Street Hove	Community Centre Inc	Hall hire and community recreation	5 years for January 2011	\$1 pa payable on demand	\$3.3 Million	\$220,000

Item No: **14.12**

Subject: **AUDIT COMMITTEE - TERMS OF REFERENCE**

Date: 22 January 2013

Written By: General Manager Corporate Services

General Manager: Corporate Services, Mr I Walker

SUMMARY

The Audit Committee has undertaken a review of its Terms of Reference and a number of amendments are recommended.

RECOMMENDATION

That Council adopt the amended Audit Committee Terms of Reference contained in Attachment 1 to this report.

COMMUNITY PLAN

A Place that Provides Value for Money

COUNCIL POLICY

Audit Committee Terms of Reference

STATUTORY PROVISIONS

Local Government Act 1999, Section 126

BACKGROUND

The current Terms of Reference for the Audit Committee were adopted by Council over four years ago on 13 November 2008. The Audit Committee undertook a review to ensure the Committee's guiding document remains current and reflects the changing needs of Council and the Local Government Act.

REPORT

A number of amendments are proposed and these are highlighted on the proposed Terms of Reference included as Attachment 1.

Refer Attachment 1

The key changes proposed are:

- Clause 2 Membership: Clarification of the appointment, terms and re-appointment of members.
- Clause 3 Meetings: Acknowledgment that meetings are governed by the Local Government (Procedures at Meetings) Regulations 2000; clarification on how a special meeting may be called under the Local Government Act 1999.
- Clause 6.6 Internal Audit: recognition that Council has appointed an internal auditor and clarification of the role of the Audit Committee providing oversight of the internal audit program.
- Clause 6.7 External Audit: Inclusion of the legislative requirement for the Presiding Member to sign a certification of the external auditor's independence.

BUDGET

This report does not contain any budget implications.

LIFE CYCLE COSTS

This report does not contain any full life cycle cost implications.

Minutes of the Development Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 12 December 2012 at 7:00pm.

MEMBERS PRESENT

Presiding Member – G Goss
J Newman
N Sim
I Winter
R Clancy
T Looker
P Dixon

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Development Officers – D Spasic and R DeZeeuw

1. OPENING

G Goss welcomed the people in the gallery.

2. APOLOGIES

Apologies Received – Nil
Absent – Nil

3. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

4. PRESIDING MEMBER'S REPORT

Nil

5. CONFIRMATION OF MINUTES

Motion

121212/0475

That the minutes of the Development Assessment Panel held on 28 November 2012 be taken as read and confirmed.

Moved by I Winter, Seconded by N Sim

Carried

6. DEVELOPMENT ASSESSMENT MATTERS

6.1 City of Holdfast Bay, 12-16 King George Avenue, North Brighton (Report No 494/12)

DA NO.	:	110/00745/12
APPLICANT	:	CITY OF HOLDFAST BAY
LOCATION	:	12-16 KING GEORGE AVENUE, NORTH BRIGHTON
DEVELOPMENT PLAN	:	CONSOLIDATED 26 APRIL 2012
ZONE AND POLICY AREA	:	RESIDENTIAL INSTITUTION
NATURE OF DEVELOPMENT:	:	MERIT
PROPOSAL	:	REMOVAL OF A SIGNIFICANT STREET TREE (RIVER RED GUM - EUCALYPTUS CAMALDULENSIS) ADJACENT MINDA HOME ENTRY (SOUTHERN SIDE OF DRIVEWAY, WESTERN SIDE OF KING GEORGE AVENUE) LOCATED ON COUNCIL VERGE
EXISTING USE	:	ROAD VERGE
REFERRALS	:	ARBORIST
CATEGORY	:	TWO
REPRESENTATIONS	:	ONE
RECOMMENDATION	:	DEVELOPMENT APPROVAL, SUBJECT TO CONDITIONS

Motion

121212/0476

Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, and consideration of referrals advice and representations, that the Development Assessment Panel grants Development Approval, to Development Application 110/00745/12 as it is not considered to be seriously at variance with the Development Plan, subject to the following conditions:

1. That the removal of the significant tree shall be as shown on the plans submitted to and approved by Council unless varied by any subsequent conditions imposed herein.
2. That removal shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.

3. **That the removal should be carried out by a qualified professional in accordance with the relevant standards and OHS&W guidelines.**
4. **The removal of the significant tree shall be subject to the planting of three replacement trees in a suitable position greater than 10 metres distance from any existing dwelling or in-ground swimming pool. The replacement trees must be indigenous to the local area, not be an exempt species listed under regulation 6A clause (5)(b) of the Development Regulations 2008, or a tree belonging to a class of plant declared by the Minister under Chapter 8 Part 1 of the Natural Resources Management Act 2004. The trees shall be planted in the optimum planting season for the species, and shall be maintained in good condition at all times and replaced if necessary.**
5. **In addition to the planting of the replacement trees referred to in Condition 4, a replacement River Red Gum (Eucalyptus Camaldulensis) shall be planted in as close proximity as reasonably practicable to the original position of the significant tree. The tree shall be planted in the optimum planting season for the species, and shall be maintained in good condition at all times and replaced if necessary.**

Moved T Looker, Seconded N Sim

Carried

6.2 Qattro, 669 Brighton Road, Seacliff (Report No 495/12)

DA NO.	:	<u>110/00401/12</u>
APPLICANT	:	<u>QATTRO</u>
LOCATION	:	<u>669 BRIGHTON ROAD, SEACLIFF</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 26 APRIL 2012</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ACTIVITY NODE ZONE</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>CONSTRUCTION OF A PAIR OF TWO STOREY RESIDENTIAL FLAT BUILDINGS PARALLEL TO ONE ANOTHER WITH COMMON LAND SEPARATING THE BUILDINGS AND EACH CONTAINING THREE DWELLINGS (SIX IN TOTAL) WITH ASSOCIATED GARAGES</u>
EXISTING USE	:	<u>RESIDENCE</u>
REFERRALS	:	<u>CITY ASSETS – INFRASTRUCTURE DEPARTMENT FOR PLANNING, TRANSPORT AND INFRASTRUCTURE</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>FOUR</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

Speakers: N Anderson and M Falconer

Motion**121212/477**

Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, the Development Assessment Panel considers that the development is not seriously at variance with the Development Plan and resolves to grant Development Plan Consent to Development Application 110/00401/12 subject to the following conditions:

- 1. That the design and siting of all buildings and structures and site works shall be as shown on the amended plans dated 15 October 2012 submitted to and approved by Council unless varied by any subsequent conditions imposed herein.**
- 2. That a detailed on-site stormwater management is submitted to Council and approved by Council's City Assets Department prior to Development Approval being granted.**
- 3. That the premises shall be maintained, kept tidy, free of graffiti and in good repair and condition to the reasonable satisfaction of Council at all times.**

4. That the premises shall not be used, directly or indirectly, for the purpose now approved until all work has been completed in accordance with the plan approved and the conditions of consent have been complied with, except those conditions that continue to apply.
5. That landscaping shall be planted prior to occupation and shall be maintained in good health and condition at all times. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased.
6. That the applicants or other persons, for the time being, making use of the development now approved, shall cultivate, tend and nurture the trees or, shrubs or lawns intended to be established upon the subject land, replacing from time to time, any trees, shrubs or lawns which shall die or become diseased with others of the same respective varieties or of such varieties as the Council shall approve in writing.
7. That all upstairs windows on the northern, southern and western elevations shall have minimum window sill heights of 1.7 metres above finished floor level, or any glass below 1.7 metres shall be manufactured obscure glass and fixed shut or as otherwise approved by Council. Further details of this requirement shall be provided at Building Rules Assessment stage.
8. That all upper level balconies on the northern, southern and western elevations, shall contain fixed horizontal timber slats up to 1.7 metres high above the finished upper floor level that are spaced and angled in such a way as to prevent occupants from viewing into the private spaces of adjacent properties and/or, fixed vertical louvres up to 1.7 metres above the finished upper floor level, angled to 45 degree angles and spaced in such a way as to prevent occupants from viewing into the private spaces of adjacent properties. Further details of the louvred screen shall be provided at the Building Rules Assessment stage.
9. The electronic access gates shall be located a minimum distance of 6 metres from the eastern primary boundary in order to facilitate safe traffic movements off Brighton Road when gates are closed.
10. Vehicles shall enter and exit the site via left-turn only and appropriate signs (not greater than 0.2 square metres) shall be established in order to direct traffic accordingly.
11. That the provision for vehicle crossovers and inverts, and reinstatements of existing crossovers not required by the development, be constructed at the owner's expense.

12. That stormwater from each dwelling shall be collected and connected to a 1000 litre (minimum) rainwater tank with a sealed system over flow connection to the street water table. Final details of the location and size of the tank(s) shall be submitted to Council for approval prior to the issue of full Development Approval. Furthermore, all stormwater from the dwelling and the site shall be collected and disposed of in a manner that does not adversely affect any properties adjoining the site or the stability of any building on adjacent sites.

NOTE:

Stormwater shall not be disposed of over a vehicle crossing place and any connection to the street water table, including remedial works to footpaths, verges or other Council infrastructure, is subject to any necessary approvals from Council and will be at the applicant's cost.

13. That construction shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.
14. That dust emissions from the site shall be controlled by a dust suppressant or by watering (subject to any relevant water restrictions) regularly to the reasonable satisfaction of Council.
15. That the builder shall at all times provide and maintain a waste receptacle to the reasonable satisfaction of Council on the site in which and at all times all builder's waste shall be contained for the duration of the construction period and the receptacle shall be emptied as required.
16. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.
17. That no solid or liquid trade wastes be discharged to the stormwater system.
18. That all domestic mechanical plant and equipment including refrigerated air conditioners, but excluding evaporative air conditioners, shall be mounted on the ground and fitted with an approved acoustic enclosure incorporating correctly designed ventilation, to minimize environmental harm, which includes nuisance from noise, to occupants on adjacent premises.

19. That bollards shall be installed adjacent the western boundary at the termination of the common driveway to serve as a crash barrier, and that such bollards shall be designed in accordance with the relevant Australian Standards. Details showing the quantity, design and location of the bollards shall be provided to council for assessment to meet its reasonable satisfaction prior to the issue of Development Approval.
20. That the stormwater disposal plan for the site shall incorporate an electric pump for the discharge of stormwater from the site, and that such a pump is supplemented with a back-up pump, powered by battery or fuel generator, to operate automatically upon failure of the primary electric pump. All pumps shall be maintained in good working order and replaced if faulty. The details of the design, capacity and location of the pumps shall be provided to council for assessment to meet its reasonable satisfaction prior to the issue of Development Approval.
21. That double glazing is applied to the eastern, northern and southern facing windows of Residence 1 and 6 prior to the occupation of each residence.
22. That a masonry fence with acoustic properties measuring 2.2 metres in height is erected along the Brighton Road property boundary, the design and composition of which are provided to council for assessment to meet its reasonable satisfaction prior to the issue of Development Approval.
23. That all domestic mechanical plant and equipment, including air conditioners, should be selected, designed, and installed to comply with the following mandatory criteria:
 - (a) Noise level not to exceed 52dB(A) between the hours of 7am and 10pm when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and
 - (b) Noise level not to exceed 45dB(A) between the hours of 10pm and 7am when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and
 - (c) Where marked with an * the above noise levels must include a penalty for each characteristic where tonal/modulating/impulsive/low frequency characteristics are present in accordance with the Environment Protection (Noise) Policy 2007.

Moved I Winter, Seconded N Sim

Carried

6.3 Jason Moore, 46D Cedar Avenue, Brighton (Report No 496/12)

DA NO.	:	<u>110/00704/12</u>
APPLICANT	:	<u>MR JASON MOORE</u>
LOCATION	:	<u>46D CEDAR AVENUE, BRIGHTON</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 26 APRIL 2012</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ACTIVITY NODE ZONE</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>STORAGE SHED LOCATED ALONG THE SOUTHERN PROPERTY BOUNDARY</u>
EXISTING USE	:	<u>RESIDENTIAL</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>ONE</u>
RECOMMENDATION	:	<u>DEVELOPMENT PLAN CONSENT SUBJECT TO CONDITIONS</u>

Motion**121212/478**

Following a detailed assessment of the proposal against the provisions of the Holdfast Bay (City) Development Plan, the Development Assessment Panel considers that the development is not seriously at variance with the Development Plan and resolves to grant Development Plan Consent to Development Application 110/00704/12 subject to the following conditions:

1. That the design and siting of all buildings and structures and site works shall be as shown on the plans submitted to and approved by Council unless varied by any subsequent conditions imposed herein.
2. That the external appearance and external materials and finishes of the new building shall match or blend with the existing building.
3. That adequate provision be made for the disposal of stormwater to the reasonable satisfaction of Council.
4. That the premises shall not be used, directly or indirectly, for the purpose now approved until all work has been completed in accordance with the plan approved and the conditions of consent have been complied with, except those conditions that continue to apply.

Moved N Sim, Seconded J Newman

Carried

6.4 Ian George Carter, 15 Malcolm Street, Glenelg East (Report No 497/12)

DA NO.	:	<u>110/00534/12</u>
APPLICANT	:	<u>IAN GEORGE CARTER</u>
LOCATION	:	<u>15 MALCOLM STREET, GLENELG EAST</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 26 APRIL 2012</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL STREETSCAPE CHARACTER BRIGHTON AND GLENELG EAST POLICY AREA 7</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>GABLE ROOF CARPORT LOCATED FORWARD OF EXISTING DWELLING LOCATED ADJACENT SOUTHERN SIDE BOUNDARY AND SETBACK 6.2 METRES FROM FRONT (EASTERN) BOUNDARY (6.6M X 2.8M X 2.4M)</u>
EXISTING USE	:	<u>SINGLE STOREY DETACHED DWELLING</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>NIL</u>
RECOMMENDATION	:	<u>REFUSAL</u>

Motion**121212/479**

Following a detailed assessment of the proposal against the relevant provisions of the Holdfast Bay (City) Development Plan that the Development Assessment Panel refuse Development Plan Consent, to Development Application 110/00534/12, in that it is seriously at variance with the Development Plan in that it is contrary to Council Wide Principle 2, 74, 89, 91, 93 Residential Zone Objective 1 and specifically Desired Future Character Statement Parts (e). More specifically the proposal does not meet the intent of the Development Plan in that it:

- **Does not provide vehicle garaging clearly behind the main face of the dwelling; and**
- **Is likely to have an adverse impact on the amenity of the streetscape.**

Moved T Looker, Seconded J Newman

Carried

7. REPORTS BY OFFICERS**7.1 Nil****7.2 Appeal – 22 Colley Terrace, Glenelg – 110/00230/12 (Report No 501/12)**

The applicant has lodged an appeal with the Environment Resources and Development Court following the Panel's refusal of Development Application 110/00230/12 to construct a six storey detached dwelling located on northern, southern and eastern property boundaries with associated garaging and roof top garden. An amended plan has been submitted for the consideration of the Panel. It is considered that the amendments have merit for support.

Motion**121212/480**

That the development Assessment Panel advises the Environment, Resources and Development Court and the applicant, that the Panel supports the amended plans for Development Application 110/00230/12, subject to the following conditions:

1. That the design and siting of all buildings and structures and site works shall be as shown on the amended plans designated 'D' 19/11/12 submitted to and approved by Council unless varied by any subsequent conditions imposed herein.
2. That the premises shall be maintained, kept tidy, free of graffiti and in good repair and condition to the reasonable satisfaction of Council at all times.
3. That the premises shall not be used, directly or indirectly, for the purpose now approved until all work has been completed in accordance with the plan approved and the conditions of consent have been complied with, except those conditions that continue to apply.
4. That the finished level of the crossover at the property boundary shall be a minimum of 75mm above the top of kerb in accordance with AS2890.1, and the maximum gradient of the driveway shall not be greater than 5% across the footpath, with the invert profile conforming to AS2876. Furthermore, the footpaths on either side shall be graded to the driveway preventing tripping hazards at this junction, without any steep grades along the footpath.
5. The provision for vehicle crossovers and inverts, and reinstatements of existing crossovers not required by the development, be constructed at the owner's expense.

- 6. That all windows on the northern and southern elevations shall have minimum window sill heights of 1.7 metres above finished floor level, or any glass below 1.7 metres shall be manufactured obscure glass and fixed shut or as otherwise approved by Council. Further details of this requirement shall be provided at Building Rules Assessment stage.**
- 7. That a landscaping plan showing all planting proposals in detail, shall be submitted for the approval, in writing, of Council prior to Development Approval. The landscaping plan shall show some trees/shrubs that grow to at least 2 metres in height adjacent Colley Terrace.**
- 8. That landscaping shall comprise where practicable, trees and shrubs that are indigenous to the local area and are semi mature or of fast growing tubestock. All such landscaping shall be established within 3 months of substantial completion of the development and any such vegetation shall be replaced if and when it dies or becomes seriously diseased.**
- 9. That stormwater from the dwelling shall be collected and connected to the 5000 litre rainwater tank with a sealed system over flow connection to the street water table. Furthermore, all stormwater from the dwelling and the site shall be collected and disposed of in a manner that does not adversely affect any properties adjoining the site or the stability of any building on adjacent sites. Stormwater shall not be disposed of over a vehicle crossing place and any connection to the street water table, including remedial works to footpaths, verges or other Council infrastructure, is subject to any necessary approvals from Council and will be at the applicant's cost.**
- 10. That construction shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.**
- 11. That dust emissions from the site shall be controlled by a dust suppressant or by watering (subject to any relevant water restrictions) regularly to the reasonable satisfaction of Council.**
- 12. That the builder shall at all times provide and maintain a waste receptacle to the reasonable satisfaction of Council on the site in which and at all times all builder's waste shall be contained for the duration of the construction period and the receptacle shall be emptied as required.**
- 13. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.**
- 14. That no solid or liquid trade wastes be discharged to the stormwater system.**

15. That fixed screening to a minimum height of 1.7 metres above the finished floor level shall be installed along the south-eastern sections of the eastern (rear) balconies pertaining to Floors One to Four and also the Roof Floor to prevent direct overlooking into adjacent properties, and that such screens shall be installed prior to the occupation of the building. Further details of this requirement shall be provided at Building Rules Assessment stage for the assessment of council to meet its reasonable satisfaction.
16. That all domestic mechanical plant and equipment, including air conditioners, should be selected, designed, and installed to comply with the following mandatory criteria:
 - (a) Noise level not to exceed 52dB(A) between the hours of 7am and 10pm when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and
 - (b) Noise level not to exceed 45dB(A) between the hours of 10pm and 7am when measured and adjusted at the nearest residential zone interface in accordance with the Environment Protection (Noise) Policy 2007*, and
 - (c) Where marked with an * the above noise levels must include a penalty for each characteristic where tonal/modulating/impulsive/low frequency characteristics are present in accordance with the Environment Protection (Noise) Policy 2007.

NOTE:

Adelaide Airport advise:

- (a) The development as described does not penetrate the Adelaide Airport Obstacle Surface (OLS) airspace protected for aircraft operations. Any further proposed addition to the structure, including aerials, masts and vent/exhaust stacks, must be subject to a separate assessment.
- (b) Crane operations associated with construction shall be the subject of separate application. Adelaide Airport Ltd requires 28 days prior notice of any crane operations during construction. Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA).
- (c) Restrictions may apply to lighting illumination. Any lighting proposed shall conform to airport lighting restrictions and shall be shielded from aircraft flight paths.

8. URGENT BUSINESS – SUBJECT TO THE LEAVE OF THE MEETING - Nil

9. CLOSURE

The meeting closed at 7:50 pm.

CONFIRMED 23 January 2013

PRESIDING MEMBER

Item No: **13.3**
Subject: **DEVELOPMENT ASSESSMENT PANEL MINUTES – 12 DECEMBER 2012**
Date: 22 January 2013
Written By: Governance Officer
General Manager: City Services, Ms R Cooper

SUMMARY

Council's Development Assessment Panel is established under the Development Act 1993.

The minutes of the Development Assessment Panel meeting held 12 December 2012 are presented to Council for information.

RECOMMENDATION

That the minutes of the Development Assessment Panel meetings held on 12 December 2012 be received.

COMMUNITY PLAN

A Place that is Well Planned

COUNCIL POLICY

Not applicable

STATUTORY PROVISIONS

Development Act 1993

BACKGROUND

The minutes of the Development Assessment Panel are presented to Council for information.

The purpose of the panel is to:

- act as a delegate of Council and make decisions on development applications in accordance with the requirements of the Development Act;
- provide advice to Council on trends, issues and other matters relating to planning or development that have become apparent during the assessment of development applications;
- perform other roles, except policy formulation, as assigned by Council;
- consider and report on matters before the Environment, Resources and Development Court as a means to resolving judicial appeals.

In accordance with its resolution on 27 November 2009, Council is also asked to determine the future of any planning appeal matters should they eventuate. Elected Members requiring a copy of the Development Assessment Panel Agenda, including reports and/or access to the Development Application files, are asked to contact Council Administration prior to the Council Meeting.