



Council Agenda

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 28 May 2013 at 7.00pm

Steve Hodge
ACTING CHIEF EXECUTIVE OFFICER



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 – Councillor SC Lonie

4.2 Absent

5. ITEMS PRESENTED TO COUNCIL - Nil

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 23 April 2013 and 14 May 2013 be taken as read and confirmed.

Moved Councillor _____, Seconded Councillor _____

Carried/Lost

8. QUESTIONS BY MEMBERS**8.1 Without Notice****8.2 With Notice**

8.2.1 Patawalonga Marina Rates – Cr Fisk (Report No: 177/13)

9. MEMBER'S ACTIVITY REPORTS - Nil**10. PUBLIC PRESENTATIONS****10.1 Petitions**

10.1.1 Petition – High Street Traffic Between Moseley Street And Partridge Street, Glenelg (Report No: 189/13)

10.2 Presentations

10.2.1 Somerton Yacht Club as part of the process of discussing the renewal of its lease
Somerton Yacht Club will make a presentation to Council for 5 minutes.

10.2.2 Proposed Bus Service Changes - Glenelg
Michelle Spagnoletti and/or Andrew Every, from Public Transport Services, DTEI will make a 15 minute presentation to Council on the proposed Bus Service Changes in Glenelg.

10.3 Deputations

10.3.1 Mr Frank Salerno
Mayor Rollond has approved a five minute deputation from Mr Frank Salerno on behalf of residents regarding Glenelg Bus Route Changes/High Street needs.

11. MOTIONS ON NOTICE

11.1 Maintenance Levy for Patawalonga Marina– Councillor Fisk (Report No: 178/13)

11.2 Recording of Council Meetings – Councillor Looker (Report No: 179/13)

11.3 Motion on Notice – Rescission Motion – Brighton Caravan Park – Section 270 Review – Councillor Roe (Report No: 188/13)

11.4 Diversion of Expenditure – Councillor Bouchee (Report No: 191/13)

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

13.1 Minutes – Development Assessment Panel – 24 April 2013 (Report No: 161/13)

13.2 Minutes – Audit Committee – 8 May 2013 (Report No: 174/13)

14. REPORTS BY OFFICERS

- 14.1 Items in Brief (Report No: 167/13)
- 14.2 Glenelg Beach Hostel - Application for Variation of Liquor Licence (Report No: 176/13)
- 14.3 Information Report – Southern Region Waste Resource Authority – 6 May 2013 (Report No: 175/13)
- 14.4 Monthly Financial Report – April 2013 (Report No: 169/13)
- 14.5 Review of Items Held in Confidence (Report No: 168/13)
- 14.6 Old Gum Tree Reserve Community Consultation Results (Report No: 164/13)
- 14.7 2013-14 Property Valuations Rate Parameter Setting (Report No: 170/13)
- 14.8 Glenelg Cricket Club – Loan Application (Report No: 171/13)
- 14.9 Rimhart Nominees Pty Ltd – Extension of Lease (Report No: 172/13)
- 14.10 Brighton and Hove District Centre Development Plan Amendment (DPA) (Report No: 183/13)
- 14.11 Draft 2013-14 Annual Business Plan Consultation Outcomes Report (Report No: 184/13)

15. RESOLUTIONS SUBJECT TO FORMAL MOTIONS - Nil**16. URGENT BUSINESS – Subject to the Leave of the Meeting****17. CLOSURE**

**STEVE HODGE
ACTING CHIEF EXECUTIVE OFFICER**

Item No: **10.1.1**

Subject: **PETITION – HIGH STREET TRAFFIC BETWEEN MOSELEY STREET AND PARTRIDGE STREET, GLENELG**

Date: 28 May 2013

SUMMARY

A petition has been received from 36 residents of High Street and Partridge Street, Glenelg requesting that Council provide *“support and assistance to make our **High Street** a safe and serene street with which we are all proud of and cherish.”*

RECOMMENDATION

That the petition be received by Council and referred to the appropriate department for a response.

COMMUNITY PLAN

A Place that Provides Value for Money

COUNCIL POLICY

Code of Practice for Access to Meetings and Documents

STATUTORY PROVISIONS

Not applicable.

BACKGROUND

The petition states as follows:

“To the Council of the City of Holdfast Bay

We, the undersigned residents of High Street, Glenelg, petition the Council and ask that action and or special consideration be given to our strong concerns regarding the issues arising from the excessive bus traffic along High Street between Moseley Street and Partridge Street, Glenelg. For quite some time now, we the residents of High Street have been enduring the many problems associated with the busses travelling through High Street. These problems include:

- *High Street is a relative narrow street. It is structured with angle parking permitted on the Northern side of the street, and parallel parking on the opposite Southern side. This in effect reduces the width of the street even further than is desirable for heavy vehicular traffic.*
- *Severe heavy noise/vibrations are emitted from the busses affecting the surrounds of those who live on High Street. Please appreciate that this constant and continuous unpleasant noise is having a severe and detrimental effect on the residents of High Street, with the majority of them being elderly.*
- *Excessive traffic restrictions which are created when oncoming traffic is passed by busses while the side parking spaces are utilised. Often the oncoming vehicles need to slow down to a walking pace or even stop to allow the busses to proceed forward. On some occasions, vehicular traffic must cease in order to allow some residents to enter their house drives off High Street.*
- *The high risk for accidents predominantly around the ST Mary's Church and School Crossing due to the number of busses and the speed at which they are permitted to travel in this confined area. This problem is exacerbated when the congregational masses are held, which attracts a large number of church goes and vehicles. Children from the adjacent St Mary's school are also placed in a high risk environment during school days.*

*We, the undersigned rate paying residents of High Street are proud of our location within in the beautiful city of Glenelg and seek council support and assistance the make our **High Street** a safe and serene street with which we are all proud of and cherish."*

Refer Attachment 1

PETITION

To the Council of the City of Holdfast Bay

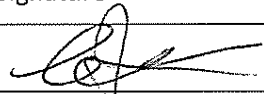
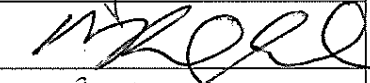
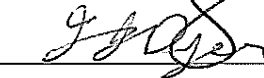
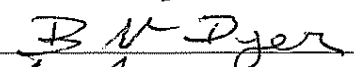


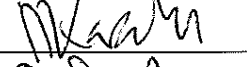
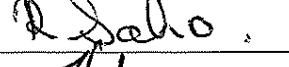
We, the undersigned residents of High Street, Glenelg, petition the Council and ask that action and or special consideration be given to our strong concerns regarding the issues arising from the excessive bus traffic along High Street between Moseley Street and Partridge Street, Glenelg.

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- High Street is a relative narrow street. It is structured with angle parking permitted on the Northern side of the street, and parallel parking on the opposite Southern side. This in effect reduces the width of the street even further than is desirable for heavy vehicular traffic.
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- The high risk for accidents predominantly around the "Our Lady of Victories" Catholic Church and School Crossing due to the number of busses and the speed at which they are permitted to travel in this confined area. This problem is exacerbated when the congregational masses are held, which attracts a large number of church goes and vehicles. Children from the adjacent St Mary's school are also placed in a high risk environment during school days.

We, the undersigned rate paying residents of High Street are proud of our location within in the beautiful city of Glenelg and seek council support and assistance to make our **High Street** a safer and serene street that will benefit us all.

Dated: 21 May 2013

Name	Address	Signature
Chris Coghlan	15 Partridge St. GLENELG	
Mary Rose Coghlan	15 Partridge St Glenelg	
Jan Dyer	14a High St Glenelg	
Barry Dyer	14a High St Glenelg	
John & Terrie JOUMSEN	3 High St Glenelg	
Josyia KARALIS	16 High St Glenelg	
Rosanne Salerno	14 High Street Glenelg	
FRANK SALERNO	14 HIGH ST Glenelg	

Upon presentation to the City of Holdfast Bay this petition will become a public document.

Frank Salerno. 14 High Street Glenelg. 5045

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Name	Address	Signature
MEG GOOD	Unit 2 - 2/4 HIGH STREET	Meg Good
TERESA RYAN	Unit 3 - 2/4 HIGH STREET	T Ryan
GREG MANSRAVE	Unit 1 1/4 HIGH STREET	G Mansrave
Rosemary Lee	5/4 High Street	Rosemary Lee
Nancy Northcott	unit 7/4 High STREET	Nancy Northcott
DAVID ROBERTS	4/4 HIGH STREET	David Roberts
RA Bilney	9 High St Glenelg	RA Bilney
BONNA ASHALL	10 High St GLENELG	Bonna Ashall
VON IRVINE	8 HIGH - ST GLENELG	Von Irvine

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P3

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Name	Address	Signature
P. Janzso	UNIT 6/4 High St. Glenelg	P. Janzso
S.A. Osborne	16A High Street Glenelg	S.A. Osborne
J.D. BURNS	9/28 HIGH STREET	J.D. Burns
J G HISSEY	9/28 HIGH STREET	J.G. Hissey
T.S. JESOP	1/29 HIGH ST	T.S. Jesop
L. EVERTT	1/29 " "	L. Everett
O. COX	28 HIGH ST	O. Cox
S. Auch-Schweik	28 HIGH ST	S. Auch-Schweik
blenn & Debbie STREET	30 High St	Blenn & Debbie Street
M. SMYK	32 HIGH ST	M. Smyk

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Name	Address	Signature
MARG- IRVINE	8 HIGH - ST GLENELG.	M. D. Irvine
Jacquie vanSanten	16 B High St, Glenelg	J. vanSanten
Richard McDonald	23 High St Glenelg	R. McDonald
ROBERT RUVINETTI	24 HIGH ST GLENELG	R. Ruviniti
GRAHAM AUERY	3/17 PARTRIDGE STREET	G. Auery
KITHA Bourke	18 HIGH ST GLE	K. Bourke
William Bourke	18 High St Glenelg	W. Bourke
Jacqueline Bourke	18 High St Glenelg	J. Bourke
NORR Walsh	20 High St Glenelg	N. Walsh

Upon presentation to the City of Holdfast Bay this petition will become a public document.
Frank Salerno. 14 High Street Glenelg. 5045

PI

Item No: 8.2.1

Subject: QUESTIONS WITH NOTICE – PATAWALONGA MARINA RATES –
COUNCILLOR FISK

Date: 28 May 2013

QUESTION

Councillor Fisk asked the following questions:

- “1. Will the CEO please advise council of the rationale for the Glenelg Council’s introduction of a minimum rate.**
- 2. Was the introduction to ensure the rate per property covered the cost of providing basic public good services such as:**
 - (1) Storm water drainage**
 - (2) Road paving**
 - (3) Kerbing and water table**
 - (4) Street lighting**
 - (5) Street landscaping and trees**
 - (6) Rubbish removal**
 - (7) Libraries etc?**
- 3. What are the independent estimates (done by non Council staff) of the cost per berth of the consumption of services by boating berth lessees in the Patawalonga?**
- 4. Were the original figures that were used to justify the development quoting that the WHOLE development was to be cost neutral to council, and this figure should be taken including the rates collected from Marina Pier, Lights Landing, Marina East apartments and the development along Cygnet Court?**
- 5. Which members of Council voted for the Council assuming responsibility and therefore the operating costs and maintenance of the lock?**
- 6. Was the Council advised at the time by any person that the design of the lock was fundamentally flawed and the maintenance costs to Council would be excessive?**
- 7. Is there any liability remaining with the State Government for the fundamentally flawed design installed by the developers on behalf of the state?**
- 8. Has any attempt been made to determine if the Council can require the State to rectify the flawed design that was constructed?**

9. ***How many and what other sporting and recreational facilities are rated at the minimum rate AND how many of these are provided with a concession or grant to nullify the rate?***
10. ***Is there any other class of property within Holdfast Bay that attracts both the minimum rate AND an additional levy, if so which class, the number of properties and what is the rate of the additional levy and what is the levy for?***
11. ***If, as suggested would be preferable, that all boat berths became vacant is there a legal impediment to ceasing to operate and maintain the lock system?***
12. ***Does the boating community and recreational boating and fishing create any employment in the City? How many jobs are created? What is the indirect contribution to the economy of Holdfast Bay (including the purchase of food and beverages consumed) by the boat users?***
13. ***What are the economic multipliers from boating?***
14. ***What is the total direct and indirect contribution to the economy of Holdfast Bay from boating in the Patawalonga basin?***
15. ***What other sporting or recreational activity in Holdfast Bay must pay all the depreciation of a city asset from their own funds? If so who and how much. Football, soccer, bowling, sailing, Life saving, tennis, cycling, athletics are all using city assets and how much do they pay towards the depreciation of the assets they have access to?"***

ANSWER – General Manager Corporate Services

1. It is assumed the question relates to the application of the minimum rate to the berths in the Patawalonga. The minimum rate was applied to marina berths as from the 2007/08 year. The matter was first considered by Council's Rating Review Committee in April 2007 which received legal advice that the practice of treating marina berths as having common occupation was incorrect. At its meeting on 24 April 2007, Council resolved as follows:

Councillor Crutchett moved and Councillor Fisk seconded:

1. *That the minutes of the Rating Review Committee held on 3 April 2007 be received and noted;*
2. *That the correct General Differential Rate be applied to the Patawalonga Marina Berths from 2007/08;*
3. *That a rate rebate to the affected ratepayers of 80% be granted in 2007/08, reducing by 20% each year to a zero rebate in 2011/12; and*
4. *That the occupiers of the marina berths be advised of Council's decision.*

2. No. The minimum rate ensures that all ratepayers pay a minimum amount towards the cost of Council's services.
3. Council has not sought such estimates.
4. Clause 4.2 of the 1997 development agreement between the Minister for State Development, the Baulderstone 'consortium' and Council '*anticipated that the implementation of the Master Plan will result in a net increase in rate revenue to the Council of at least \$300,000 after allowing for additional maintenance and operational expenses...*'
5. Council was obliged to assume ownership of the lock pursuant to the development agreement with the Minister for State Development.
6. No. Council was not involved in the design, tender or construction of the lock.
7. No.
8. Council has received advice that it has no claim against the State Government.
9. None. All other properties that are used for sporting or recreational purposes are rated in accordance with Council's policy and pay a rate in excess of the minimum rate.
10. Commercial properties in the Jetty Road Glenelg precinct are subject to a general differential rate and a separate rate. Revenue from the separate rate is applied to '*to support and improve the activity of promoting and enhancing business viability, profitability and trade, commerce and industry in Jetty Road Glenelg*'.
11. The suggestion as to what is 'preferable' is not Council's position, however, in the event that there were no berths in the Patawalonga, there would not be a need to install and maintain the lock.
12. Council does not have this information.
13. Council does not have this information.
14. Council does not have this information.
15. Lessees of Council property, including sporting and recreational organisations, pay a rent to Council and, under their lease, assume an obligation to maintain the property. A full list of Council's property leases is available as a register of facilities on its website at <http://www.holdfast.sa.gov.au/webdata/resources/files/Facilities%20Register%201-2.pdf>

Item No: **11.1**

Subject: **MOTION ON NOTICE – MAINTENANCE LEVY FOR THE PATAWALONGA MARINA – COUNCILLOR FISK**

Date: 28 May 2013

PROPOSED MOTION

Councillor Fisk proposed the following motion:

The special maintenance levy for the Patawalonga marina Berth holders be set at 75% of the current maintenance levy (which is \$65500) from the 2013/2014 financial year. This would equate to a total income from the marina berth holders (which is the total of the Minimum rate plus the Maintenance Levy) being reduced by only 8.2% for this year.

BACKGROUND

The Holdfast Shores marina development was constructed as a whole and the value of all the rates from Marina Pier, Lights Landing and Marina East are as a result of the marina being in existence. This total figure should be taken into consideration when working out whether the marina is paying its way.

The marina berth users ARE subsidising Council NOT the other way round. If as suggested, the boats are all removed and it becomes a useless lake then the general ratepayers of the city will be paying the FULL maintenance amount of the gates on their own, and when the gates need to be replaced the multi millions of dollars will be paid out of general revenue.

My motion is complimentary with the intent of the motion : ‘Maintenance of Patawalonga Lock’ Report No 165/13 that was passed at the meeting 14/5/2013.

It also is consistent with points 1 and 2 of the passed motion. The reasons my motion is consistent are:

- It fits in with the original intent of being revenue neutral as the total income from the Holdfast Shores concept development plus income from marina berth rates and a special levee far outweighs ALL expenses of the development, and is well within the revenue neutral requirement.
- It is consistent with the first item as the majority of maintenance call outs are as a result of pedestrians damaging the mechanism and jumping fences.
- It is very consistent with the second item, as my motion means that the special levee reduction will give berth holders predictability over the coming years. It will also make

them feel more part of the community than just a revenue stream with few redeeming qualities, and is equitable when compared to other sporting groups.

There are a couple points about the marina that are conveniently overlooked in the whole discussion.

The Holdfast Shores development was constructed as a single whole concept and the value of all the additional rates from Marina Pier, Lights Landing and Marina East are received as a result of that complete concept including the marina being constructed. This total figure should be taken into consideration when working out whether the marina is paying its way.

It would be a very bold and arguably illogical person who would attempt to suggest that this integrated development in its entirety has not added to the amenity of the Holdfast Bay community and to the Council's rate revenue.

It could therefore be argued that the marina berth users, being required to provide full cost recovery of maintenance on part of that integrated development are actually subsidizing Council NOT the other way around. If as has been illogically suggested, the boats from the public moorings are all removed and the area becomes a simple lake, then the general ratepayers of the City will be required to bear the FULL maintenance cost of the gates, because the properties along Cygnet Court have multiple marina berths as part of their titles and do have right to access these berths. It is a part of the deed of planning approval that Council must maintain this access just as Government must dredge the outside channel.

I would like to put forward further arguments supporting boating in Holdfast Bay.

- What seems to have been widely overlooked in recent debates that the Boats in the Patawalonga are viewed as the most likely source of rescue facilities should there be an unfortunate ditching of a passenger aircraft taking off from Adelaide Airport. For example, the staff from Glenelg Marine would be able to get boats to sea within moments of the ditching and potentially save lives. If the unthinkable happens and a plane does ditch, does this Council want to be known as the reason why fewer ditched passengers were saved.
- Boating is a recreational activity
- Fishing is an activity carried out by boat, and the bait is purchased from shops in Holdfast Bay, the same as jetty and beach fishing supplies are. The same applies to the sandwiches and other food and drink etc.
- Scuba Diving is a recreational past time that is carried out with the use of boats, and there are a number of diving clubs and marine organisations that operate in our city.
- Boating is an internationally recognised sport – power boating and offshore racing are international sports. Where do we think that Sir James Hardy, one of Australia's most famous yachtsmen got his boating experience that enabled him to skipper the America's Cup challenge? It was off Holdfast Bay. Where does he moor his boat – in the Patawalonga marina.
- Holdfast Bay has 2 sailing clubs, Somerton and Seacliff and the City supports and subsidizes these sporting facilities but penalizes yachts in the Patawalonga.

- We, as a Council subsidize many sporting and recreational activities like:
 - Football (Glennelg Oval, Brighton Oval) and we arrange low interest loans to these sports.
 - Tennis (many tennis clubs in the city are subsidized for court resurfacing etc)
 - We are discussing spending close to \$1m for tennis and netball courts in Seacliff
 - Rugby, lacrosse, athletics, baseball, basketball, volleyball are all in receipt of Council subsidies
 - Lawn bowls, and we have even arranged finance with the LGA for some clubs
 - Cycling has funding for paths, line marking on roads, cycle racks around the City along the coast park, and Jimmy Melrose Park
 - Surf Lifesaving is heavily subsidised by Council and emergency services levy, as it should be as it reduces risk to lives from using the beautiful Holdfast Bay water, but it is also a sport with beach sprinting and surf boat and ski racing honing the skills used to protect the beaches
- Boating is a sport , a recreational activity and a tool for other recreational ventures
- The boating fraternity in the Patawalonga, unlike the sporting and other recreational activity participants get no subsidies.

Boating deserves equitable treatment.

Item No: **11.2**

Subject: **MOTION ON NOTICE – RECORDING OF COUNCIL MEETINGS – COUNCILLOR LOOKER**

Date: 28 May 2013

PROPOSED MOTION

Councillor Looker proposed the following motion:

That administration report on the practical measures required and cost, to make audio recordings of each council meeting.

BACKGROUND

The starting point for the proper conduct of Council meetings is the Meeting Regulations and in particular the guiding principles.

“Procedures should reflect levels of formality appropriate to the nature and scope of responsibilities exercised at the meeting.”

“Procedures should be sufficiently certain to give the community and decision makers confidence in the deliberations undertaken at the meeting”

At its meeting of 14 May Council refused to endorse the minutes of the meeting held on 23 April and events surrounding that meeting have now been accepted by the Ombudsman for investigation. This is the second investigation by the Ombudsman in 2 years and in his report of August 2012 warned that “meeting procedures are not discretionary.”

Breaches of meeting regulation are common during Holdfast Bay Council meetings with most being low level non compliances such as members speaking more than once, interruptions by other members and points of order being either dismissed or accepted without reference to regulations. Some more serious breaches also occur as do inappropriate comments on businesses and individuals.

Recording Council meetings is not new and has been done in the old Glenelg Council. Having an audio recording will provide clarity as to exactly what happened at a particular meeting and may be an incentive to encourage all to participate appropriately in proceedings to ensure that meetings are conducted the a manner expected from a level of Government.

Item No: **11.3**

Subject: **MOTION ON NOTICE – RESCISSION MOTION – BRIGHTON CARAVAN PARK – SECTION 270 REVIEW – COUNCILLOR ROE**

Date: 28 May 2013

PROPOSED MOTION

Councillor Roe proposed the following motion:

That Resolution C230413/903 from the council meeting held on 23 April 2013 be rescinded.

And if successful I will move, the original motion from Report No: 151/13, Brighton Caravan Park – Section 270 Review.

- 1. That the Section 270 Review be received and noted.**
 - 2. That the decision made by Council at its meeting on 22 January 2013 in relation to not continuing with annual rentals at the Brighton Caravan Park from 1 July 2013 was made in full compliance with the Local Government Act 1999 and based on all relevant information that was available to the Council at that time.**
 - 3. That Council, after considering the report and submissions reaffirms its decision to disallow annual rentals in the Park consequent on the proposed upgrade.**
 - 4. That Ms Marilyn Pearson be advised of Council's decision regarding this review.**
-

BACKGROUND

The motion should have been dealt with differently, separating the 270 review, from the matter of the lease extensions.

Report No: 151/13, Brighton Caravan Park – Section 270 Review, was not intended to reopen debate about the status of the annual leaseholders, the report was simply meant to determine if council's decision was lawfully made in accordance with the Local Government Act 1999.

If the rescission motion is successful I will move that the 270 review of the Brighton Caravan Park is accepted.

The matter of the extension of time for annual leases was not the subject of the report.

ORIGINAL MOTION

Second Amendment

C230413/903

1. That the Section 270 Review be received and noted.
2. That the decision made by Council at its meeting on 22 January 2013 in relation to not continuing with annual rentals at the Brighton Caravan Park from 1 July 2013 was made in full compliance with the Local Government Act 1999 and based on all relevant information that was available to the Council at that time.
3. That Council, after considering the report and submissions and agrees to:
 - (a) set aside a specific area on a short term basis within the park for caravans to be relocated; and
 - (b) a staged redevelopment of the caravan park, in such a way that the area for the annual agreement holders is the last to be developed, if practicable;
 - (c) that the people with current annual agreements are given a further nine months, (on a temporary basis) from 30 June 2013 to seek alternative accommodation.
4. That Ms Marilyn Pearson be advised of Council's decision regarding this review.

Moved Councillor Bouchee, Seconded Councillor Fisk

The second amendment on being put was

Carried

Division called

A division was called:

Those voting for: Councillors Fisk, Patton, Dixon, Bouchee, Patterson and Yates (6)

Those voting against: Councillors Looker, Clancy, Donaldson, Lonie and Huckstepp (5).

His Worship the Mayor declared the Second Amendment

Carried

The motion, as amended, on being put was

Carried

Division called

A division was called:

Those voting for: Councillors Fisk, Patton, Dixon, Bouchee, Looker, Clancy, Donaldson, Lonie, Huckstepp and Yates (11)

Those voting against: Nil

His Worship the Mayor declared the motion

Carried

Item No: **11.4**

Subject: **MOTION ON NOTICE – EXPENDITURE DIVERSION – COUNCILLOR
BOUCHEE**

Date: 28 May 2013

PROPOSED MOTION

Councillor Bouchee proposed the following motion:

That the CEO ensure that any expenditure diversion of the Depreciation Budget of more than \$100K be identified and noted in the Finance Report which is presented to Council each month.

ADMINISTRATION COMMENT

All Income and Expenditure variations, including depreciation changes, are identified, reported on and considered by Council on a quarterly basis as part of a budget update process. Any forecast changes to the budget including depreciation are already noted in the monthly finance report.

Item No: **13.1**
Subject: **DEVELOPMENT ASSESSMENT PANEL MINUTES – 24 APRIL 2013**
Date: 28 May 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 24 April 2013 are presented to Council for information.

RECOMMENDATION

That the minutes of the Development Assessment Panel meetings held on 24 April 2013 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.

Minutes of the Development Assessment Panel of the City of Holdfast Bay held in the Kingston Room, Civic Centre, Jetty Road, Brighton, on Wednesday, 24 April 2013 at 7:00pm.

MEMBERS PRESENT

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

STAFF IN ATTENDANCE

Manager Development Services – A Marroncelli
Senior Development Officer - R DeZeeuw
Development Officers – D Spasic and E Kenchington

1. OPENING

J Newman welcomed the people in the gallery.

2. APOLOGIES

Apologies Received – G Goss
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

240413/0029

That the minutes of the Development Assessment Panel held on 27 March 2013 be taken as read and confirmed.

Moved by I Winter, Seconded by T Looker

Carried

6. DEVELOPMENT ASSESSMENT MATTERS

6.1 City Assets, City of Holdfast Bay, 26A Esplanade, Somerton Park (John Miller Reserve) (Report No 139/13)

DA NO.	:	<u>110/00001/13</u>
APPLICANT	:	<u>CITY ASSETS, CITY OF HOLDFAST BAY</u>
LOCATION	:	<u>26A ESPLANADE, SOMERTON PARK (JOHN MILLER RESERVE)</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 26 APRIL 2013</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL COASTAL</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>SHADE SAIL STRUCTURE OVER EXISTING PLAYGROUND EQUIPMENT AT JOHN MILLER RESERVE</u>
EXISTING USE	:	<u>PUBLIC RESERVE/PLAYGROUND</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>THREE</u>
REPRESENTATIONS	:	<u>EIGHT</u>
RECOMMENDATION	:	<u>REFUSAL</u>

Speakers: R Cook, E Cumpston, J Lewis, J Evanson, M Book, C Hargraves and J Perkins

Motion

240413/0030

Following a detailed assessment of the proposal against the relevant provisions of the Holdfast Bay (City) Development Plan that the Development Assessment Panel defer Development Plan Consent, to Development Application 110/00001/13, to:

1. Allow the applicant to provide more detailed plans and information in the form of perspective images of the proposed shade sails, taken from various angles, for a better appreciation of the proposal's impact on surrounding residences and streetscape generally; and
2. Allow the applicant the opportunity to investigate the cost of and opportunity for planting very large and suitable mature trees as an alternative shade source to the shade sails.

Moved R Clancy, Seconded T Looker

Carried

6.2

**City of Holdfast Bay, Adjacent 71 Gladstone Road, North Brighton
(Report No 140/13)**

DA NO.	:	<u>110/00092/13</u>
APPLICANT	:	<u>CITY OF HOLDFAST BAY</u>
LOCATION	:	<u>ADJACENT 71 GLADSTONE ROAD, NORTH BRIGHTON</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 26 APRIL 2012</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>REMOVAL OF REGULATED TREE AGONIS FLEXUOSA (WILLOW MYRTLE) FROM VERGE ADJACENT 71 GLADSTONE ROAD, NORTH BRIGHTON</u>
EXISTING USE	:	<u>NOT APPLICABLE</u>
REFERRALS	:	<u>ARBORIST</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>THREE</u>
RECOMMENDATION	:	<u>CONSENT SUBJECT TO CONDITIONS</u>

Motion**240413/0031**

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 refuse Development Approval to Development Application 110/00092/13 in that it is considered to be at variance with the Development Plan. Specifically, the proposal does not meet the intent of Council Wide Objective 1 and Principle of Development Control 2(d) pertaining to 'Significant Trees', and Council Wide Principle of Development Control 286(a) & (f), in that the tree:

- Provides important aesthetic and environmental benefit to the local area;
- Makes an important contribution to the character and amenity of the local area;
- Forms a notable visual element to the landscape of the local area; and
- Does not represent a material risk to public or private safety.

Moved I Winter, Seconded N Sim

Carried

6.3 Eblens of Glenelg, 112-118 Brighton Road, Glenelg East (Report No 141/13)

DA NO.	:	<u>110/00849/12</u>
APPLICANT	:	<u>EBLENS OF GLENELG</u>
LOCATION	:	<u>112-118 BRIGHTON ROAD, GLENELG EAST</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>EXTENSIONS AND ALTERATIONS TO EXISTING NEW AND USED CAR VEHICLE DEALERSHIP (112- 118 BRIGHTON ROAD - EBLEN SUBARU) COMPRISING: ADDITIONS AND ALTERATIONS TO EXISTING WORKSHOP ON EASTERN BOUNDARY (4.7 METRES IN HEIGHT BY 4.2 METRES IN LENGTH), EXTENSION TO VEHICLE SHOWROOM ON WESTERN (FRONT) ELEVATION, CHANGES TO INTERNAL OFFICES AND GROUND FLOOR RE-CONFIGURATION WITH ADDITIONAL VEHICLE SERVICE BAY, NEW FIRST FLOOR OFFICES, RE-CONFIGURATION OF EXISTING CAR PARKING AREAS ON LAPTHORNE STREET AND WESTERN AND NORTHERN SIDES OF THE EXISTING BUILDING INCLUDING NEW LANDSCAPING AND RECONFIGURATION OF EXISTING VEHICLE DETAILING AREA TO REAR OF SITE ADJACENT SOUTHERN BOUNDARY</u>
EXISTING USE	:	<u>NEW AND USED CAR VEHICLE DEALERSHIP (INCLUDING CAR YARD, SHOWROOM AND VEHICLE SERVICING)</u>
REFERRALS	:	<u>CITY ASSETS – INFRASTRUCTURE DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE – TRANSPORT SERVICES DIVISION</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>THREE</u>
RECOMMENDATION	:	<u>CONSENT SUBJECT TO CONDITIONS</u>

Speakers: P Charles and J Outhred

Motion**240413/0032**

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 Plan Consent** to Development Application 110/00849/12 as it is not considered to be seriously at variance with the relevant provisions of the Development Plan, 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 drawing number 4538.12 revision 'C' page 1, 4538.12 revision 'A' page 2, 4538.12 revision 'A' page 3, 4538.12 revision 'A' page 4, 4538.12 revision 'A' page 5 submitted to and approved by Council unless varied by any subsequent conditions imposed herein.
2. That the additions 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.
3. 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.
4. That any dust emissions from the site shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of Council.
5. 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.
6. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.
7. That no solid or liquid trade wastes be discharged to the stormwater system.

- 8. That the provision and alteration for vehicle crossovers and inverts, and reinstatements of the existing crossovers not required by the development (as Identified on the plan drawing number 4538.12 revision C page 1), be constructed at the owner's expense. Any driveway shall be a minimum of 1 metre from any infrastructure (ie street sign, electricity stobie pole, tree, Telstra infrastructure, side entry pit etc) on the verge.**
- 9. Any change in levels along external site boundaries of 200mm or more shall be retained to suitable engineering standards and any fencing shall be erected on top of such retaining walls. Construction of all retaining walls shall be undertaken and completed prior to the commencement of construction of the dwelling(s) herein approved.**
- 10. That the landscaping shall comprise semi mature trees and shrubs indigenous to the local area (where practicable), and that a continuous strip of landscaping in the form of suitable shrubs measuring not less than 50cm in height shall be incorporated along the entire length of the Brighton Road frontage (allotment 533), and that such landscaping shall be planted no more than three (3) months after the date of completion of the development and that any such vegetation shall be replaced if and when it dies or becomes seriously diseased.**
- 11. That all plants shall be watered through the installation of an underground drip feed irrigation system.**
- 12. That upstairs windows on the eastern elevation 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.**
- 13. That all runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap, prior to discharge to the stormwater system.**
- 14. That each car parking space shall conform to the applicable Australian Standard. Such car parking spaces shall be line marked with continuous white lines along the whole of each side of each car parking space prior to the use of the development herein approved and such line marking shall be maintained in good and substantial conditions at all times to the reasonable satisfaction of the Council.**
- 15. That all air-conditioning and any other roof mounted service equipment as part of the new additions be screened to the reasonable satisfaction of Council.**
- 16. Lighting associated with site security/external building lighting shall be of an intensity not to cause a light over spill nuisance to adjacent residential occupiers, or cause a distraction to drivers on adjacent public roads.**

17. Driveway, manoeuvring areas, car parking spaces, and landscape areas shall not be used for the storage or display of any materials or goods.
18. Wheelstops shall be established to all new car parking spaces in accordance with the relevant Australian Standards.
19. That the applicant apply to and receive approval from the City of Holdfast Bay City Assets department for the instatement of an appropriately signed loading zone along Laphorne Street prior to the completion of construction.

Advisory Notes:

1. ***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.***
2. ***Should guidance be required with respect to making a selection of suitable indigenous native vegetation, please refer to <http://www.holdfast.sa.gov.au/site/page.cfm?u=867> located on City of Holdfast Bay website.***
3. ***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.***
4. ***This consent or approval does not ensure compliance with the Disability Discrimination Act 1992, and developers will be liable to complaints under that Act. Your attention is drawn to Australian Standard 1428 parts 1 - 4 which provides some technical direction on how to cater for people with disabilities, in addition to matters covered by the Building Code of Australia (BCA).***

Moved T Looker, Seconded N Sim

Carried

6.4 J and J Bacasetas P/L, 53–59 Jetty Road, Brighton (Report No 142/13)

DA NO.	:	<u>110/00859/12</u>
APPLICANT	:	<u>J AND J BACASETAS P/L</u>
LOCATION	:	<u>53–59 JETTY ROAD, BRIGHTON</u>
DEVELOPMENT PLAN	:	<u>CONSOLIDATED 26 APRIL 2012</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL ACTIVITY NODE</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF A TWO STOREY BUILDING COMPRISING RETAIL TENANCIES AND A RESTAURANT/CAFÉ ON THE GROUND FLOOR AND FOUR APARTMENTS ON THE UPPER LEVEL, WITH REAR CAR PARKING AND BALCONY OVER JETTY ROAD FOOTPATH</u>
EXISTING USE	:	<u>SINGLE STOREY BUILDING WITH RESTAURANT/CAFÉ, TAKEAWAY AND SPECIALTY SHOPS</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>TWO</u>
REPRESENTATIONS	:	<u>ELEVEN</u>
RECOMMENDATION	:	<u>CONSENT WITH CONDITIONS</u>

Speakers: P Davos, P Caldicott, G Nolan and G Manos

Motion**240413/0033**

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 110/00859/12, 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 26/03/13 submitted to and approved by Council unless varied by any subsequent conditions imposed herein.**
- 2. That no more than 48 seats be provided for café patrons either within the building or on the public footpath.**
- 3. That parking spaces 6 and 11 be allocated for service deliveries during morning periods and to staff associated with the cafe after 11am as shown within the report from Murray Young and Associates dated 12 April 2013.**
- 4. That service deliveries take place prior to 11am.**

5. 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.
6. 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.
7. That an obscure glass balustrade (or other screen as approved by Council) to 1.5 metres high be erected on the southern side of the rear balcony and the western side of the balcony/walkway. Further details of the louvered screen shall be provided at the Building Rules Assessment stage.
8. That each car parking space shall conform to the applicable Australian Standard. Such car parking spaces shall be line marked with continuous white lines along the whole of each side of each car parking space prior to the use of the development herein approved and such line marking shall be maintained in good and substantial conditions at all times to the reasonable satisfaction of the Council.
9. That all domestic mechanical plant and equipment, including air conditioners, should be selected, designed, and installed within approved acoustic canopies to comply with the following mandatory criteria:
 - 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
 - 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
 - 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.
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.

Moved I Winter, Seconded N Sim

Carried

6.5 Paul Harrop, 1/56-64 Yacca Road, Seacliff (Report No 143/13)

DA NO.	:	<u>110/00170/13</u>
APPLICANT	:	<u>PAUL HARROP</u>
LOCATION	:	<u>1/56-64 YACCA ROAD, SEACLIFF</u>
DEVELOPMENT PLAN	:	<u>26 APRIL 2012</u>
ZONE AND POLICY AREA	:	<u>RESIDENTIAL – POLICY AREA 9 SEACLIFF POLICY AREA</u>
NATURE OF DEVELOPMENT:		<u>MERIT</u>
PROPOSAL	:	<u>VARIATION TO DA 110/00911/12 (SINGLE STOREY DETACHED DWELLING WITH ASSOCIATED GARAGE SITED ON THE NORTHERN SIDE BOUNDARY) COMPRISING COLORBOND 'SURFMIST' ROOF FINISH</u>
EXISTING USE	:	<u>RESIDENTIAL</u>
REFERRALS	:	<u>NIL</u>
CATEGORY	:	<u>ONE</u>
REPRESENTATIONS	:	<u>NOT APPLICABLE</u>
RECOMMENDATION	:	<u>DEVELOPMENT APPROVAL SUBJECT TO CONDITIONS</u>

Motion

240413/0034

1. That development is undertaken in accordance with the Development Plan Consent and Building Rules Consent Conditions associated with DA 110/00911/12 in which this proposal seeks to vary.

2. 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.

3. That the alfresco herein approved shall not be enclosed without the prior consent of Council.
4. Any change in levels along external site boundaries of 200mm or more shall be retained to suitable engineering standards and any fencing shall be erected on top of such retaining walls. Construction of all retaining walls shall be undertaken and completed prior to the commencement of construction of the dwelling(s) herein approved.
5. 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. The provision for vehicle crossovers and inverts, and reinstatements of existing crossovers not required by the development, be constructed at the owner's expense. The maximum length along the kerb of inverts must not exceed 5.5 metres. Requests for inverts greater in length may be considered, but will require separate approval from the City Assets Department.
6. That no solid or liquid trade wastes be discharged to the stormwater system.
7. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.

8. 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.
9. 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.
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 landscaping as detailed in the application for development 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.

BUILDING RULES CONSENT CONDITION:

1. NOTIFICATIONS OF CERTAIN STAGES OF WORK - DEVELOPMENT REGS PART 12

In accordance with regulation 74 of the Development Act, it is the applicant's responsibility to notify council a minimum of one business day prior to the following stages of construction:

- the pouring of footings, so as to enable inspection of reinforcement etc;
- at completion of structural timber or steel framing; and
- at completion of the work.

Moved R Clancy, Seconded T Looker

Carried

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

9. CLOSURE

The meeting closed at 8:47pm.

CONFIRMED Wednesday, 22 May 2013

PRESIDING MEMBER

Item No: **13.2**

Subject: **AUDIT COMMITTEE MINUTES – 8 MAY 2013**

Date: 28 May 2013

Written By: Personal Assistant to the General Manager Corporate Services

General Manager: Corporate Services

SUMMARY

The minutes of the Audit Committee meeting held 8 May 2013 are presented to Council for information and endorsement.

RECOMMENDATION

That the minutes of the Audit Committee meeting held 8 May 2013 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.

CITY OF HOLDFAST BAY

Minutes of the meeting of the Audit Committee of the City of Holdfast Bay held in the Boardroom at Alwyndor Aged Care Facility, Dunrobin Road, Hove on Wednesday 8 May 2013 at 6.30 pm.

PRESENT

Members

Chairman - Councillor TD Looker
Mr A Neville
Ms V Brown
Mr J Wood

Staff

General Manager Corporate Services - Mr IS Walker
Manager Finance - Mr J Newton
Manager Finance & Administration Alwyndor Aged Care - Ms P Warburton

1. OPENING

The Chairman declared the meeting open at 6.30 pm.

2. APOLOGIES

2.1 For Absence - Councillor A Roe

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 13 March 2013 be taken as read and confirmed.

Moved by Ms Brown, Seconded by Mr Neville

Carried

5. QUESTIONS BY MEMBERS - Nil

6. MOTIONS ON NOTICE - Nil

7. ADJOURNED ITEMS Nil**8. REPORTS BY OFFICERS****8.1 Standing Items – May 2013 (Report No: 156/13)****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 Ms Brown

Carried

8.2 Budget Update – as at 31 March 2013 (Report No: 157/13)**Motion**

That the Audit Committee advises Council that it has considered the third budget update of the 2012/13 budget as at 31 March 2013.

Moved Mr Wood, Seconded Ms Brown

Carried

8.3 Draft 2013-14 Annual business Plan (Report No: 158/13)**Motion**

That the Audit Committee advise Council that it has reviewed the 2013/14 Annual Business Plan and Budget and was pleased to note an operating surplus.

Moved Mr Neville, Seconded Ms Brown

Carried

9. REPORTS BY MEMBERS - Nil**10. ACTION ITEMS - Nil**

11. VERBAL REPORTS BY OFFICERS

11.1 Work Health & Safety

The General Manager Corporate Services provided a verbal report.

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

Nil.

13. DATE AND TIME OF NEXT MEETING

The next meeting of the Audit Committee will be held on Wednesday 7 August 2013 in the Mawson Room, Civic Centre, 24 Jetty Road, Brighton.

14. CLOSURE

The meeting closed at 7.15 pm.

CONFIRMED Wednesday 7 August 2013

CHAIRMAN

Item No: **14.1**
Subject: **ITEMS IN BRIEF**
Date: 28 May 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 Project Schedules

The City Assets- Infrastructure Unit's Monthly Updated Project Schedule is attached for Members information.

Refer Attachment 1

14.1.2 Proposed Cinema Complex and Car Parking Facility, Glenelg

At its meeting on 10 July 2012, Council resolved in part to prepare a draft Heads of Agreement with the Taplin Group to develop a cinema complex and car park facility on Council’s land at Glenelg. As part of these discussions, advice was received from the Taplin Group’s lawyers on 17 May 2013 that the preferred operator for the cinema complex has asked for the project to be suspended for a period of at least 3-4 weeks, citing the recent fluctuation in the Australian dollar and its impact on securing required cinema equipment from the United States.

It is understood that the Taplin Group will now be re-approaching two other potential operators to confirm their interest in the managing the facility. Consequently, discussions on the draft Heads of Agreement have been suspended pending further advice from the Taplin Group.

14.1.3 Environment Team Quarterly Snapshot

In order to keep Council better informed, the Environment Team will endeavour to supply a quarterly report of key activities and achievements. This is not designed to be an exhaustive list and may develop and improve over time. This will be provided as dot points, statistics, photos, and graphs as depicted.

Environment Team Quarterly Snapshot January – March 2013

Council Facilities

The main activities involving Council facilities have been to coordinate Stage 2 of the Lighting Upgrade and development of the tender documents for the Air-conditioning Building Management System for the Civic Centre. This complements the other energy efficiency projects undertaken of 46 kW of solar and Stage 1 Lighting Upgrade at the Civic Centre. As depicted in the Table 1 below these projects have resulted in 74 540.95 kWh of non-renewable power saved and \$10 729.33 at the Civic Centre this year to date. Chart 1 shows the non-renewable energy use of the civic centre monthly over two years and the reduction for 2012/13 is evident.



Figure 1 Stage 2 of Civic Centre Lighting Upgrade

Other activities have included providing information to consultant for energy and water auditing of key Council facilities. As well as coordinating Councils participation in Earth Hour and providing project and budget information to Councils budget process.

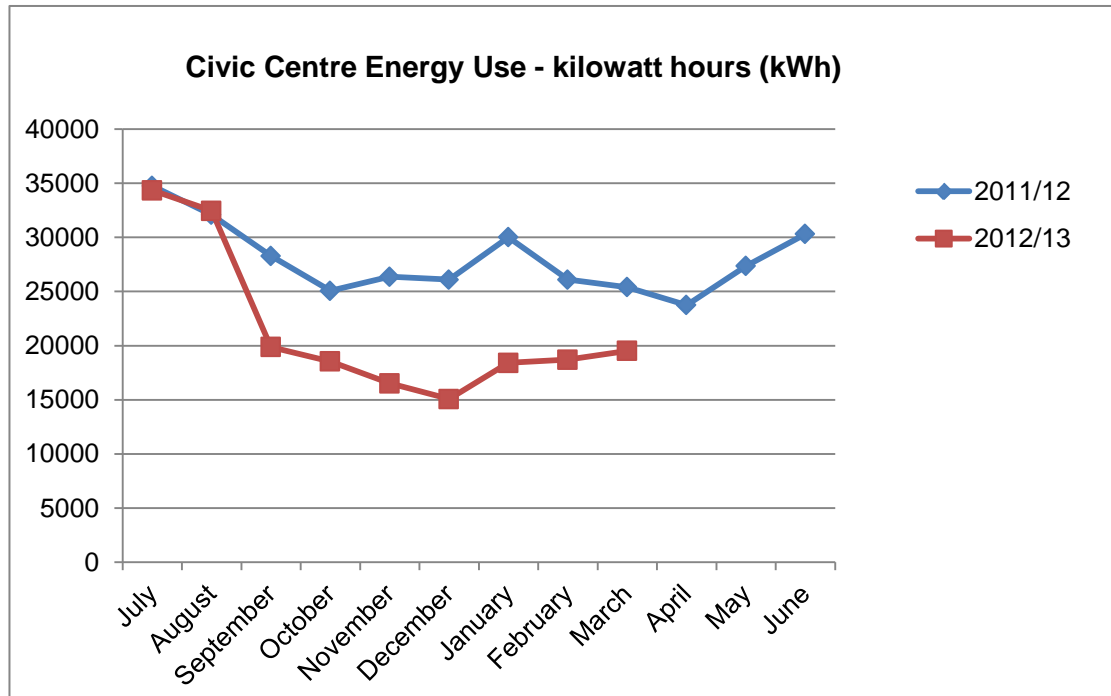
Table 1

	2011/12	2012/13 to date	Jan-March 2013
* Depot Energy Use (30 Kw solar (sized to export) commissioned July 2011)	- 42,761.832 kWh saved & exported - \$15,171.40 saved & gained	- 25,734.804 kWh saved & exported - \$8,543.56 saved & gained	- 7746.528 kWh generated & used - \$2,845.55 saved & gained

* Civic Centre Energy Use (46 kW solar (not sized to export) commissioned August 2012, Lighting Stage 1 Nov 2012 and Lighting Stage 2 Feb 2013)	- 0 kWh saved - \$0 saved	- 74,540.95 kWh saved - \$10,729.33 saved (since September 2012)	- 31,946.121 kWh saved - \$4,721.51 saved
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*this data is based on actual energy bills - more sophisticated reporting mechanisms are being investigated. It is likely a conservative estimate as it only takes into account kWh savings not KVA (ie. volt amps).

Chart 1



Natural Areas

- The main activities undertaken for our natural areas involved; Coordinating volunteer working bees at Yurlo Wirra and Civic Centre Native Gardens (1900 volunteer hours to date, 600 hours Jan-March 2013). Refer to Table 2 for more details.
- Conducting a native garden workshop for Brighton Historical Society
- Working on an external funding application to improve natural assets
- Propagating 1 000 indigenous plants in depot nursery for the first time, for use on Council sites
- NRM and Council staff assisting environmental volunteers with NRM Community Grants
- Engaging a contractor to undertake NRM funded weed control at Kingston Park and Barton Gully



Figure 2 Gilbertson Gully has been extensively slashed this year ready for planting in June/July

- NRM working with all metropolitan coastal councils to review the Metropolitan Adelaide & Northern Coastal Action Plan

Table 2

	2011/12	2012/13 to date	Jan-March 2013
Indigenous plants planted	6 500	7 867	0
Volunteer hours in natural areas	2 220	1 900	600
Volunteer events (incl. working bees, Nat Tree Day and Clean Up Aust Day)	28	15	6
Contracted weed control (m2) in natural areas	74 415 (850 hours labour)	74 415 (408 hours labour)	55 350 (215 hours labour)
Contracted weed control (m2) in natural areas by Natural Resources Management Board	60 565	77 200	32 330

Waste Services

Council has collected, processed and disposed of 1 067.9 tonnes of recycling (kerbside), 764.24 tonnes of green waste (kerbside) and 1 664.6 tonnes of residual waste (including street litter bins) this quarter (refer to Table 3 below and Charts for more detail). We have also conducted 981 at call hard waste collections free of charge to our residents. Our waste administration work has included processing 56 missing bins and 38 new services.

Other activities have included extensive researching of a 'Food to Greens' program and developing this information for SLT and Council consideration. As well as undertaking early morning bin audits, and education, for the targeted Recycle Right Program on Jetty Rd Brighton and the council wide Recycling Jackpot.



Figure 3 Enthusiastic volunteers at Clean Up Australia Day 2013

Table 3

	2011/12	2012/13 to date	Jan-March 2013
Hard waste collections	3188 collections (\$115,914.96)	2537 collections (\$115,686.90)	981 collections (\$40,711.50)
Recycling collected	3938.2 tonnes (\$891,755.76)	2578.06 tonnes (\$527,707.43)	1067.9 tonnes (\$205,345.04)
Green waste collected	3468 tonnes (\$573,759.38)	2481.42 tonnes (\$308,566.56)	764.24 tonnes (\$110,538.34)
*Residual waste collected	7124.04 tonnes (\$554,094.53)	5834.82 tonnes (\$661,102.95)	1664.6 tonnes (\$132,320.48)
Missing bins processed	TBA	139	56
New waste services processed	TBA	122	38

*This figure currently includes street litter bin waste– the team is working to break this figure up for future reports.

Chart 2

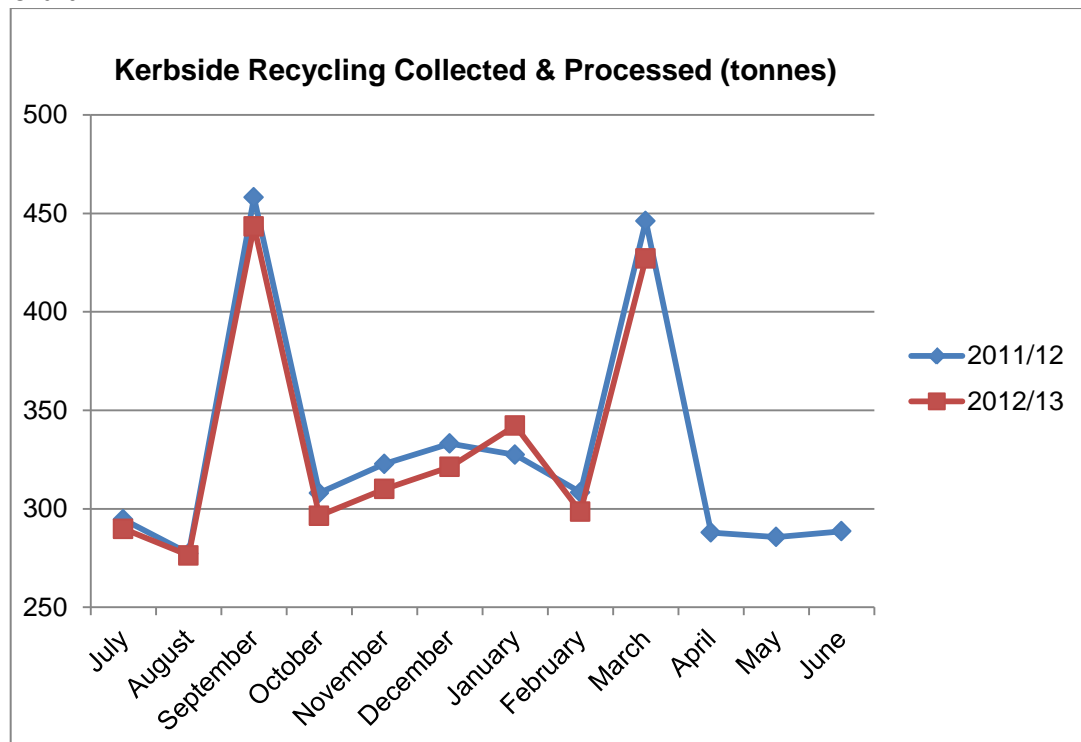
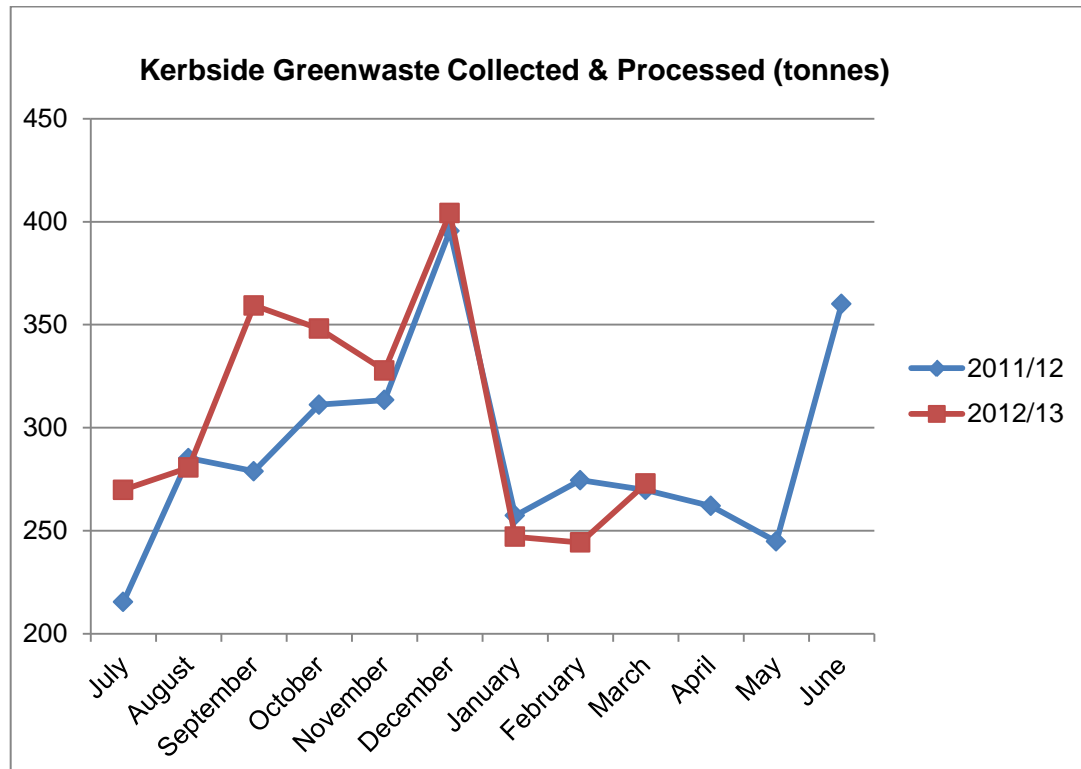


Chart 3



Community Programs

The main community activities over the last 3 months have involved;

- Coordinating the Green Living Workshop - Composting & Worm Farming
- Coordinating subsidised Green Living Kits in the form of compost bins, worm farms and worms
- Planning future Green Living Workshops and subsidised Kits
- Coordinating 20 signs recognising Councils contribution for Greening Our Community Grant recipients
- Conducting Councils Clean Up Australia Day event and coordinating picking up of rubbish

from other sites



Figure 4 Signage at St Teresa's Catholic School butterfly garden

To date this year 9 Greening Our Community Grants have been awarded (on a 50% funding basis), 2 Green Living Workshops conducted and 123 subsidized Green Living Kits sold (refer to Table 4 for more detail).

Table 4

	2011/12	2012/13 to date	Jan-March 2013
Greening Our Community Grants Awarded	8	9	1
Green Living Community Workshops	5	2	1
Greening Living Subsidized Kits sold	480	123	63

Item No: **14.2**

Subject: **GLENELG BEACH HOSTEL - APPLICATION FOR VARIATION OF LIQUOR LICENCE**

Date: 28 May 2013

Written By: Liquor Licensing and Community Safety Officer

General Manager: City Assets, Mr S Hodge

SUMMARY

A variation application has been lodged with the Office of the Liquor and Gambling Commissioner by the licensee of the Glenelg Beach Hostel (Telmsbrook Pty Ltd).

The sought variation is a minor amendment to the hours of operation for the service/supply of liquor on Sunday nights. The licensee is seeking to extend the hours of trade until 12:00 midnight.

RECOMMENDATION

That Council advises the Office of the Liquor and Gambling Commissioner that it supports the variation to existing Liquor Licence 51202176 subject to the following conditions:

- 1. That in addition to the standard statutory advertising requirements, the licensee directly advises the residents of the adjacent premises via letter box drop;**
 - 2. 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;**
 - 3. 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

BACKGROUND

Previous Reports

The Glenelg Beach Hostel has lodged several applications with both Council and the Office of Liquor and Gambling Commissioner over the years. However, no applications have been received since late 2009, thus no reports have been submitted for Council viewing since 2009.

REPORT

An application has been lodged with the Office of the Liquor and Gambling Commissioner by the licensee of the Glenelg Beach Hostel (Telmsbrook Pty Ltd).

The application seeks to amend the hours of operation/trade on Sunday nights ONLY. Currently, the Glenelg Beach Hostel has the authority to trade until 11:00pm on Sunday nights. This application seeks to extend their trading rights by one (1) hour until 12:00 midnight.

By supporting this application the Glenelg Beach Hostel will be permitted to serve/supply liquor, in accordance with their licence conditions, on the following days and times:

Monday to Thursday	between the hours of	5:00am	and	1:00am	the following day
Friday and Saturday	between the hours of	5:00am	and	2:00am	the following day
Sunday	between the hours of	11:00am	and	12:00	midnight

It should be noted that the proposed variation is considered to be a minor amendment that poses minimal risk to the surrounding residents and businesses.

It should also be noted that the proposal does not contradict the intention or aims of the City of Holdfast Bay's Liquor Licensing Policy. As per section 2.12.1 of council's policy, it is recommended that the provision of liquor on licensed premises located **within** 100 metres of any residential premises should be restricted to:

iii) Sunday between 11.00am and 12 midnight the same day.

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.

Item No: **14.3**

Subject: **INFORMATION REPORT – SOUTHERN REGION WASTE RESOURCE AUTHORITY – 6 MAY 2013**

Date: 28 May 2013

Written By: Personal Assistant

General Manager: Corporate Services, Mr I Walker

SUMMARY

Southern Region Waste Resource Authority (SRWRA) is a regional subsidiary established by the Cities of Onkaparinga, Marion and Holdfast Bay (the “constituent councils”), pursuant to Section 43 of the Local Government Act, 1999.

Under its charter, SRWRA is responsible for providing and operating waste management services on behalf of the constituent councils and ensuring that a long term waste management strategy exists in the southern region of Adelaide.

RECOMMENDATION

That the information report of the Southern Region Waste Resource Authority for its meeting held 6 May 2012 be received and noted.

COMMUNITY PLAN

A Place that Provides Value for Money

COUNCIL POLICY

Not applicable.

STATUTORY PROVISIONS

Local Government Act 1999

BACKGROUND

Pursuant to its charter all agendas, reports and minutes remain confidential, unless the Board resolves that the document is to be available to the public. Presented for the information of Elected Members' is the information which the SRWRA Board has released from its meeting held on 6 May 2013.

Refer Attachment 1

BUDGET

Not applicable.

LIFE CYCLE COSTS

Not applicable.

SUMMARY REPORT

SRWRA BOARD MEETING

6 May 2013

Strategic Plan

The Strategic Plan 2010-14 as amended and provided to constituent councils in November 2012 was adopted by the Board.

Work Health Safety Act 2012

An update on progress on the WHS and IM Plan for 2013 was provided and indicated that actions were generally in accordance with the plan. An Action Plan to rectify the non-conformances from the LGAWCS KPI Audit in December 2012 was presented to the Board and will be provided as a separate report to the Constituent Councils.

Budget Review 3

Budget Review 3 for the period to 31 March 2013 was presented to the Board. There was only a minor decrease in the projected surplus of \$76 000 due to movements in a number of income and expenditure categories.

Executive Officer's Information Report

Cell Capping

Substantial progress has been made on the capping on the northern area and Cell 2 at the landfill with both projects almost complete. The capping should be completed before the end of June and topsoil added to finalise the capping process. The next step to vegetate the capped area will be undertaken in the middle of the year at the appropriate time for planting.

E Waste

The promotion of the e waste program has commenced in conjunction with the collection agent and has had an impact with an increase in the number of items received since promotion started. Over 140 items were collected in March and around 450 in April which coincides with the change to the digital signal.

Business Plan

The third quarterly review of the 2012/13 Business Plan was presented to the Board. There were no major variations to the projections in the plan

Recycling Facility.

The design for the proposed recycling facility is almost complete and the Development Application should be lodged by the end of May.

Budget 2013/14

The Board adopted the 2013/14 Budget for submission to the constituent councils for their comment. The Budget document will be forwarded separately to this report.

Item No: **14.4**

Subject: **MONTHLY FINANCIAL REPORT - APRIL 2013**

Date: 28 May 2013

Written By: Accountant

General Manager: Corporate Services, Mr I Walker

SUMMARY

Attached are financial reports as at 30 April 2013. They comprise a Funds Statement and a Capital Expenditure Report for Council's municipal activities and Alwyndor Aged Care.

There has been no change to the current forecast since the budget update adopted by Council on 23 April 2013.

RECOMMENDATION

That Council receives the financial reports to 30 April 2013 and notes:

1. Municipal Activities

- a projected operating deficit for 2012/13 of \$958 million (compared to an operating surplus of \$29,000 in the original budget)
- a projected capital expenditure for 2012/13 of \$10.617 million (compared to \$5.938 million in the original budget)
- a projected funding requirement for 2012/13 of \$19,000 (compared to \$2.312 million surplus in the original budget)

2. Alwyndor Aged Care

- a projected operating surplus for 2012/13 of \$552,000 (compared to an operating surplus of \$409,000 in the original budget)
 - a projected capital expenditure for 2012/13 of \$6.069 million (compared to \$6.411 million in the original budget)
 - a projected funding requirement for 2012/13 of \$4.892 million (compared to \$5.377 million in the original budget)
-

COMMUNITY PLAN

A Place that Provides Value for Money

COUNCIL POLICY

Not applicable

STATUTORY PROVISIONS

Not applicable

BACKGROUND

Council receives financial reports each month which comprise of a Funds Statement and Capital Expenditure Report for each of Council's municipal activities and Alwyndor Aged Care.

The Funds Statements include an income statement and provide a link between the Operating Surplus/Deficit with the overall source and application of funds including impact on cash and borrowings.

REPORT

Funds Statements and Capital Expenditure Reports for Council municipal activities and Alwyndor Aged Care for the current financial year to 30 April 2013 are provided at Attachment 1.

Refer Attachment 1

Municipal activities

There has been no change to the forecast since the last budget update was adopted by Council on 23 April 2013.

The following projects are expected to be incomplete at 30 June 2013 and require the carrying forward of funds to 2013-14.

- Healthy Communities Project - program to be extended into 2013-14.
- Barrage Gates Walkway – Project funded over two financial years.
- McFarlane Street property sale has been delayed due to completion of the environmental audit and settlement will now occur during 2013-14.

The revised forecast includes unspent 2011/12 budget carried forward into the current 2012/13 year approved by Council on 11 September 2012, the budget update to 30 September approved by Council on 27 November 2012, the budget update to 31 December approved by Council on 13 February 2013 and the budget update to 31 March approved by Council on 23 April 2013.

At 28 February 2013, Council had net borrowings of \$10.2 million, comprising:

Borrowings	\$15.4m
Less	
Cashed back reserves	\$3.2m
Working Capital	\$0.2m
Amounts owing by sporting groups	\$1.9m
Net:	\$10.1m

Alwyndor Aged Care

The revised forecast for Alwyndor includes the budget update to 31 December approved by Council on 13 February 2013.

At 28 February, Alwyndor had \$10.6m cash on hand including investments. Investment Reserves have been set aside for approved Alwyndor Redevelopment Stage 1B and Stage 2. This is in line with the Aged Care Act 1997 and prudential requirements.



City of Holdfast Bay Funds Statement as at 30 April 2013

Original Budget \$,000	Revised Forecast \$,000	Actual YTD \$,000
28,748 Rates General	28,775	28,757
2,321 Statutory Charges	2,109	1,857
2,367 User Charges	2,314	1,853
3,328 Operating Grants and Subsidies	2,832	2,468
252 Investment Income	238	189
392 Reimbursements	513	554
0 Gain on Disposal of Non-Current Assets	11	11
550 Other Income	510	432
37,957 Operating Revenue	37,301	36,121
10,744 Salaries	10,813	8,924
3,510 Wages	3,426	2,959
7,799 Contractual Services	8,467	6,771
2,590 Materials	2,877	2,372
922 Finance Charges	908	450
7,872 Depreciation	7,319	5,586
0 Loss on Disposal of Non-Current Assets	2	2
4,846 Other Expenditure	4,802	3,577
(354) Less full cost attribution - % admin costs capitalised	(354)	0
37,928 Less Operating Expenditure	38,260	30,640
29 =Operating Surplus/(Deficit)	(958)	5,481
199 Provisions	199	0
7,872 Depreciation	7,319	5,586
8,071 Plus Non Cash Items in Operating Surplus/(Deficit)	7,518	5,586
8,100 =Funds Generated from Operating Activities	6,560	11,067
0 Amounts Received for New/Upgraded Assets	1,235	1,126
0 Proceeds from Disposal of Assets	2,641	593
0 Plus Funds Sourced from Capital Activities	3,877	1,719
3,446 Capital Expenditure on Renewal and Replacement	4,573	2,815
2,492 Capital Expenditure on New and Upgraded Assets	6,034	3,694
5,938 Less Total Capital Expenditure	10,607	6,508
151 Plus:Repayments of loan principal by sporting groups	151	263
151 Plus/(less) funds provided (used) by Investing Activities	151	263
2,312 = FUNDING SURPLUS/(REQUIREMENT)	(19)	6,541
Funded by		
0 Increase/(Decrease) in Cash & Cash Equivalents	0	(627)
669 Non Cash Changes in Net Current Assets	(1,663)	5,914
0 Less: Proceeds from new borrowings	0	50
1,643 Plus: Principal repayments of borrowings	1,643	1,203
2,312 =Funding Application/(Source)	(19)	6,541



City of Holdfast Bay Capital Summary by Budget Item to April 2013

Original Budget \$,000	Revised Forecast \$,000	Actual YTD \$,000
354 City of Holdfast Bay Contra Account	354	0
140 Corporate Services - Administration	140	128
70 Brighton Library	70	51
0 Policy and Strategic Planning	0	1
0 Life Links to SRF Facilities	50	45
0 HACC Home Maintenance	0	0
261 Machinery Operating	690	394
560 Road Construction and Re-seal Program	749	722
123 Car Park Construction	138	138
291 Footpath Program	266	98
60 Stormwater Drainage Program	60	10
0 Traffic Control Construction Program	1,309	270
38 Signage Program	38	11
493 Kerb and Water Table Construction Program	342	226
70 Other Transport - Bus Shelters etc.	143	109
990 Reserve Improvements Program	1,125	671
635 Land, Buildings and Infrastructure Program	1,300	798
247 Roads to Recovery	236	197
200 Streetscape Program	200	17
1,103 Foreshore Improvements Program	3,022	2,487
300 HEAT Fund	370	132
4 Healthy Communities	4	3
5,938 Total	10,607	6,508



Alwyndor Aged Care Funds Statement as at 30 April 2013

<i>Original Budget \$,000</i>	<i>Revised Forecast \$,000</i>	<i>Actual YTD \$,000</i>
3,071 User Charges	3,165	2,752
9,556 Operating Grants and Subsidies	9,399	7,654
219 Investment Income	582	533
249 Reimbursements	249	146
164 Other Income	125	80
417 Alwyndor Donations and Contributions	432	355
13,676 Operating Revenue	13,952	11,519
9,467 Salaries	9,644	7,905
2,259 Contractual Services	2,184	1,850
696 Materials	696	716
60 Finance Charges	60	107
431 Depreciation	431	0
353 Other Expenditure	385	303
13,267 Less Operating Expenditure	13,400	10,881
409 =Operating Surplus/(Deficit)	552	638
431 Depreciation	431	0
194 Provisions	194	10
625 Plus Non Cash Items in Operating Surplus/(Deficit)	625	10
1,034 =Funds Generated from Operating Activities	1,177	648
6,411 Capital Expenditure on New and Upgraded Assets	6,069	4,756
6,411 Less Total Capital Expenditure	6,069	4,756
(5,377) = FUNDING REQUIREMENT	(4,892)	(4,108)
Funded by		
(5,808) Increase/(Decrease) in Cash & Cash Equivalents	(5,323)	(4,795)
431 Non Cash Changes in Net Current Assets	431	687
(5,377) =Funding Source	(4,892)	(4,108)



Alwyndor Aged Care Capital Summary by Budget Item to April 2013

<i>Original Budget \$,000</i>	<i>Revised Forecast \$,000</i>	<i>YTD Actuals \$,000</i>
6,256 Hostels	5,914	4,689
15 Community Care Program	15	0
12 Alwyndor Home and Community Care	12	0
91 Nursing Home	91	29
10 Rehabilitation and Support Services	10	2
5 EACH Extended Aged Care at Home	5	0
5 EACHD-extended aged Care at Home -Dement	5	0
16 Hospitality Services	16	36
6,411 Total	6,069	4,756

Item No: **14.5**
Subject: **REVIEW OF ITEMS HELD IN CONFIDENCE**
Date: 28 May 2013
Written By: Governance Officer
General Manager: Corporate Services, Mr I Walker

SUMMARY

Council's practice is to review documents held in confidence every 12 months and this practice has continued with a formal review occurring in June 2012.

This report recommends 59 items are released from confidence.

RECOMMENDATION

- 1. That the Confidential Items presented at Attachment 1 to Report No: 168/13 be released from Confidence.**
 - 2. That the Confidential Items presented at Attachment 2 to Report No: 168/13 be retained in confidence until 30 June 2013 and a further review conducted.**
-

COMMUNITY PLAN

A Place that Provides Value for Money

COUNCIL POLICY

Not applicable.

STATUTORY PROVISIONS

Local Government Act 1999, Section 90 (3).

BACKGROUND

Council considers the review annually and the last review was presented in Report No: 229/12 at the Council Meeting held 26 June 2012.

REPORT

Underpinning Council's commitment to transparent decision making is the principle that unless there is good reason, as defined by Section 90 (3) of the Local Government Act 1999, all of the material presented to Council as well as its decisions, should be public.

Although it is recognised that Council will have cause from time to time to retain some documents in confidence, it is also best practice that these decisions be regularly reviewed to determine the earliest opportunity to release them for public scrutiny. This is done with a view to keeping as few matters in confidence as possible.

The last release of confidential reports occurred in June 2012 following a comprehensive review of items held in confidence and recommended that the documents listed in Attachment 2 of Report No: 168/13 be released from confidence. All reports which have previously been released or not retained in confidence have been released.

A comprehensive review of the 2012 confidential register has been undertaken to determine, given the nature of the information contained therein, if the reasons cited at the time of each confidentiality order are still current.

Given the ongoing nature of a number of commercial projects, there remain a number of reports which it is recommended should continue to be retained in confidence and these will be reviewed in accordance with the usual cycle.

A summary of the 21 items being considered for release from confidence is presented in Attachment 1

Refer Attachment 1

Following the recent review, a summary of the Confidential Register is presented in Attachment 2.

Refer Attachment 2

The table below shows the number of items considered in confidence and the number released each calendar year.

	Number of Items Considered in Confidence	Number of Retained in Confidence ^{*#}	Number of Items Released from Confidence ^{*#}
2012	23	16	11
2011	32	26	46
2010	32	16	69
2009	66	29	30
2008	97	24	26
2007	63	10	47
2006	51	6	21
2005	32	5	13

* Depending on the circumstances regarding confidentiality, items are not necessarily released in the same year in which they were considered.

Items can be split into separate components (Report, Attachment and Minutes) and each individually can be released/retained in confidence independently.

Administration will continue to review the status of confidential documents in light of the progress of various items of business, the passing of time and the conclusion of critical projects; honouring its commitment to make the basis of its decisions public whilst also recognising that retaining certain matters, as permitted by the Local Government Act 1999, in confidence is in the best interest in of the community of Holdfast Bay.

The next review will be tabled for Council's further consideration in June 2014.

BUDGET

There are no budget implications.

LIFE CYCLE COSTS

There are no Life Cycle costs.

Attachment 1 – Items to be Released from Confidence

Date	Subject	Report No:	Original Order Expiry Date	Report	Attachment	Minutes	Reason	Recommendation
26/04/2006	Liberty Towers Encroachment Fee – Update	204/06	30/06/2007	x	x	x	(h) Legal Advice	Release from Confidence This report can be released as it does not contain any information which relates to the final confidential deed of settlement.
13/06/2006	Liberty Towers Encroachment	280/06	31/12/2006	x	x	x	(h) Legal Advice	Release from Confidence This report can be released as it does not contain any information which relates to the final confidential deed of settlement.
10/06/2008	Ombudsman's Correspondence	258/08	30/06/2009	x	x	x	(j) Minister of the Crown	Release from Confidence The matter is no longer relevant and has been resolved
9/09/2008	Seacliff 'Cement Hill' Development Plan Amendment – Memorandum of Understanding	417/08	30/06/2009	x	x	x	(m) Amendment to the Development Act	Release from Confidence This MOU has been actioned and the DPA has commenced
25/09/2008	Executive Committee Minutes			x	x	x	(a) Personal Affairs	Release from Confidence Recruitment process concluded
10/03/2009	Liberty Towers – Outstanding Encroachment Fees	103/09	30/06/2010	x	x	x	(h) Legal Advice	Release from Confidence This report can be released as it does not contain any information which relates to the final confidential deed of settlement.
14/07/2009	Brighton and Hove District Centre Development Plan Amendment - Memorandum of Understanding	286/09	30/06/2010	x	x	x	(m) Amendment to the Development Act	Release from Confidence The DPA has been released for community consultation
13/10/2009	Items in Brief	452/09	30/06/2010	x	x	x	(b) Commercial Advantage	Release from Confidence The matter is no longer relevant and has been resolved
24/08/2010	Former Brighton Town Hall and Surrounds - EOI Process	412/10	30/06/2010	x	x	x	(b) Commercial Advantage	Release from Confidence Council no longer intends to sell Over 50's site. Brighton Town Hall will be sold if Community land re-vocation is approved. There is no information in this report which could prejudice any future sales
14/12/2010	Development Assessment Panel - Independent Member Appointments	511/10	30/06/2011	x	x		(a) Personal Affairs	Release from Confidence This report can be released as the appointments of these members has expired.
8/02/2011	Glenelg Car Parking Contribution Fund - Authority to Sign Deed	36/11	30/06/2011	x	x	x	(b) Commercial Advantage	Release from Confidence This can be released because the development will proceed without the need for payment into the car parking fund.
10/05/2011	Project Update (8) – Alwyndor Redevelopment (Report No: 154/11)	154/11	30/06/2012	x	x		(k) Tenders for the Supply of Goods	Release from Confidence Information contained in Report is no longer commercially sensitive
14/06/2011	Chief Executive Officer's Performance Appraisal	216/11	30/06/2012	x	x	x	(a) Personal Affairs	Release from Confidence Matter has been considered by Council and there are no grounds to retain in confidence
14/06/2011	Sale of Property - 25 Moseley Street Glenelg	190/11	30/06/2012	x	x	x	(b) Commercial Advantage	Release from Confidence Sale has concluded

Attachment 1 – Items to be Released from Confidence

Date	Subject	Report No:	Original Order Expiry Date	Report	Attachment	Minutes	Reason	Recommendation
28/06/2011	Minutes - Executive Committee	234/11	6/30/2012	x	x		(a) Personal Affairs	Release from Confidence All matters have been settled
22/05/2012	LATE ITEM - 25 Moseley Street (Report No: 171/12)	171/12	30/06/2013	x	x	x	(b) Commercial Advantage	Release from Confidence Property has been sold - conditions of release have been met
19/07/2012	Chief Executive Officer's Performance Appraisal (Report No: 256/12)	256/12	30/06/2013	x	x	x	(a) Personal Affairs	Release Report and Minutes from Confidence Retain Attachment in Confidence
24/07/2012	Minutes – Executive Committee Meeting – 19 July 2012 (Report No: 264/12)	264/12	30/06/2013	x	x	x	(a) Personal Affairs and (g) Breach of Law	Release from Confidence the information is available publically
14/08/2012	Strategic Property Opportunity (Report No: 269/12)	269/12	30/06/2013	x	x	x	(d) Commercial Advantage not a trade secret	Release from Confidence Property has been sold
27/11/2012	Jetty Road Mainstreet Management Committee Nominations (Report No: 477/12)	477/12	30/06/2012	X	X		(a) Personal Affairs	Release from Confidence All nominees for the positions have been advised of the outcome
22/01/2013	Glenelg Foreshore Building	08 / 13	30/06/2013			x	(d) Commercial Advantage not a trade secret	Release from Confidence Conditions of release have been met - both proponents have been informed of the decision of council
1/22/2013	Brighton Caravan Park	34/13	6/30/2013		x		(a) Personal Affairs	Release from Confidence EOI and RFP proposals completed

Attachment 2 – Items to be Retained in Confidence

Date	Subject	Report No:	Original Order Expiry Date	Report	Attachment	Minutes	Reason	Recommendation
28/08/2001	Glenelg Footballers' Club Function Centre Viability	425/01	30/06/2002	X	X	X	(b) Commercial Advantage	Retain in Confidence Report contains information provided by third-parties that remains commercial in confidence
22/06/2004	Internal Review of Council Decision - C02/0186 and C03/0033 - Liberty Towers Encroachment Fees	295/04	30/06/2005	x	x	x	(b) Commercial Advantage	Retain in Confidence Document required to remain in confidence in accordance with the confidentiality clause in the Deed of Settlement.
9/11/2004	Liberty Towers Encroachment Fees	531/04	30/06/2005	x	x	x	(i) Litigation	Retain in Confidence Document required to remain in confidence in accordance with the confidentiality clause in the Deed of Settlement.
25/07/2006	Buffalo Family Restaurant – Assignment of Lease	343/06	31/07/2007	x	x	x	(a) Personal Affairs	Retain in Confidence Contains personal information
25/07/2006	Buffalo Family Restaurant – Assignment of Lease	343/06	31/07/2007	x	x	x	(a) Personal Affairs	Retain in Confidence Contains personal information
25/07/2006	Naming Rights Update – Glenelg Oval	379/06	31/07/2007	x	x	x	(d) Commercial Advantage not a trade secret	Retain in Confidence Report contains information provided by third-parties that remains commercial in confidence
13/09/2006	Broadway Kiosk Update	452/06		x	x	x	(b) Commercial Advantage	Retain in Confidence Ongoing litigation
24/07/2007	Southern Region Waste Resource Authority	347/07	30/06/2008	x	x	x	(d) Commercial Advantage not a trade secret	Retain in Confidence Contains information provided in confidence by SRWRA
28/08/2007	Southern Region Waste Resource Authority	384/07	30/06/2008	x	x	x	(d) Commercial Advantage not a trade secret	Retain in Confidence Contains information provided in confidence by SRWRA
25/09/2007	Minutes of the Southern Region Waste Resource Authority Meeting	425/07	31/12/2008	x	x	x	(b) Commercial Advantage	Retain in Confidence Contains information provided in confidence by SRWRA
13/11/2007	Minutes of the Southern Region Waste Resource Authority Meeting	515/07	30/06/2008	x	x	x	(d) Commercial Advantage not a trade secret	Retain in Confidence Contains information provided in confidence by SRWRA
26/02/2008	Minutes of the Southern Region Waste Resource Authority Meeting	67/08	31/12/2008	x	x	x	(d) Commercial Advantage not a trade secret	Retain in Confidence Contains information provided in confidence by SRWRA
11/03/2008	Local Heritage Review	101/08	31/12/2008	x	x	x	(m) Amendment to the Development Act	Retain in Confidence Consultation on DPA has not concluded
11/03/2008	Proposed Development Plan Amendment	100/08	31/12/2008	x	x	x	(m) Amendment to the Development Act	Retain in Confidence The draft DPA based on 2012 SOI has not been released for community consultation
25/03/2008	Minutes of the Southern Region Waste Resource Authority	114/08	31/12/2008	x	x	x	(d) Commercial Advantage not a trade secret	Retain in Confidence Contains information provided in confidence by SRWRA
22/04/2008	Minutes of the Southern Region Waste Resource Authority Meeting	182/08	30/06/2009	x	x	x	(d) Commercial Advantage not a	Retain in Confidence Contains information provided in confidence by SRWRA

Attachment 2 – Items to be Retained in Confidence

								trade secret	
13/05/2008	Ombudsman Correspondence	214/08	30/06/2009	x	x	x	(j) Minister of the Crown	Retain in Confidence Contains confidential information from an officer of the crown	
27/05/2008	Minutes of the Southern Region Waste Resource Authority Meeting	244/08	30/06/2009	x	x	x	(d) Commercial Advantage not a trade secret	Retain in Confidence Contains information provided in confidence by SRWRA	
27/05/2008	Question on Notice – Outstanding Council Resolutions	Item No; 6.2.1	30/06/2009		x		(g) Breach of Law	Retain in Confidence Contains references to items still retained in confidence.	
24/06/2008	Minutes of the Southern Region Waste Resource Authority Meeting	291/08	30/06/2009	x	x	x	(d) Commercial Advantage not a trade secret	Retain in Confidence Contains information provided in confidence by SRWRA	
8/07/2008	Minutes of the Southern Region Waste Resource Authority Meeting	309/08	30/06/2009	x	x	x	(d) Commercial Advantage not a trade secret	Retain in Confidence Contains information provided in confidence by SRWRA	
22/07/2008	Delegate Report - Inner Southern Business Enterprise Centre	374/08		x	x	x	(a) Personal Affairs	Retain in Confidence Report contains information provided by third-parties that remains commercial in confidence	
28/10/2008	Local Heritage Development Plan Amendment – Draft Statement of Intent	506/08	31/12/2009	x	x	x	(m) Amendment to the Development Act	Retain in Confidence Consultation on DPA has not concluded	
20/01/2009	Glenelg Oval Naming Rights	29/09	30/06/2010	x	x	x	(d) Commercial Advantage not a trade secret	Retain in Confidence Report contains information provided by third-parties that remains commercial in confidence	
28/01/2009	Glenelg Oval Naming Rights – response from Glenelg Football Club	---	reviewed after documents are signed		x	x	(d) Commercial Advantage not a trade secret	Retain in Confidence Report contains information provided by third-parties that remains commercial in confidence	
10/02/2009	Possible Development Plan Amendment – Brighton and Hove District Centres	44/09	30/06/2010	x	x	x	(m) Amendment to the Development Act	Retain in Confidence Still waiting on Ministerial approval of this DPA	
10/03/2009	Notice of Motion – Visitor Information Services	88/09	30/06/2010	x	x	x	(d) Commercial Advantage not a trade secret	Retain in Confidence Report contains commercially sensitive information	
28/07/2009	Visitor Information Services	332/09	30/06/2010	x	x	x	(b) Commercial Advantage	Retain in Confidence Report contains commercially sensitive information	
9/02/2010	Sub Lease – Broadway Kiosk	47/10	30/06/2011	x	x	x	(b) Commercial Advantage	Retain in Confidence Ongoing litigation	
23/02/2010	Delegate Report – Inner Southern Business Enterprise Centre Tuesday 16 February 2010	85/10	30/06/2011	x	x	x	(b) Commercial Advantage	Retain in Confidence Contains information relating to a third party	
13/04/2010	Broadway Kiosk	161/10	30/06/2011	x	x		(d) Commercial Advantage not a trade secret	Retain in Confidence Ongoing litigation	
13/04/2010	Addendum - Broadway Kiosk 161/10	172/10	30/06/2011	x	x		(b) commercial advantage	Retain in Confidence Ongoing litigation	
27/04/2010	Question Without Notice - Broadway kiosk	--	30/06/2011	x	x	x	(b) Commercial Advantage	Retain in Confidence Ongoing litigation	

Attachment 2 – Items to be Retained in Confidence

25/05/2010	Visitor Information Centre Discussion Paper	230/10	30/06/2010	x	x	x	(g) Breach of Law	Retain in Confidence Report contains commercially sensitive information
24/08/2010	Broadway Kiosk	401/10	30/06/2010	x	x	x	(i) Litigation	Retain in Confidence Ongoing litigation
18/01/2011	Broadway Kiosk Update	19/11	30/06/2011	x	x	x	(i) Litigation	Retain in Confidence Ongoing litigation
8/02/2011	Heritage and Character Development Plan Amendment	45/11	30/06/2011	x	x	x	(b) Commercial Advantage	Retain in Confidence Contains details of properties not included in the final listing
8/02/2011	Liberty Towers - Outstanding Encroachment Fees	35/11	30/06/2011	x	x	x	(i) Litigation	Retain in Confidence Document required to remain in confidence in accordance with the confidentiality clause in the Deed of Settlement.
22/03/2011	Broadway Kiosk - Verbal Update	Verbal	30/06/2011			x	(i) Litigation	Retain in Confidence Ongoing litigation
10/05/2011	Former Brighton Town Hall and Surrounds - Expression of Interest Process	155/11	30/06/2012	x	x	x	(b) Commercial Advantage	Retain in Confidence Still waiting Ministerial approval to remove community land classification
14/06/2011	Buffalo Resturant - Request for Rent Relief	189/11	30/06/2012	x	x	x	(d) Commercial Advantage not a trade secret	Retain in Confidence Contains confidential financial information of a third party
14/06/2011	Broadway Kiosk Lease Dispute	214/11	30/06/2012	x	x	x	(i) Litigation	Retain in Confidence Ongoing litigation
14/06/2011	Whistleblower Complaint	215/11	30/06/2012	x	x	x	(g) Breach of Law	Retain in Confidence Relates to a Whistleblower complaint
28/06/2011	Broadway Kiosk Legal Action - Verbal Update	VERBAL	30/06/2012			x	(i) Litigation	Retain in Confidence Ongoing litigation
9/08/2011	Buffalo Resturant - Update - Request for Rent Relief	279/11	30/06/2012	x	x	x	(b) Commercial Advantage	Retain in Confidence Contains personal financial information.
13/12/2011	Former Brighton Town Hall and Surrounds Expression of Interest Provisions	454/11	30/06/2012	x	x		(d) Commercial Advantage not a trade secret	Retain in Confidence Still waiting Ministerial approval to remove community land classification
13/03/2012	Buffalo Restaurant Licence (Report No: 59/12)	59/12	30/06/2013	x	x	x	(d) Commercial Advantage not a trade secret	Retain in Confidence Contains confidential financial information of a thrid party
12/06/2012	Buffalo Restaurant Recovery of Outstanding Debt (Report No: 206/12)	206/12	30/06/2013	X	X	X	(i) Litigation	Retain in Confidence Contains personal financial information.
10/07/2012	Library and Bay Discovery Centre Redevelopment Concept Plans (Report No: 239/12)	239/12	30/06/2013	x	x	x	(d) Commercial Advantage not a trade secret	Retain in Confidence Contains information which could affect a future tender process for this project
10/07/2012	Liberty Towers Outstanding Encroachment Fee (Report No: 240/12)	240/12	30/06/2013	x	x	x	(i) Litigation	Retain in Confidence Document required to remain in confidence in accordance with the confidentiality clause in the Deed of Settlement.
10/07/2012	Authority to Sign a Deed to Resolve an Appeal in the Supreme Court of South Australia (Report No: 241/12)	241/12	30/06/2013	x	x	x	(i) Litigation	Retain in Confidence Document required to remain in confidence in accordance with the confidentiality clause in the Deed of Settlement.

Attachment 2 – Items to be Retained in Confidence

19/07/2012	Ombudsman's Provisional Report - Code of Conduct Complaint (Report No: 257/12)	257/12	30/06/2013	x	x	x	(g) Breach of Law	Retain in Confidence Ombudsman's Report remains confidential
24/07/2012	Broadway Kiosk (Report No: 247/12)	247/12	30/06/2013	x	x	x	(i) Litigation	Retain in Confidence Ongoing litigation
28/08/2012	Buffalo Restaurant (Report No: 315/12)	315/12	30/06/2013	x	x	x	(i) Litigation	Retain in Confidence Contains personal financial information.
23/10/2012	Subdivision and Sale of Portion of Land at MacFarlane Street, Glenelg North (Adjacent to Old Gum Tree) (Report No: 411/12)	411/12	30/06/2013	x	x		(d) Commercial Advantage not a trade secret	Retain in Confidence Sub division and sale of land not finalised
27/11/2012	Development Assessment Panel Appointments (Report No: 486/12)	486/12	30/06/2012	x	x		(a) Personal Affairs	Retain in Confidence Document to be retained in confidence to protect the interests of recent applicants
11/12/2012	Glenelg Football Club (Report No: 531/12)	531/12	30/06/2013	x	x	x (part)	(b) commercial advantage	Retain in Confidence Information was provided to Council as Commercial in Confidence
11/12/2012	Broadway Kiosk Update	516/12	30/06/2013	x	x	x	(i) Litigation	Retain in Confidence Ongoing litigation
19/07/2012	Chief Executive Officer's Performance Appraisal (Report No: 256/12)	256/12	30/06/2013	x	x	x	(a) Personal Affairs	Retain Attachment in Confidence Minutes and Report have been released

Item No: **14.6**

Subject: **OLD GUM TREE RESERVE COMMUNITY ENGAGEMENT RESULTS**

Date: 28 May 2013

Written By: Manager Community Development

General Manager: City Services, Ms Rachel Cooper

SUMMARY

The purpose of this report is to seek Council's final endorsement on the proposed Concept Plan for Old Gum Tree Reserve following the conclusion of the Community Engagement process.

RECOMMENDATION

Following the recent Community Engagement, it is recommended that Council endorses the Concept Plan developed for Old Gum Tree Reserve and commences the implementation of the plan.

COMMUNITY PLAN

A Place with a Quality Lifestyle
A Place for Every Generation
A Place that Celebrates Culture
A Place that is Well Planned

BACKGROUND

Old Gum Tree Reserve is a significant site in South Australia, as it was the site our State's first Governor, Captain John Hindmarsh, read the proclamation of South Australia. The reserve now serves as the backdrop to annual State Proclamation Day ceremonies, as well as being a popular destination for school excursions and tourists.

Following the acquisition of land to the east of the Old Gum Tree Reserve, Council developed a Concept Plan to outline the vision for the reserve that improves its amenity, layout and function. On 1 March 2013 Council undertook community engagement on the Concept Plans for the site.

The key components of the concept plan include the following features:

- Additional open space
- A new path network throughout the reserve

- Redesigned entry points
- New recreation areas
- New family friendly area
- Increased vegetation
- Refurbished toilet block
- New off-street parking

The brief to this engagement stated the project was now at the **inform level**, with the primary purpose of the engagement to inform the community of the Concept Plans for the Old Gum Tree Reserve. The engagement did not include the land to east of the new reserve area which has been identified as a land development site.

REPORT

Community engagement was undertaken on the Draft Concept Plan over a 22 day period, beginning on the 1 March and concluding on 22 March 2013. The methodology for this engagement process was via the following mediums:

- Mail-out to the residents surrounding the precinct.
- An online page hosted on Council's community engagement website inviting feedback via submissions.
- Hard copy information sheets available from Brighton Civic Centre and the Glenelg and Brighton Libraries.
- Registered user update via email.
- Civic Centre engagement notice board.

Twenty four (24) comments were received as a result of the Draft Concept Plan being presented to the community. Thirteen (13) via the online community hub, nine (9) emails, one (1) letter and one (1) Facebook post.

Refer Attachment 1

In summary the Concept Plan for the Old Gum Tree Reserve has received a positive and supportive response, with the top themes raised during the engagement process being:

- Parking, specifically Alison Street, congestion.
- Boundary plantings, types of trees and shrubs.

In addition to these themes it is worth noting that nine of the participants (39%) comment on being happy, content or pleased with the concept plans. The topics of Parking, Alison Street and Cars are all related to the concerns of street congestion.

In response to the feedback on street congestion, Council is now preparing a Car Parking Strategy for the reserve and adjacent streets which will incorporate the new residential development with aim to maximise car parking numbers within the area. Additional car parking numbers and arrangements would be subject to this study, which would be undertaken in parallel with the development at the reserve.

The project is planned to be staged over a 3 month period from 1 June 2013.

BUDGET

Funding of \$370,000 has been allocated in the 2012/13 budget for this project.

LIFE CYCLE COSTS

Final life cycle costs for the Concept Plan will be developed as part of the detailed design process.



COMMUNITY ENGAGEMENT REPORT FINDINGS – DRAFT CONCEPT PLAN; OLD GUM TREE RESERVE

Report Completed for Manager, Community Development Written
by Digital Communications and Engagement Coordinator
March 2013



PARTS OF THIS REPORT MAY BE USED FOR ITEMS IN BRIEF TO COUNCIL.

INTRODUCTION

On 1 March 2013, Council undertook engagement at the **inform level** on the Concept Plans for The Old Gum Tree Reserve.

The brief to this engagement stated the project was now at inform stage, advising the community of the plans. Opportunity for comment was provided, however the primary purpose of the engagement was to inform the community of the Concept Plans for The Old Gum Tree Reserve due to limited scope to change the plans.

This 22 day consultation ran from 1 March to 22 March 2013.

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

A full list of submissions is provided as an appendix to this report.

IAP2 LEVEL OF ENGAGEMENT: INFORM

To provide the public with balanced and objective information to assist them in understanding the problems, alternatives, opportunities and/or solutions.

METHODOLOGY

This engagement initiative was promoted via:

- An online information page hosted on Council's *Your View HQ* community engagement site inviting feedback via the submissions form tab.
- Hard copy Information sheets available from Brighton Civic Centre and the Glenelg and Brighton Libraries.
- Your View HQ registered user update via email.
- Civic Centre Engagement notice board.
- Mail out to the residents surrounding the precinct.

Comments were received via:

- email
- Your View HQ
- written submissions

DATA ANALYSIS

As this is at the inform level only, comments have been collated as an appendix to this report. Common themes have been identified and have been reported on in the comment analysis. Statistical data regarding participation can be found below in the summary analysis.

SUMMARY ANALYSIS

Inform analysis and reach

- The information page on Your View HQ was viewed times by **118** individuals.
- The information sheet (pdf.) was downloaded **151** times by **87** individuals.

Comment analysis

Twenty four comments were received by 23 participants as a result of the information being presented to the community;

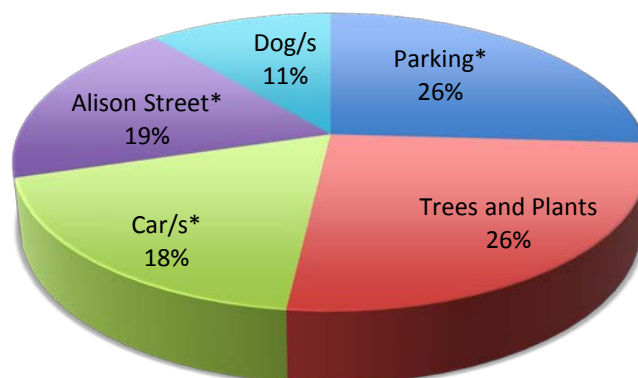
- 13 via the online community hub, Your view HQ.
- Nine emails (one was duplicated and has therefore been counted as one submission).
- One letter.
- One Facebook post (not an official channel for providing feedback but participant was unaware of feedback protocol.)
- Of the 23 participants, 18 were from within the City of Holdfast Bay and two participants were received from within the local metropolitan area and three (via email) did not submit address details.

Please note that while this engagement is at the inform level only, the community still have the opportunity to provide comment and will then be considered by the Project Managers before the final Draft concept is presented to Council.

Common themes

This comment analysis shows the top five themes raised in the comments that have been provided by the community regarding the Old Gum Tree Concept Plans and the number of participants that raised them.

Top five most common themes raised in feedback



- Seven participants raised the subject of parking.
- Seven participants raised the subject of Trees and plants.
- Five participants brought up concerns to with cars
- Five participants brought up issues to do with parking specifically to Alison Street
- Three participants made mention of dogs.

In addition to these themes it is worth noting that nine of the participants (39%) comment on being happy, content or pleased with the concept plans.

*The topics of Parking, Alison Street and Cars are all related to the concerns of street congestion.

RECOMMENDATIONS

Closing the loop

The next steps and Council decisions of the project should be made available through the Your View HQ Old Gum Tree Project Page, in addition to hard copy available at Brighton Civic Centre and the Holdfast Bay Libraries.

APPENDIX ONE

	Comments received via Your View HQ
1.	It looks fabulous!!!.
2.	Great concept I fully support the proposal my seven year old loves to meet friends and play at the existing site this proposal will only improve the location
3.	Fully support the Plan. I have visited the site with overseas and interstate friends and their comments are; "why is such a historic site so little developed!"
4.	I'm pretty happy wiyh the concept presented,
5.	too many entrances no bbq? no doggy bag dispencer
6.	Good to have larger area / land Having a new modern interactive play space in the centre of the Reserve is excellent for families who live nearby & visit the reserve for the Gumtree
7.	Looks good - photos are small. I pass parks around the city and burbs all the time and guess what - not a soul to be seen whether the weekend or during the day or evening. Unless it happens to be the odd dog walker who does not bother to scoop poop. So make sure it has something for everybody to use and enjoy or otherwise it will just be another council waste.
8.	Love the new development and I am pretty sure it will be well lit and hoping to be free from vandalism. Also would like to have a new and big signage on Taplye's Hill Road too. With lighting, would they be considering to stall solar lighting, investment that will provide good return in the end.
9.	I think this will be great... not overdone. However PLEASE, PLEASE, PLEASE find a way to prominently include a copy of THE PROCLAMATION read by Governor Hindmarsh and read every year by our current Governor... without it, this place is not complete. A quote from a letter to the Advertiser and quoted in 'Deliberations' a pamphlet from David d'Lima, (FamilyVoice) January 2013 says... "Holdfast Bay Council might consider commissioning an engraved v ersion of the wording, so visiors can make brass rubbings and have their own copes of South Australia's founding document." What a wonderful idea..This is what the place is about and is also a constant reminder to our lovely aboriginal people that no harshness was intended when the first people came here. Why not make it an art contest.. we have plenty of capable artists here.
10.	The WHOLE area [i.e. the existing reserve PLUS the acquired ex-Catholic Church/School] should be made a reserve for all residents and visitors to enjoy! Parking is ALREADY a problem and needs be be addressed on the plan, not simply afew extra spaces in McFarlane St! Hiving off/selling a portion is short sighted and ignores the problems this will bring for existing residents of Alison St. The street is a narrow, one way thoroughfare that already has problems with parking! Putting in additional housing will only bring further stress to existing residents! The council has vacant land elsewhere in the area; sell that, if you must!!

11.	<p>The only concern I have is the lack of parking, plus on street parking issues along McFarlane Street. If this proposal goes ahead, and the area becomes more "popular" with visitors, there will be an increase in vehicle traffic. At present, all it takes is for 2, 4 wheel drive cars to be parked either side along McFarlane Street, and passing is almost impossible! The new plan is for only a limited number of off street angled parking. Alternatives could include widening McFarlane Street through to Alison Street, and banning parking on the southern side of McFarlane through to Alison. The area is chaotic now, what will it be like after the expansion? Thanks ;-)</p>
12.	<p>Dear Holdfast council,</p> <p>I would like have to bring to your attention the number of incidences that have occurred due to the current parking layout in MacFarlane Street, Glenelg North.</p> <p>In the section of MacFarlane Street that runs adjacent to the "old gum tree" reserve (as indicated in the draft plan below) is creating traffic congestion and resulting in a dangerous situation for residents and motorists. Due to the popularity of this reserve, cars are continually parking along this section of the road.</p> <p>The potential danger being created:</p> <ol style="list-style-type: none"> 1. When cars park on both sides along this section it creates congestion, making it impossible for vehicle to pass. 2. We are at times unable to reverse out of our driveway due to a car being parked directly opposite our drive way at (52 MacFarlane Street). We are also unable to drive up to our property as cars have parked both side of street and made it impossible to pass through the street to our driveway. 3. When cars park on the northern side (Old gum tree reserve side) only one vehicle can travel through this section of road at any one time. We have both been involved and witnessed a number of situations where persons driving vehicles have become violent against other vehicle owners or drivers in this section. 4. When cars park on the northern side (Old gum tree reserve side) of road, cars travelling towards Alison Street are forced onto the right side of road and pass Leicester Street causing a dangerous section. There is already a number of incidences report by police from cars entering McFarlane Street from Leicester Street and colliding with cars travelling through this section. One incident involves my wife and young children (4 and 6 yrs) recently suffering neck injuries (due to no fault of their own), from a car hitting them on the side of the vehicle as they travelled down McFarlane Street. <p>I would like to request that the section of MacFarlane Street highlighted on the draft plan below become a "no parking zone" on either side of the road.</p> <p>I have also included a number of photographs taken of the road at various times showing the dangerous situation being created by parking along this section of road and to help highlight that this will lead to a fatality or further accidents and injuries.</p>

Thank you for considering this currently dangerous situation in the new plan

See insert below



13.



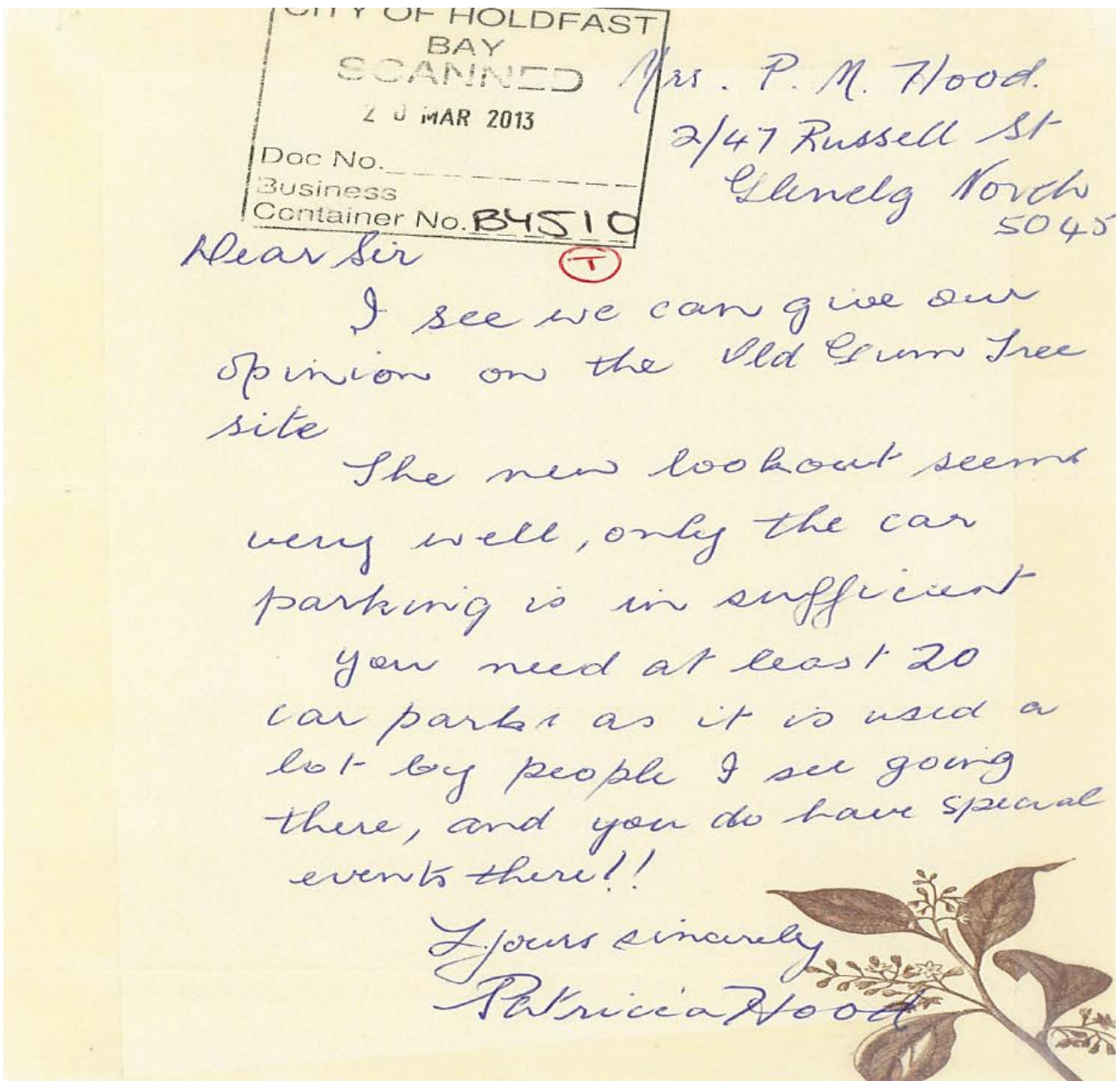
APPENDIX 2 – EMAIL

1.	<p>Attention John Perkins</p> <p>The draft plan for the Old Gum Tree reserve looks interesting.I have a concern for the amount of parking space allocated for the park. Proclamation Day will create problems as well as days of celebration such as weddings and parties. Alison street is a very narrow one way street, parking will not be possible along there particularly as there will be 5 extra properties to access their driveways. Consider traffic flow carefully before you proceed with this project. The 5 new homes will create a minimum of 10 extra car movements in Alison St. per day, all of this in a one way street that ends with a kindergarten. Thank you</p>
2.	<p>5th March</p> <p>Building 5 new town houses in the very narrow, with even narrower sections to control the speed of drivers, Alison St., concerns me because of the possible extra parking required. As the plan is 'shown indicatively', is it 5 town houses or might there be more? Is there any requirement that within these new properties i.e. off the road, that there is a drive way and carport or garaging? This one way street is already at capacity for on street parking for current residents without the real possibility of 10 (or more) on street parks needed, this is before taking into account any visitors to these 5 (or more) extra homes or any teenagers with cars of their own. The current available off street car parking will be decreased as there will need to be extra driveways for the townhouses. There will also be reduced on street parking in the narrow section of MacFarlane so that the car parks in the new plan can be accessed. Is part of your plan that the new gum tree parking will be used by the new Alison St. residents and current Mac Farlane St residents and their visitors? Will there be room to legally park cars on Alison St. between the 5 (or more) new driveways? Currently there are two yellow lines to disallow parking, one of which is to allow me to reverse my van out of my driveway. When someone parks over that line I can only exit my driveway with the help of another person directing me and by partially driving on the footpath. Will access to my driveway be guaranteed in any new plan? 79a and 79b townhouses currently in Alison St. include a garage and a driveway suitable for 1 car each a total of 2 cars within each property. If a similar design was used the possible 10 (or more) extra car spaces would be within each property and off the road. Other earlier plans made it very obvious that there was off street parking for the new residents but this one does not.</p> <p>Another concern I have about the new park plans is that dog owners have not been mentioned. This space is ideal for exercising dogs and is very popular with local dog owners because it is a rare fenced area with plenty of interesting trees which has convenient rubbish bins. It is used by very local residents for this purpose as they live within walking distance. My concern is that these extensions and modifications which will appeal to the wider community might in the future cause some limitations to the park being used this way. Will access for this popular current use by locals be guaranteed?</p>
3.	<p>To Whom it may concern,</p> <p>Thanks very much for the opportunity to make comment on the Old Gum Tree Draft Concept Plan.</p> <p>We are locals in the area who utilise this park on a daily basis with our two boys and puppy. Overall the concept plan looks terrific however we would really appreciate you relocating the Shelter and Picnic Area (09) to the lawned area on the eastern side of the park where the existing mulberry tree is located. Anywhere on that patch of lawn would be appreciated.</p> <p>Why would we like this changed? The existing open space lawned strip (where you have located 09) allows our kids, and many other kids a large open space to kick a footy or throw a ball without fear of running into any obstructions. It is also ideally located as it runs North to South, therefore ensuring the sun does not obscure the kids vision in the early morning or late afternoon. We did consider the extended lawned area near the mulberry as an alternative but this will not be conducive to the kicking of a ball as you plan to plant 3 large trees within this area, and keep the three small trees currently on</p>

	<p>the park boundary. We hope you will consider this request favourably.</p>
4.	<p>Dear Mr Perkins/Ms Harding,</p> <p>Thanks for the information relating to the Old Gum Tree Reserve, it looks like a wonderful extension. I would like to offer a couple of suggestions for consideration:</p> <ol style="list-style-type: none"> 1) In the N-E corner of the play space (08) insert a picnic area – close to the playground 2) Around pathway or in playground area some bench seats facing the playground to watch kids on the playground (currently the two seats face away from the playground) 3) 09 Picnic area is in the middle of the lawn area which is ideal for ball games as there is not planned to be too many trees in that zone (currently this is what it is used for) 4) additional bench seats near the cannons seem to be removed? These are in great location for shade and face the front of the gum tree. I do like the new 01 area and idea of flags. <p>If you would like any clarification on the above, please contact me on 0409 900 913 or 8350 9444.</p>
5.	<p>Hi,</p> <p>I would like to submit my comments on the proposal as outlined in the brochure I received in the mail.</p> <p>You have a golden opportunity to provide an oasis in the Glenelg North area.</p> <p>Can you please, please please continue the development all along the block to the corner of Macfarlane and Alison Streets.</p> <p>Don't allow future town houses MAKE IT PARK LAND AS WELL</p> <p>Future South Australians will thank you for the vision.</p>
6.	<p>To whom it may concern,</p> <p>We have just purchased 1 Gray Court Glenelg North, which is situated directly outside the northern entrance to this park. Having viewed the draft concept plan we are keen to know what type of 'park edge backdrop planting' is being considered for the area running along our boundary fence. (As you look at the map that is the area depicted as three 'circles' at the western end of the northern boundary.)</p> <p>Our concern is that should trees be planted there that are likely to reach a height greater than the fence, the rooms running along the southern side of our house, will lose almost all natural light.</p> <p>We are keen there be low-level 'shrub' planting along that area, which should prevent further damage to the fencing caused by ball sports. It is our belief that this would still be aesthetically pleasing and consistent with the overall concept for the park.</p> <p>We look forward to hearing from you</p>

7.	<p>Draft Concept Plan - Old Gum Tree Reserve</p> <p>We submit this summary of our feelings and concerns about the proposals outlined in the Draft Concept Plan- Old Gum Tree Reserve. As long term residents of Alison St [Number 66, directly opposite the entry to the former Catholic Church] we had been concerned about the future of this site, even before Council purchased the former Catholic Church/school, adjoining the existing Reserve. There have been parking problems in surrounding streets and in particular Alison St, for some years! The existence of the parking area provided by the little used [in latter years] Church/school, has been “saving the day” for many years, providing parking for locals, our visitors as well as people using the Reserve, the latter on both weekends and the annual Commemoration Day Celebrations!! Now it is to go, be absorbed into the existing Reserve, a large portion sold [presumably to developers] and a small, token number of parking spaces proposed/created in MacFarlane St!! The WHOLE area [i.e. the existing reserve PLUS the acquired ex-Catholic Church/School] should be made a reserve for all residents and visitors to enjoy! Parking is ALREADY a problem and needs to be addressed on the plan, not simply a few extra spaces provided in MacFarlane St! Hiving off/selling a portion of the recently acquired land is short sighted; it ignores the problems this will create for existing residents of Alison St., including ourselves and our neighbours. The street is a narrow, one way thoroughfare that already has problems with parking! Putting in additional housing will only bring further stress to existing residents! The council has vacant land elsewhere in the area; sell that, if you must!!</p>
8.	<p>I consider that the plans to build on Alison Street suit the intention of the local community. I note that there is a substantial Colourbond fence along the Eastern boundary of the park and hope that in this day and age of minimising waste that the fence will be relocated for use elsewhere along the new boundary.</p> <p>The new tree plantings should reflect the current Eucalypts that are there already. The new plantings however will cause a depletion of water to the existing trees and this will be exacerbated by installing non porous pathways throughout the area.</p> <p>Given that the paths have to provide access to wheeled traffic, eg. prams and wheelchairs the paths need to be smooth. There are other path alternatives to concrete that would achieve the same outcome without slowly killing the mature gums. It is enough that we have one gum tree full of concrete.</p> <p>The use of concrete is not the most sympathetic to reduction of greenhouse gas emission either. Please reconsider.</p> <p>Thank you</p>

APPENDIX 3 -LETTER



APPENDIX FOUR – CITY OF HOLDFAST BAY FACEBOOK PAGE

1. The improvements to the Old Gum tree reserve look great but maybe you need to rethink the concrete paths which exclude water to the roots of the surrounding gum trees. It would take a while but we could end up with another thoughtless tree tragedy like that at Burnside shopping centre. Ask any arborist worth their salt, water permeable pathways are preferable.

Note: Comments from online submissions and emails have been copied verbatim, and not altered in regards to spelling or punctuation.

Item No: **14.7**

Subject: **2012/13 PROPERTY VALUATIONS, RATE PARAMETER SETTING**

Date: 28 May 2013

Written By: Manager Finance, Rates Administrator

General Manager: Corporate Services, Mr I Walker

SUMMARY

In setting the rates for each financial year, Council reviews its property valuations and policies in relation to minimum rates, differential rates, concessions, and rate capping.

RECOMMENDATION

1. **That the minimum rate for 2013/14 be maintained at \$832.**
 2. **That the differential general rate for Commercial, Industrial and Vacant land be set such that the amount of rate revenue raised be in the same proportion as in the current 2012/13 budget (ie 13.8% of general rate revenue).**
 3. **That the rate capping percentage applying to residential properties for 2013/14 be 10%;**
 4. **That the additional concession for eligible pensioners and self funded retirees be set as a minimum of \$45 and an additional \$1 for every \$10,000 in property valuation above \$370,000.**
 5. **That the current rating policy, 2013/14 draft annual business plan and budget be updated to include the above recommendations.**
-

COMMUNITY PLAN

A Place that Provides Value for Money

COUNCIL POLICY

Rating Policy

STATUTORY PROVISIONS

Local Government Act 1999, Sections 150, 153, 154, 158 and Division 6

BACKGROUND

Council annually considers and sets the minimum rate value, levels of differential rates, rate capping percentages, concessions and changes to Council's rating policy. The last report dealing with these matters was Report 154/12 dated 22 May 2012 in relation to the 2012/13 year.

REPORT

Rate Revenue

Council's 2013/14 draft annual business plan provides that a net sum of \$29m to be raised from rates, based on a 3.7% increase in revenue from general rates as follows:

- General rates - \$28,397,800
- Separate rates – Jetty Road (Glenelg) Mainstreet - \$535,124
- Separate rates – Patawalonga Marina - \$65,500

Rating Distribution Options

Council seeks to ensure that rates are applied across the community as fairly as possible.

Council's current rating framework comprises:

- A minimum amount – this provides a mechanism by which lower valued properties pay not less than a flat (minimum) amount determined by Council. Under the Act this can apply to no more than 35% of all properties. For 2012/13, the minimum amount was \$832 equating to a residential property value of \$328,724 and applied to 25% of all properties.
- Differential General Rates – charging a different rate in the dollar depending on whether the land is used for residential, commercial, industrial or other purposes. For 2012/13, the rate-in-the-dollar applying to commercial and industrial properties is set at a 45% premium to residential properties and raised 13.8% of Council's rate revenue.
- Separate rate for a specific purpose – including the Patawalonga Marina and Jetty Road Glenelg separate rates with the amounts determined by the annual budget process.

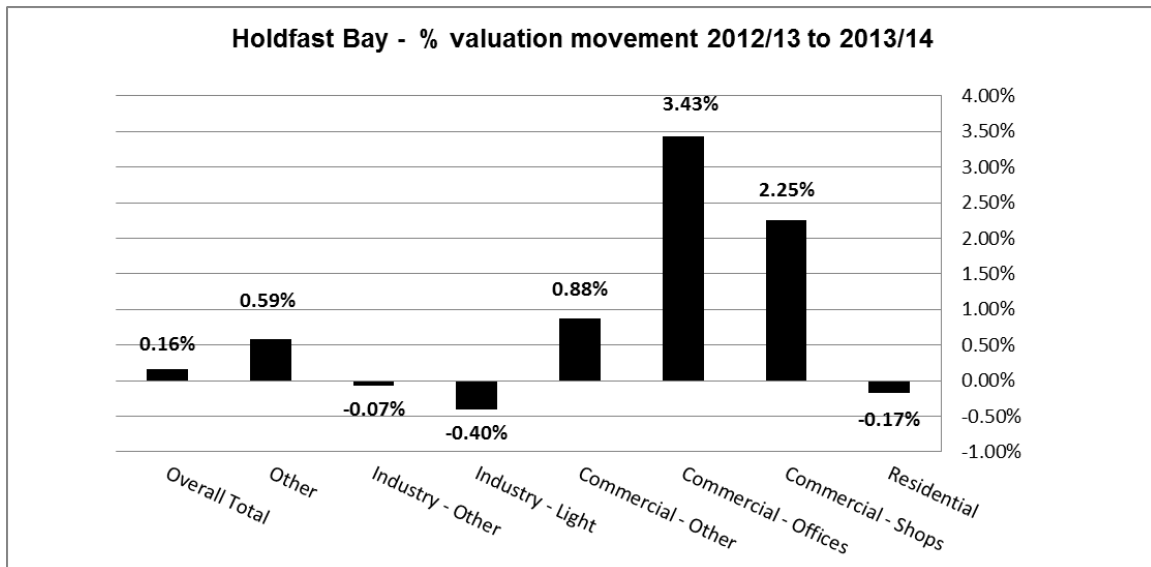
Property Valuations

The valuation of land for the purpose of rating is covered by Division 6 of the Act and Holdfast Bay uses the Valuer-General to value its land annually (Section 167).

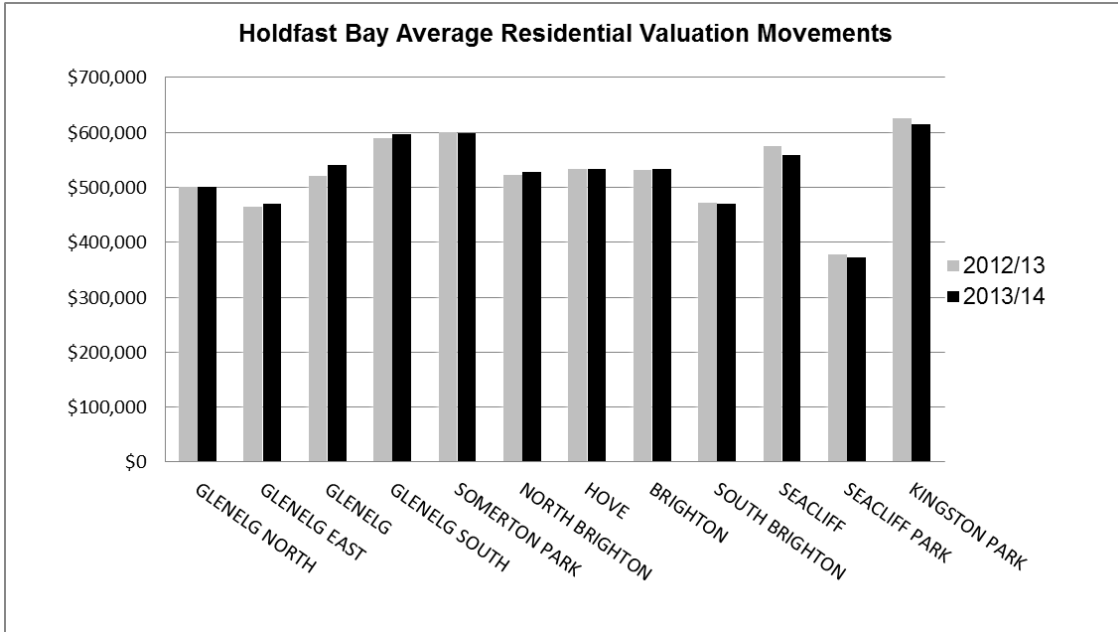
Valuations do not determine the rates income of a Council but are used only to divide the total rate revenue among individual ratepayers. The rate in the dollar is determined annually to make sure it only raises the budgeted rate revenue requirement. Therefore Council does not gain a windfall from valuation increases nor do ratepayers necessarily receive reduced rates in times of valuation decreases.

The latest valuation information as at 20 April 2013 from the State Valuation Office has been received and is being updated each week with supplementary valuations. This valuation data has been used for the rate modeling scenarios.

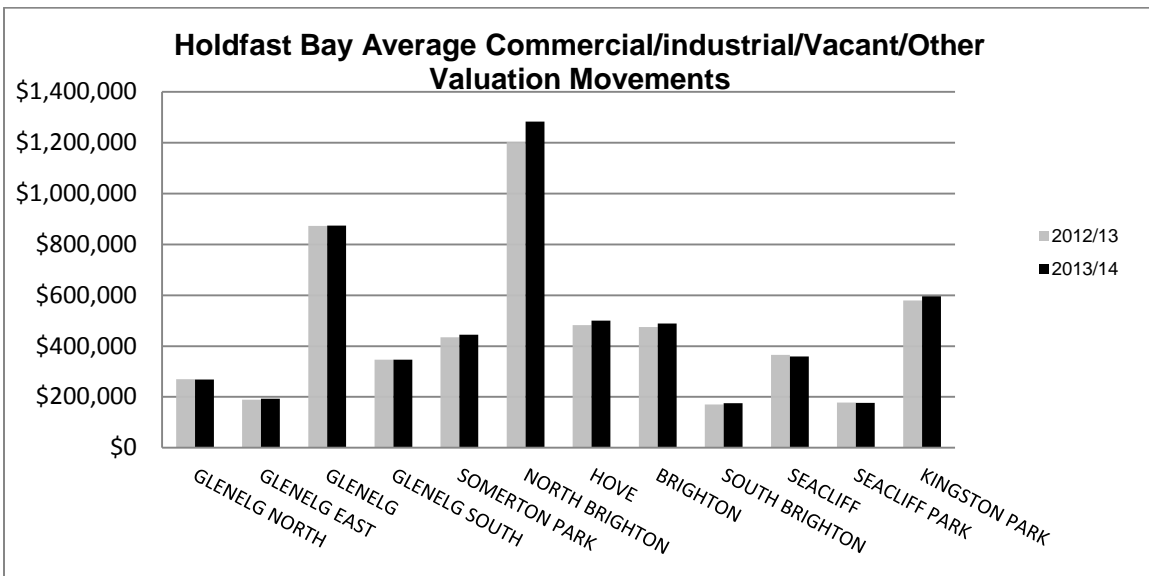
Based on the information received, Council's overall property valuation has marginally increased by 0.16% since 2012/13 as shown in the following chart. The chart indicates that the property valuations in the commercial offices and shops sectors have increased the most with the residential sector recording a marginal fall. This result will impact how the rate burden is distributed between the different property sectors.



The following charts highlight the residential valuation breakdown by suburb. The overall average residential value has remaining largely unchanged at \$493,000.



The overall average commercial/industrial/vacant value has remained largely unchanged at \$650,500. The following chart indicates minimal movement in the property valuation for commercial/industrial/vacant and other properties across the city due to minimal sales during 2012/13.



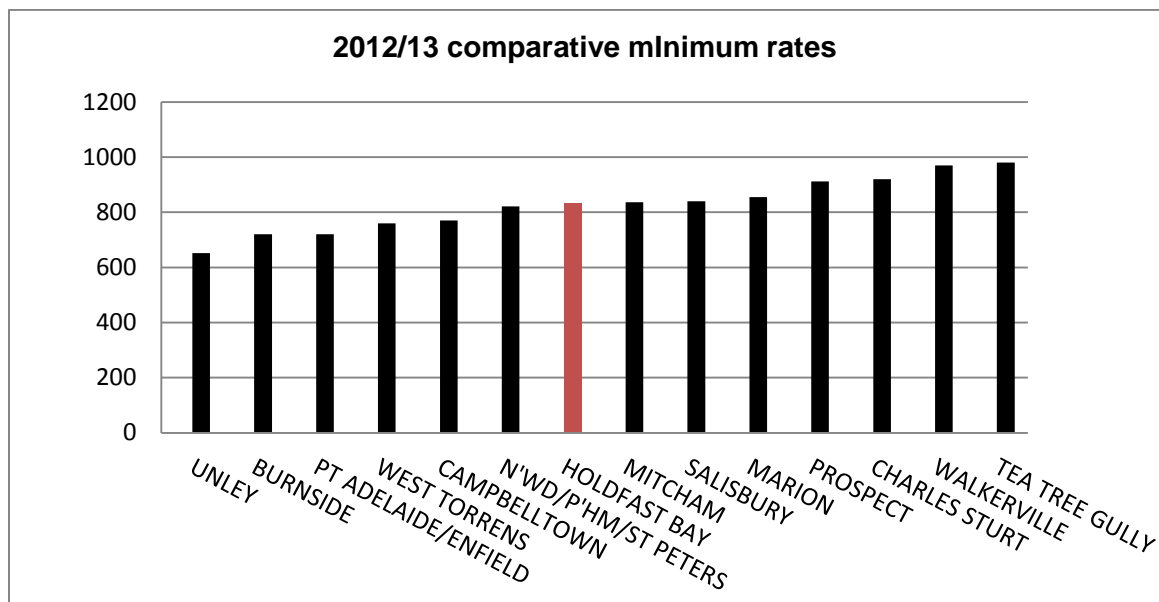
The median (mid-point) residential property valuation is \$430,000, an increase of \$5,000, while the median commercial/industrial/vacant valuation is \$350,000, a decrease of \$10,000.

Minimum Rate

The reason for a minimum rate is that it is considered appropriate that all ratepayers make a base level contribution to the cost providing Council services including creating and maintaining infrastructure.

For 2012/13, Council imposed a minimum rate of \$832 which applied to 25% of rateable properties. This compares to the rate applied to the median residential property for 2012/13 which was \$1,088.

The average minimum rate of those councils who apply a minimum rate in metropolitan Adelaide for 2012/13 was \$828. The following chart shows how Holdfast Bay compares to other councils.



Three major options are modelled to assist in analysing the effect of differing minimum rates for 2013/14.

Option 1 – maintain minimum rate at current 2012/13 level of \$832.

The above chart indicates that Holdfast Bay has a minimum rate very close to the metropolitan average. The benefit of maintaining the minimum rate at the current level is that it continues to provide rate relief to ratepayers with lower valued properties and which may reflect a lower capacity to pay. If the minimum rate were to be maintained the percentage of ratepayers on the minimum rate would reduce from 25% to 21%.

Option 2 – Increase the minimum rate by the overall rate revenue increase – as indicated in the 2013/14 draft budget.

The current 2013/14 draft budget has provided for a 3.7% overall rate revenue increase exclusive of new development growth and separate rates. If this same increase were applied to the current minimum rate it would increase by \$31 to \$863. The benefits of this option is that it assists in ensuring all ratepayers share the increase in rate revenue required. If this option were applied the percentage of ratepayers on the minimum rate would reduce from 25% to 24%.

Option 3 – Increase the minimum rate by another amount.

The minimum rate could also be set at another amount. For example halving the increase to 1.85% would equate to \$847 amounting to a \$15 increase and would reduce the ratio from 25% to 23.5% of rateable properties. The benefit of this option is that it combines aspects of both of the above options resulting in a reduced impact on those ratepayers with lower valued properties while part maintaining rate relativity.

These scenarios have been used in initial comparative rate modeling discussed further in this report.

Differential general rates

The Local Government Act allows councils to differentiate rates based on land use. Council currently applies a 45% differential rate for commercial, industrial and vacant land purposes (ie. The rate-in-the-dollar for commercial, industrial and vacant properties is 45% higher than residential properties).

This percentage is reviewed annually, and reflects the level of services that need to be provided to the business community to ensure economic growth and sustained employment.

The differential rate percentage decreased to 45% in 2012/13 after being set at 50% in 2011/12. For 2012/13 the average property value for commercial/industrial/vacant land was approximately \$631,939 generating a rate account of \$2,319.

The overall amount of differential rates generated in 2012/13 was \$3,869,000, representing approximately 13.8% of Councils overall general rates raised.

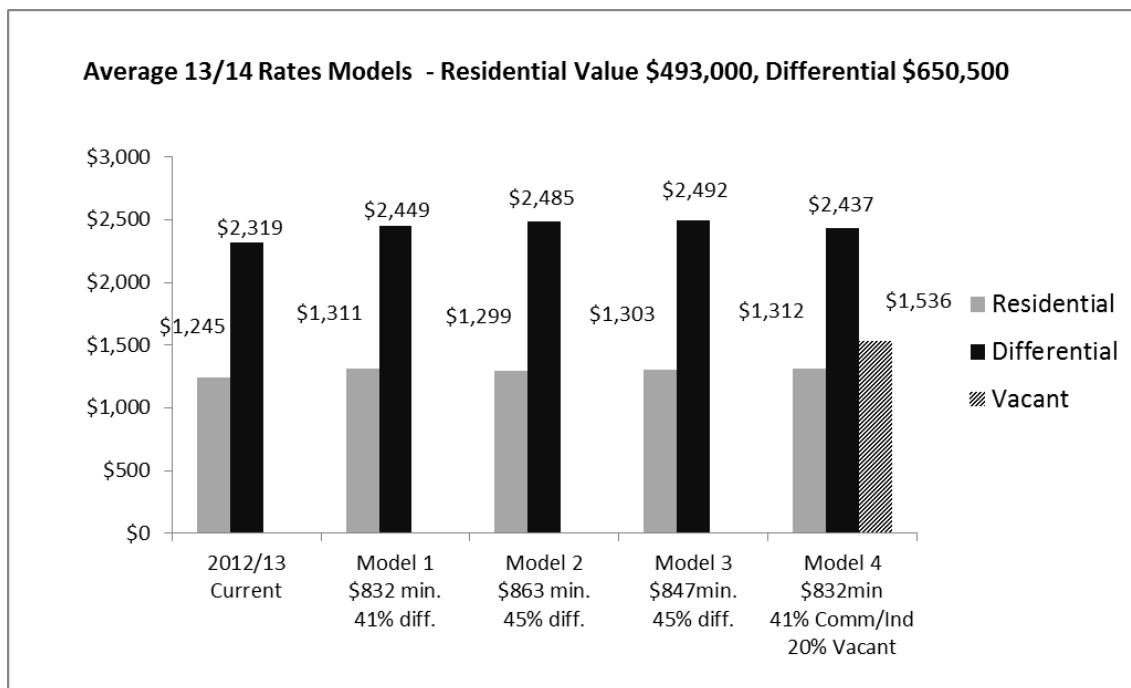
If the current proportion of rates raised from the differential rate were maintained, the premium would need to be reduced from 45% to 41%. Three differential scenarios have been modeled for comparative purposes. The first scenario applies the 41% differential, the second scenario maintains the 45% differential rate and the final scenario reduces the differential percentage for vacant land to 20%. The rationale for the vacant land reduction is to show some rate relief towards residential ratepayers who are in the process of building homes on vacant land.

Rate Modeling

A number of rate modeling scenarios have been applied to the current valuations that are being regularly updated and are based on a rate revenue increase of 3.7% as per the draft annual business plan. The following table highlights the variables;

	Model 1	Model 2	Model 3	Model 4
Minimum Rate %	\$832-current	\$863	\$847	\$832
Differential Rate %	41%	45%	45%	41% Comm/Ind 20% Vacant

When each scenario is applied, differing rates in the dollar are generated to achieve the same total 2013/14 draft budgeted gross general rate revenue of \$28,397,800. The following chart highlights the differing average rates generated.



The final rate in the dollar will differ as valuations are being updated weekly. Council may wish to adopt other models or request further options.

Model 1 is recommended. This model has maintained the minimum rate at the 2012/13 current level of \$832 with a 41% differential rate. The benefits of this model are that it ensures that most ratepayers with lower valued properties on the minimum rate receive no rate increase while maintaining the current proportion of differential rate relativity. Model 4 is similar to Model 1 but provides lower rates for ratepayers with vacant land.

Residential Rate Capping

Council's Rating Policy includes a rate cap to provide relief to ratepayers who own residential properties that have been subject to a significant increase in valuation.

For the 2012/13 year, ratepayers could apply for a reduction if their annual rates bill increased in excess of 10%. This rate cap has been reduced each year since its inception. During 2012/13 Council has received 9 applications and 8 were successful with a total value of \$429.

It is difficult to forecast the number of ratepayers that could potentially benefit from rate capping until the rate in the dollar is finalised and the rates are generated. To be eligible Council has a number of requirements including the exclusion of building improvements in excess of \$5,000. In 2012/13, 9% of rateable properties (regardless of eligibility) had in excess of a 10% rate increase.

Some ratepayers do not to apply for rate capping despite their eligibility. The 2013/14 draft budget has provided \$4,000 for rate capping being a reduced amount to 2012/13. The 2012/13 average rate cap amongst Adelaide Councils is 10.2%. It is recommended to maintain the rate cap at 10%.

Concessions for pensioners and self funded retirees

Council provides rate relief to eligible pensioners and self funded retirees. Eligibility is determined by the State Government. Both the Department of Families and Communities and Revenue SA have strict criteria for determining eligibility.

Currently Council provides this additional concession to 3,148 eligible pensioners and 1,063 self funded retirees. For 2012/13 this equated to a total of \$257,775 in pensioner concessions and self funded retiree concessions.

The 2012/13 concession was increased from a minimum of \$44 to \$45. A further \$1 for every \$10,000 in valuation above \$370,000 was also granted. As the median residential property valuation has marginally increased by \$5,000 it is proposed to maintain the 2012/13 concession minimum valuation of \$370,000 with a minimum amount of \$45.

It should be noted that while Council reviews and provides rate relief for pensioners and self funded retirees annually the State Government concessions have not been indexed and have remained unchanged for many years.

State and Local Heritage Listed Properties

Council currently grants a 25% rebate to State and Heritage listed properties to provide a measure of support towards maintaining the city's historic architecture. Eligibility is based on the State Heritage List as per section 16 of the Heritage Act 1993 and section 23(4) of the Development Act for Local Heritage listed properties.

Since its inception in 2009/10 there has been no increase to the percentage of rebate granted and the total value of the rebate for 2012/13 was \$164,443.

Other Discretionary Rebates

Council grants other discretionary rebates under section 166 of the Local Government Act. Council currently grants up to a 100% rebate to properties that are used for educational purposes, provide facilities for services for young persons, or provide a benefit or service to the local community.

The types of organisations that receive this rebate include sporting clubs, surf lifesaving clubs, kindergartens, youth clubs and the Townsend House School. The total value of the rebates for 2012/13 was \$142,666.

Applications for discretionary rebates are determined in accordance with Councils rate rebate policy and take into consideration the nature and extent of services provided. A further report will be prepared to update and review this policy by identifying the key principles for granting discretionary rebates.

BUDGET

The 2013/14 draft budget has provided for a 3.7% increase in general rate revenue and 0.5% provision for new development growth. The rate modeling contained within this report is based on the 2013/14 draft budget and excludes separate rates.

LIFE CYCLE COSTS

Not applicable for this report

Item No: **14.8**

Subject: **GLENELG DISTRICT CRICKET CLUB – LOAN APPLICATION**

Date: 28 May 2013

Written By: Strategic Property Officer

General Manager: Corporate Services, Mr I Walker

SUMMARY

The Glenelg District Cricket Club has submitted an application for a loan of \$30,000 from Council to provide funds to upgrade the toilets, air conditioning and supply new carpet and is also seeking the consent of Council, as land owner to carry out this work.

RECOMMENDATION

1. **That Land Owners consent be granted for the proposed works subject to the following:**
 - **All costs to be borne by the Glenelg District Cricket Club.**
 - **All work to be undertaken by qualified trades persons and in a workman like manner.**
 - **The Glenelg District Cricket Club to indemnify the City of Holdfast Bay against any claims, losses, suits etc. that may arise from this project.**
 - **The Glenelg District Cricket Club be responsible for the on-going maintenance of this storm water.**
 - **The City of Holdfast Bay is permitted to inspect the works at any time during construction.**
 - **No part of the work is to cause a nuisance or disturbance to any neighbours or visitors to adjoining properties.**
 - **All works to comply with the Building Code of Australia and relevant legislation.**
 - **Development approval, if required, be sought and obtained and all conditions of such approval being adhered to.**

2. **That Council provides an amount of \$30,000 for a sporting club loan amortised on a principal plus interest basis over nine years, on a 6 month repayment basis in accordance with Council's borrowing policy, for the purpose of the Glenelg District Cricket Club upgrading the toilets, air conditioning and carpets.**

3. **That the Glenelg District Cricket Club signs a loan agreement prior to any monies being transferred.**

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 2003, Council borrowed \$60,000 from the Local Government Finance Authority (LGFA) for the purpose of on-lending to Glenelg District Cricket Club for construction of its new changing and social rooms. The initial loan comprised a term of 1 year with a 15 year repayment profile.

Council has considered a number of reports relating to this loan. The original borrowing request was considered by Council and approved by Council in August 2003 (Report 458/03).

The Glenelg Cricket Club has made all payments associated with this loan on time and as at 15 May 2013 the loan balance is \$25,772.

REPORT

This type of loan is termed a "sporting club self-servicing" loan where Council has internally funded the loan to the Glenelg District Cricket Club

The Secretary of the Glenelg District Cricket Club has written to Council advising that the proposed works are the laying of new heavy duty carpets in the main auditorium, the installation of 2 new split air conditioning systems and upgrading of both the men's and ladies' toilets.

The carpet is beyond cleaning and repairing and the existing evaporative air conditioners are well past their useful life. The toilets have not been upgraded since the premises opened in 1978 and are in need of urgent attention.

The estimated cost of all works is \$37,000, inclusive of GST.

The Glenelg Cricket Club has provided a cash flow forecast for the next nine years, the term of the loan, indicating its ability to repay the new loan.

Refer Attachment 1

Based on a loan of \$30,000, an interest rate of 5.5% over 9 year loan period, the repayment is \$2,135.42 every six months.

Refer Attachment 2

BUDGET

The 2013/14 budget will support the establishment and the repayment of this loan based on a principal of \$30,000.

LIFE CYCLE COSTS

There are no direct life cycle costs associated with this loan.

Appendix 1 – Cash Flow Forecast

Appendix 2 – Loan repayment Schedule

Cash Flow Forecast for years 30th June 2013 to 30th June 2022

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
INCOME										
Loan proceeds	30000									
Catering, Functions	8500	8500	9000	9000	9500	9500	9500	10000	10000	10000
Fundraising	18000	18200	18500	18500	18500	18500	18500	18500	18500	18500
Sponsorship	20000	20000	20000	22000	22000	22000	22500	22500	22500	22500
membership	20000	21000	21000	22000	22000	22500	22500	22500	22500	22500
SACA grant	50000	50000	55000	55000	55000	55000	55000	55000	55000	55000
General	5000	5000	5000	5500	5500	5500	5500	6000	6000	6000
Grants	25000	5000	5000	5500	5500	5500	5500	5500	5500	5500
	176500	127700	133500	137500	138000	138500	139000	140000	140000	140000
Expenses										
Administration	12000	12200	13000	13500	14000	14500	15000	15500	16000	16200
Property	14000	14500	15000	16000	17000	17500	18000	18000	18500	18500
Oval hire	8000	8200	8500	9000	9500	10500	11000	11000	11500	12000
Cricket costs	35000	35500	36000	36500	37000	37500	37500	38000	38000	38500
Team expenses	35000	35500	36000	36500	37000	37500	38000	38500	38500	39000
Capital projects	55500	10000	15000	12000	9000	10000	9500	9000	10000	11000
Loan Holdfast Bay	5650	5650	5650	5650	5650	5650	5650	5650		
Loan Holdfast Bay		4180	4180	4180	4180	4180	4180	4180	4180	4180
	165150	125730	133330	133330	133330	137330	138830	139830	136680	139380
Net cash flow	11350	1970	170	4170	4670	1170	170	170	3320	620

Item No: **14.9**

Subject: **RIMHART NOMINEES PTY LTD – EXTENSION OF LEASE**

Date: 28 May 2013

Written By: Strategic Property Officer

General Manager: Corporate Services, Mr I Walker.

SUMMARY

Rimhart Nominees Pty Ltd has written to Council advising that it wishes to enact the renewal provision contained within its current lease agreement to renew the lease over portion of Colley Reserve, Colley Terrace Glenelg, for a period of five years from 1 July 2013. The exercising of the option to renew is at the option of Rimhart Nominees Pty Ltd.

RECOMMENDATION

That Council acknowledge the exercising of the option to renew for five years from 1 July 2013 by Rimhart Nominees Pty Ltd.

STRATEGIC PLAN

A Place with a Quality Lifestyle
A Place for Every Generation
A Place that Welcomes Visitors
A Place that Provides Choices and Enhances Life

COUNCIL POLICY

Nil

STATUTORY PROVISIONS

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

BACKGROUND

Rimhart Nominees Pty Ltd has a lease over portion of Colley Reserve located at Colley Terrace Glenelg for a term commencing on 6 December 2008 and expiring on 30 June 2013, together with two options to renew, each for a period for five years thereafter. The land leased is used for the operation of a ferris wheel.

REPORT

Rimhart Nominees Pty Ltd has written to Council on 27 April 2013 seeking to activate the right of renewal contained within the existing lease for a period of five years from 1 July 2013. The land leased is used for the operation of a Ferris wheel.

The renewal term will commence on 1 July 2013 and expire on 30 June 2018. The rental at the commencement of the renewal term will be set by escalating the rental at the end of the initial term by the increase in the Consumer Price Index for the March quarter in the 2012/13 financial year. Applying this formula the rental from 1 July 2013 will be \$17,421.87 per annum, excluding GST.

At the time of writing this report the Lessee, Rimhart Nominees Pty Ltd, was not in breach of any conditions of the lease.

It should be noted that the exercising of the right of renewal is at the option of the Lessee.

BUDGET

The income received from rent has been included in the budget.

LIFE CYCLE COSTS

Rimhart Nominees Pty Ltd is responsible for all maintenance, including structural, for any infrastructure built on the land.

Item No: **14.10**

Subject: **BRIGHTON AND HOVE DISTRICT CENTRE DEVELOPMENT PLAN
AMENDMENT (DPA)**

Date: 28 May 2013

Written By: Team Leader Strategic Policy and Planning

General Manager: Corporate Services, Ian Walker

SUMMARY

A draft Development Plan Amendment (DPA) prepared for the Brighton Shopping Precinct is currently on public and agency consultation. The proposed amendments will provide greater guidance for future investment and enable the expansion of shopping opportunities in key positions within the precinct. This Report seeks Council to appoint a committee to hear Public Submissions at the statutory public meeting to be held 4 July 2013.

RECOMMENDATION

That Council appoint four members to a Committee being 1....., 2....., 3.....and 4..... and appoint a chair being Councillor to hear deputations at a public meeting on 4 July 2013 to be held following the close of consultation and to provide advice to Council regarding the outcomes of consultation.

COMMUNITY PLAN

A Place to do Business
A Place that is Well Planned

COUNCIL POLICY

Both the *Our Place Community Plan* (2011-2014) and the *Strategic Directions Report* (2012) support the completion of the Brighton and Hove District Centre DPA.

Council considered and approved the draft DPA at its Strategic Planning and Development Policy meeting on 23 October 2012, and the minutes of this meeting were endorsed at the next Council meeting (13 November 2012).

STATUTORY PROVISIONS

The Development Plan Amendment process has been undertaken in accordance with the relevant sections of the Development Act 1993 and in accordance with the approach and scope agreed to by the Minister for Planning. The DPA has been prepared in accordance with the Statement of Intent (SOI) as endorsed by Council at its meeting held 11 August 2009 (refer Report 351/09), and agreed to by the Minister for Planning on 7 July 2011 (following negotiations and minor amendments).

The Minister for Planning endorsed the draft DPA for public consultation on 15 March 2013. Public and Agency Consultation commenced on 2 May 2013.

BACKGROUND

The Council provided input into the development of the policy amendments at a workshop held 28 February 2012.

REPORT

Public Consultation

Public and Agency Consultation commenced on 2 May 2013, and will run for a period of 8 weeks until 27 June 2013.

In addition to the public notices in the Government Gazette, The Advertiser and the Messenger newspapers, letters were sent to property owners of properties considered to be affected by the DPA both within and near the current District Centre zones A and B. These included copies of an information brochure and feedback sheet.

The community has shown considerable interest in this project and at 21 May 2013 almost twenty submissions have been received both supporting and not supporting the DPA.

A public information evening was held on 15 May, attended by around 50 interested persons.

Issues raised included concerns or queries about impact on Rutland Ave – pedestrian movement and parking, relationship with the 30-year Plan for Greater Adelaide, what kind of housing or car parks are to be allowed, impact on property valuation, other issues re traffic and parking not directly related to the DPA, the DPA being ‘privately funded’ and statutory processes.

It is anticipated that a number of these matters will be raised in written submissions and at the public meeting in July.

Following consultation and the public meeting, Council will be presented with a summary of submissions and a final report that will recommend a final DPA based on the investigations, comments from agencies and the community. If endorsed, Council must submit the DPA again to the Minister for Planning to authorise for consolidation into Council’s Development Plan.

A public meeting (as required by the Development Act, 1993 for a Committee to hear deputations from respondents) will be held on 4 July 2013. This report seeks nominations for hearing submissions from interested persons at that public meeting.

BUDGET

No change to the advice given to Council in earlier reports.

LIFE CYCLE COSTS

No further life cycle costs are expected to result from holding the public hearing.

Item No: **14.11**

Subject: **DRAFT 2013-14 ANNUAL BUSINESS PLAN CONSULTATION OUTCOMES REPORT**

Date: 28 May 2013

Written By: Corporate Planning Officer

General Manager: Corporate Services, Mr I Walker

SUMMARY

Council has received submissions in response to its Draft 2013-14 Annual Business Plan community consultation.

RECOMMENDATION

That the submissions arising from community consultation on the Draft 2013-14 Annual Business Plan be received and noted.

COMMUNITY PLAN

A Place that Provides Value for Money

COUNCIL POLICY

STATUTORY PROVISIONS

Section 123 of the Local Government Act 1999

BACKGROUND

The Draft 2013-14 Annual Business Plan was endorsed for community consultation at its meeting of 23 April 2013 (Report No 138/13). The Draft 2013-14 Annual Business Plan provided as Attachment 1 of Report No 138/13 was released for community consultation on 24 April 2013. Council provided a period of one hour to hear verbal submissions and comments from members of the community at its meeting of 14 May 2013.

REPORT

Council's community consultation program for the Draft 2013-14 Annual Business Plan was conducted between 24 April and 17 May 2013.

Details of how the community could participate in the consultation process or gain copies of the Draft 2013-14 Annual Business Plan were advertised in the Messenger and located on Council's Website.

Copies of the Draft 2013-14 Annual Business Plan were made available from 24 April 2013:

- On Council's Web Site.
- At the Council's Civic Centre, 24 Jetty Road Brighton.
- At the Council's Brighton and Glenelg libraries.

Our community was encouraged to provide comments by:

- Writing or e-mailing the Council between 24 April and 17 May 2013.
- A designated "Your View HQ" interactive web page accessed through the Council's web-site at www.holdfast.sa.gov between 24 April and 17 May 2013.
- Telephoning the Council's Customer Service Centre
- Making representations to Council at its meeting of 14 May 2013
- Providing feedback and comments to their local Councillor.

Verbal Submission

One member of the public made a verbal submission to Council at its meeting of 14 May 2013.

	Submission	Response
Mr Jack Messenger	<p>Raised concern over the inclusion of the Alwyndor financial statements in Council's consolidated position suggesting that this created the risk of covering and misrepresenting potential operational deficits in Council's municipal activities.</p> <p>He also suggested that the Plan did not give sufficient detail on the expected financial returns associated with the Brighton Caravan Park upgrade, Broadway Kiosk, and proposed Glenelg Cinema Complex.</p>	<p>Although Alwyndor it is a business operation that is fully funded through the contributions of its residents and Commonwealth aged care grants, it is part of Council's service delivery and must be included within its consolidated financial statements.</p> <p>The financial statements are presented in three columns, which provide the consolidated position and separate the municipal and Alwyndor operations so as ensure transparency. The Draft 2013-14 Annual Business Plan is projecting an operational surplus of \$370k for municipal operations and \$611k for Alwyndor.</p>

		<p>Brighton Caravan Park and Broadway Kiosk are covered by commercial leases. Council has received proposals for the future management and upgrade of the Caravan Park, this will result in a renegotiation of the lease conditions with the new management entity once appointed. The outcomes of these negotiations are unable to be fully predicted at this time, therefore the Draft 2013-14 Annual Business Plan assumes there will be no change to revenue from the commercial lease for 2013-14.</p> <p>The Glenelg Cinema Complex is still in concept stage negotiations, and therefore is not at a stage where a forecast can be incorporated in Draft 2013-14 Annual Business Plan.</p>
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Council received seven written and interactive website comments on the Draft 2013-14 Annual Business Plan during the consultation period, these are detailed in Attachment 1

(Refer Attachment 1)

Brighton Caravan Park

	Submission	Response
Mr Leonard Gough Mr Glenn Wheatland	Question the level of expenditure predicted for the upgrade.	The Draft Annual Business Plan reflects current estimates for the redevelopment of the Caravan Park.
Mr Terry Gregory	Supports the upgrade of the Caravan Park	The future management of the Caravan Park, its financial modelling and the status of annual agreements
Ms Marilyn Pearson Ms Susan Caddy Mr Graham Smith	Raise issues relating to the financial modelling for the future management of the Park.	are the subject of separate reports and considerations by Council.

General

Mr Terry Gregory	Supports the continuation of the Coast Park but expresses some caution regarding expenditure of rates on facilities which primarily are aimed at visitors to the area.	The facilities along the Coast Park are for the benefit of both residents and visitors, they encourage an active lifestyle, and support our local economy.
Mr Glenn Wheatland	Believes there is a need for alternative steps and ramps at beach access points along the foreshore, particularly the need for more ramps for people with prams, trolleys, kayaks, emergency stretchers on wheels etc.	<p>The Coast Park construction will see an additional ramp installed opposite the Seacliff Hotel. Additional upgrades to access points along the foreshore, including the improvement of ramp access is to be incorporated in future capital works programs.</p> <p>\$60,000 has been included in the Draft 2013-14 Annual Business Plan for the upgrade of existing beach access points.</p>
Mr Graham Smith	<p>Questions the financial reporting and performance reporting information in the Draft 2013-14 Annual Business Plan suggesting that activity based reporting and "Return on Investment" indicators should be applied.</p> <p>Questions the level and coverage of risk associated with the ownership of the Alwyndor Aged Care Facility.</p>	<p>Council's financial statements and reporting is developed in accordance with legislative requirements.</p> <p>Council develops a range of financial and non- financial measures as the service benefits provided to and experienced by the community are often unable to be quantified in purely financial terms such as "return on investment"</p> <p>All Council's operations are subject to risk analysis and covered by Council's LGA Mutual Liability Scheme coverage.</p>
Glenelg Residents Association Inc	<p>Mr Messenger, on behalf of the Glenelg Residents Association Inc supported his verbal representation with a written submission in which he raised the following additional matters</p> <p>Requesting an explanation for the operating result deficit for 2012-13</p> <p>Requesting details of operating income and expenses for each operating department</p> <p>Requesting an explanation for</p>	<p>The operating result for 2012-13 reflects the reconciliation of Commonwealth Financial Assistance Grants which were paid in advance through 2009-2011 to stimulate the economy and ease the potential impacts of the Global Financial Crisis. The adjustment affects 2012-13 only and will not impact on future years. This is explained on page 27 of the Draft 2013-14 Annual Business Plan.</p> <p>Council's financial statements and reporting is developed in accordance</p>

	<p>budget expenditure for tourism and business marketing suggesting the figure of \$1.83m on page 17 of the Draft 2013-14 Annual Business Plan is a deficit as it is in excess of the income from the Jetty Road Mainstreet separate rate . Requesting and explanation of the strategy for borrowings and suggesting that a low debt policy is not sustainable in the current economic environment.</p>	<p>with legislative requirements. Whilst detailed activity, income, and expenditure budgets are not provided, net projected expenditure on our service delivery, and capital programs is outlined on pages 11 to 20 of the Draft 2013-14 Annual Business Plan and summarised on pages 6 to 7</p> <p>The \$1.83m is the projected net expenditure for all visitor and business marketing services to be provided in 2013-14. It includes the separate rate collected by Council to specifically fund and support the activities of Jetty Road Mainstreet Management Committee. However Council does provide services across the whole of its area, which accounts for difference between the Separate Rate and total expenditure in this area.</p> <p>An increase in Council net liabilities is projected to cover the expenditure associated with the Brighton Caravan Park and Partridge House upgrades. A prudent approach is taken to managing the Councils net financial liabilities to ensure the Council’s long term financial sustainability. This is reflected in our treasury management policy and Long Term Financial Plan.</p>
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The Council is required to formally acknowledge the receipt of the submissions for consideration.

BUDGET

The consultation on the Draft 2013-14 Annual Business Plan is accounted for in the 2012-13 Budget

LIFE CYCLE COSTS

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

ATTACHMENT 1

SUBMISSIONS ON DRAFT 2013-14 ANNUAL BUSINESS PLAN

ATTACHMENT 1

SUBMISSIONS ON DRAFT 2013-14 ANNUAL BUSINESS PLAN

Your Full Name	Marilyn Pearson
Address	Site 20 Brighton Caravan Park
Suburb	Kingston Park
Postcode	5049
1. Please indicate how you accessed the Draft 2013 -14 Annual Business Plan	Internet
If you were unable to access a copy please state the reasons why	
2. Overall please state your level of support for the Draft 2013-14 Annual Business Plan	Support with some changes
Comments	
3. What areas of the Draft 2013-2014 Annual Business plan do you wish to comment on (please tick all that apply)	Building a Strong Community Delivering Economic Prosperity
Please provide your comments	<p>My comments are with regards to development of the Brighton Caravan Park. It is not in dispute that the Park requires upgrading. Some \$5 million income has been gleaned from the Park over the years with minimal proceeds being budgeted back into upkeep and maintenance. Thus the Park has fallen into disrepair and desperately requires an upgrade of its facilities. My objection to the proposed upgrade is that Permanent Residents have been told they will no longer be able to live at the Park when their current leases expire. Permanent Residents have been a part of the Park for at least 25 years. Current residents have lived there from between a few months up to 15 years. Permanent Residents provide guaranteed occupancy and</p>

ATTACHMENT 1

SUBMISSIONS ON DRAFT 2013-14 ANNUAL BUSINESS PLAN

income. Security offered by having permanent residents living in the Park all year round is the main contributing factor to lack of vandalism and crime in the Park. Residents also provide assistance to tourists in many other ways by sharing local knowledge, giving direction and assistance as requested. Brighton Caravan Park is zoned a Caravan and Tourist Park. Requirement of the zoning is that a minimum of 60% of the Park is available for tourists. Up to 40% of the park area may contain long term residents. The Permanent Residents area takes up 9-10% of the Park, and accounts for approximately 12% of available sites. There is no reason why Permanent Residents cannot be retained at the upgraded Brighton Caravan Park. Viable alternatives, indeed more profitable alternatives, exist and should be investigated thoroughly before Permanent Residents are lost to the Park. Council cites its decision to remove permanent residents as being one that will allow Brighton Caravan Park to be developed to its full potential and provide an income source that benefits the whole community. The committee disputes this claim and backs this up with the assistance of a professional in the accounting field by way of a financial analysis of the potential scenario of replacing Permanent Residents with 19 new age cabins as proposed in the Plan provided on Council's website. Permanent Residents purchase their dwellings, are responsible for cleaning and maintenance, electricity, phone and gas, plus they meet any other costs incurred. Residents pay between \$127 - \$179.60 per week per site as rental for the land our dwellings exist upon. Costs incurred for water and administration are included in site fees. At current occupancy rates and taking into consideration building costs and annual expenses incurred for the 19 new cabins, analysis shows an estimated profit of \$76,000. That translates to a loss of annual income to the Park in the vicinity of \$125,000. I believe the \$3 million should be utilised to upgrade the Park taking advantage of its natural environment to provide facility that unique and sustainable. An urgent review of the financial viability of the planned upgrade of the Park is required if residents of the City of Holdfast Bay are to get value for money from the upgrade.

ATTACHMENT 1

SUBMISSIONS ON DRAFT 2013-14 ANNUAL BUSINESS PLAN

Your Full Name	Leonard Stephen Gough
Address	22b Brighton Caravan park
Suburb	Kingston Park
Postcode	5049
1. Please indicate how you accessed the Draft 2013 -14 Annual Business Plan	Internet
If you were unable to access a copy please state the reasons why	
2. Overall please state your level of support for the Draft 2013-14 Annual Business Plan	Do not support
Comments	I do not support a 3 Million Dollar upgrade of a Caravan park that for most of winter is empty.
3. What areas of the Draft 2013-2014 Annual Business plan do you wish to comment on (please tick all that apply)	<ul style="list-style-type: none"> Building a Strong Community Creating a sustainable Environment Enhancing City Design and Function General Comments
Please provide your comments	The park as is stands is a gem in your council and one that should not be turned into a Coney Island, with a massive wast of money that should be used other ways.

ATTACHMENT 1

SUBMISSIONS ON DRAFT 2013-14 ANNUAL BUSINESS PLAN

Your Full Name	Glenn Wheatland
Address	107B Esplanade
Suburb	Hove
Postcode	5048
1. Please indicate how you accessed the Draft 2013 - 14 Annual Business Plan	Internet
If you were unable to access a copy please state the reasons why	
2. Overall please state your level of support for the Draft 2013-14 Annual Business Plan	Support with some changes
Comments	Don't believe the caravan park project warrants the expenditure
3. What areas of the Draft 2013-2014 Annual Business plan do you wish to comment on (please tick all that apply)	Enhancing City Design and Function General Comments
Please provide your comments	<p>Nothing in the budget to improve beach access points I recognize the spend on some beach access points but firmly believe that there needs to be some flexibility with various points.</p> <p>Some years ago, there were many alternating steps vs ramps along the foreshore , allowing for choice of either stepping access to beaches, or alternatively, a gentle ramp which facilitates access with prams, trolleys, pushers, kayaks, emergency stretchers on wheels etc. these have progressively been removed and replaced by stairs.</p> <p>I am not suggesting all ramps, just alternative every few access points. This deserves consideration, given the types of people and the uses they put the access points to.</p>

ATTACHMENT 1

SUBMISSIONS ON DRAFT 2013-14 ANNUAL BUSINESS PLAN

Your Full Name	Terry Gregory
Address	54 Myrtle Road
Suburb	Seacliff
Postcode	5049
1. Please indicate how you accessed the Draft 2013 -14 Annual Business Plan	Internet
If you were unable to access a copy please state the reasons why	
2. Overall please state your level of support for the Draft 2013-14 Annual Business Plan	In full support
Comments	Very Pleased with continued support of Coast Park and support for local Community Centres
3. What areas of the Draft 2013-2014 Annual Business plan do you wish to comment on (please tick all that apply)	General Comments
Please provide your comments	<p>Important to consider local ratepayers when considering expenditure as many who visit our council area and use the council facilities are from "other" council areas but expect our council to provide facilities. eg visitors to beach expect toilets, showers, doggy bags, playgrounds, shade etc.</p> <p>Support council's plan to upgrade the Caravan Park to increase income for council's projects.</p> <p>Pleased that council support Seacliff Community Centre as it is evident that many young families are relocating into the Seacliff area and we need to support not only the aged but younger generation also.</p>

SUBMISSIONS ON DRAFT 2013-14 ANNUAL BUSINESS PLAN

CITY OF HOLIDAY BAY

DRAFT 2013-14 ANNUAL BUSINESS PLAN FEEDBACK FORM

DRAFT 2013-14 ANNUAL BUSINESS PLAN

Building a Strong Community

Building a strong community involves providing an environment where people feel valued and safe, where cultural diversity is respected, people participate in social activities, and where they can live with dignity and a sense of 'Place'.

Our Service Delivery \$22.5 million
Our Capital Projects \$277 million

Delivering Economic Prosperity

Economic prosperity builds a thriving business environment, which in turn supports a vibrant community, local employment opportunities and provides an attractive location for visitors.

Our Service Delivery \$8.89 million
Our Capital Projects \$972 000
Our New Projects \$466 000

Creating a Sustainable Environment

Environmental sustainability ensures we are protecting and enhancing our natural physical environment for current and future generations.

Our Service Delivery \$782 million
Our Capital Projects \$225 000

Enhancing City Design and Function

A well-planned, accessible and safe city provides a variety of movement, transport, employment, recreational and housing choices. A city with well-connected public spaces supports our community and strikes a balance between the natural and built environment.

Our Service Delivery \$6.87 million
Our Capital Projects \$4.28 million
Our New Projects \$466 000

Financial Overview

In the 2013-14 financial year, we predict we will be working with:

- a consolidated operating surplus of \$982 412
- a consolidated operating income of \$52.2 million to cover our operating expenditure of \$54.2 million
- a 3.7 per cent increase in rate revenue (excluding separate rates, growth, and the Natural Resources Management Levy).

In the 2013-14 financial year, average (mean) residential rate charges will rise by approximately \$11.30 per quarter and we will invest \$68.2 million to provide services, implement programs and buy or maintain essential assets. Our main areas of investment will include:

- \$46 million to provide services to our community
- \$14 million to upgrade and maintain our community assets
- \$175 000 to implement environmental programs. This includes \$20 000 to provide community environment grants and \$17 000 to plant and maintain trees
- \$635 000 for new initiatives to improve services to meet our community's expectations
- \$5.5 million to progress major projects, including upgrading the Brighton Caravan Park and Penridge House and continuing construction of the Brighton to Kingston Park Coastal Park.

The funding for these activities will come from rates, grants from State and Commonwealth Governments and income derived from lottery and user charges.

Please take some time to view the Draft 2013-14 Annual Business Plan available at:

- holidaybay.gov.au
- yourviewholiday.com
- Brighton Civic Centre, 24 Jetty Road, Brighton
- Brighton Library, 20 Jetty Road, Brighton (to read on-site)
- Clerveg Library, 2 Colley Terrace, Clerveg (to read on-site)

You can provide your comments on the Draft 2013-2014 Annual Business Plan by:

Writing Reply Paid 61
Submitters - Draft 2013-14 Annual Business Plan
PO Box 19, Brighton SA 5048

Emailing info@holidaybay.gov.au

Visiting the online hub Your View Holiday at yourviewholiday.com

Making a representation to Council
14 May 2013 meeting
7pm, Clerveg Town Hall, Moseley Square, Clerveg

Please contact the Corporate Planning Officer, Chris Kavanagh, on 8229 9365 by 5pm Friday 10 May 2013 if you wish to make a representation.

Feedback must be received by 17 May 2013 to be considered by Council.

Next Steps

Any comments provided during the engagement period (25 April - 17 May 2013) will be reviewed and considered and appropriate changes made to the Draft 2013-14 Annual Business Plan where possible. The final 2013-14 Annual Business Plan will then be presented in a report to Council on 11 June 2013.

Results of the feedback will be available on the yourviewholiday.com website.

Contact Person
City of Holiday Bay
Chris Kavanagh, Corporate Planning Officer
08 8229 9658
ckavanagh@holidaybay.gov.au

FEEDBACK FORM

All submissions must be received by 5pm Friday 17 May 2013.

Name: Susan Caddy
Address: 250 The Esplanade Kingston Park SA 5049
Email: _____

Please ensure your contact details are complete if you wish your comments to be considered as a formal submission.

1. Please indicate how you accessed the Draft 2013-14 Annual Business Plan

- Internet At The Brighton Civic Centre
 At the Clerveg Library Requested a copy be sent out to me
 At the Brighton Library and customer service centre I have not viewed the Draft 2013-14 Annual Business Plan

If you were unable to access a copy please state the reasons why:

N/A

2. Overall please state your level of support for the Draft 2013-14 Annual Business Plan

- In full support Do not support
 Support with some changes Unsure

Comments

I agree Brighton Caravan Park needs redevelopment but not at the expense of permanent residents. Many semi-permanents have now left so there is plenty of room to build new cabins. However it would be more economically viable to upgrade the current cabins over a 3 year period before going to the considerable expense of building new.

SUBMISSIONS ON DRAFT 2013-14 ANNUAL BUSINESS PLAN

CITY OF HOLDFAST BAY



FEEDBACK FORM

3. What areas of the Draft 2013-2014 Annual Business Plan do you wish to comment on (tick all that apply)

- Building a Strong Community
- Enhancing City Design and Function
- Creating a Sustainable Environment
- General comment
- Delivering Economic Prosperity

Please provide your comments

Figures considered by experienced professionals indicate that money will be lost by existing Permanent Residents from Brighton Caravan Parks. New cabins would require cleaning, maintenance, gardening + security. Currently Permanent Residents provide this for themselves. There is no cost to council or park management. New cabins would incur electricity + gas costs. Currently Permanent Residents also pay these costs.

The proposed 66% occupancy rates are unlikely at best. Assuming 100% occupancy during all school holidays (which is NOT the case) it would require 55% occupancy every other day of the year to achieve this goal. From Easter through to the October long weekend occupancy rates are very low.

The \$230,000 per year provided by Permanent Residents would not be reached. Our figures indicate up to \$100,000 per year net loss to council/park management.

The Residents of the Brighton Caravan Park are a vibrant, dynamic community with most people involved in paid and/or voluntary work. They are highly involved in local schools, churches + clubs. There is no crime. Although there are 11 nationalities there is no racism. With people ranging in age from months to 81 years there is support + tolerance by everyone for everyone else. This strong community should be encouraged.

If you require more room for your response, you may staple additional sheets of paper to this form.

Reply Post 61
Submissions - Draft 2013-14 Annual Business Plan
PO Box 19, Brighton SA 5248

Thank you for your participation. The information you supply in this submission will be used to assist Council in its decision making. This information, including personal information, may be included in a Council report which is available to the public. You can find more information on how the City of Holdfast Bay manages your personal information in the City's Privacy Policy, available on our website holdfast.sa.gov.au



DRAFT 2013-14 ANNUAL BUSINESS PLAN
Information and Feedback Form

You are invited to share your view on our Draft 2013-2014 Annual Business Plan. The City of Holdfast Bay's Draft 2013-14 Annual Business Plan outlines Council's priorities and program of works for the next 12 months. It allocates funding for key projects and services and shows what you will receive for your rates. Your feedback is welcomed, and will be considered by Council before the Draft 2013-14 Annual Business Plan is finalised in June 2013.

Background

The Draft 2013-14 Annual Business Plan is the outcome of the comprehensive business planning process we undertake each year to ensure that we can manage our community assets and provide high-quality services in a responsible and sustainable manner.

Aligned closely with our city's strategic plan, Our Place, the Draft 2013-14 Annual Business Plan details how much we have to spend and how we will spend it to achieve our strategic goals - while delivering the best possible value for our ratepayers.



ATTACHMENT 1

SUBMISSIONS ON DRAFT 2013-14 ANNUAL BUSINESS PLAN

Reply Paid
Submissions – Draft 2013-14 Annual Business Plan
PO Box 19
BRIGHTON SA 5048

12 May 2013

RATEPAYER SUBMISSION

CITY OF HOLDFAST BAY - DRAFT 2013-14 ANNUAL BUSINESS PLAN



Recommendation

It is recommended that The City of Holdfast Bay provides rate payers with a more clear and understandable interpretation of the Annual Business Plan by adopting project/activity based financial reporting.

Discussion

Under the current process of consultation, ratepayers are being asked to comment on a plan which provides no meaningful measurement of expected outcomes on planned projects. I see little point in asking for community consultation on a financial document that has no correlation or annotation of the desired tangible and intangible gains that will be delivered to the community via the stated plan. It is appreciated that the Annual Business Plan is a high level summary of business activity of the Council and not all activities of Council can easily be measured on a profit/cost centre basis. However, it is considered that the financial projections of Annual Business Plan objectives/activities should be clearly shown in the context of their community benefit so that the ratepayer can easily see what financial costs and resultant benefits apply to particular Council activities. In today's times, with modern modelling techniques, accounting software and applications, this should be achievable. (It is acknowledged that some attempt is made to show how ratepayers' funds have been spent in the Annual Report but that is after the event and not in any level of detail.)

Throughout the Business Plan the author talks in motherhood statements about delivering outcomes but rarely quantifies these outcomes in real terms of financial benefit measures for the community.

Analysis:

1. Pages 4 – 7 talk about Operating Income and Expenditure and Capital Expenditure and the charts are simply illustrative in terms of identifying major budget items. All this is fine in terms of representing high level Source and Application of Funds but it doesn't mean anything to the ratepayer in terms of tangible deliverables and what the expected performance of Council work units or identified capital expenditures is planned to be.
2. On Pages 11 - 13 the Plan talks about Service Delivery - Building a Strong Community with what look like operating costs. Page 13 talks about Capital Projects (e.g. Brighton Caravan Park - \$3 million) etc. However, what are the expected returns on these operating expenses and capital investments and why aren't they measured by deliverable returns on investment rather than in just \$ spend? Do these cost/profit centre expenses include all operational costs such as staff etc. or are they expenditures over and above the base operating costs applicable to these service deliverables? The same questions equally apply to pages 14,15,17,18,19 & 20.

ATTACHMENT 1

SUBMISSIONS ON DRAFT 2013-14 ANNUAL BUSINESS PLAN

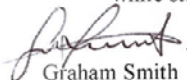
If the identified objectives on pages 11 - 20 of:

1. *Building a Strong Community,*
2. *Creating a Sustainable Environment,*
3. *Delivering Economic Prosperity and*
4. *Enhancing City Design and Function*

are in fact working objectives, then why can't they be measured in terms of financial outcomes.

For example if *Creating a Sustainable Environment* can be identified as requiring \$225K in Capital Expenditure, then what are the tangible and intangible financial benefits to Council (e.g. operating expenditure cost savings) and to the Community/Ratepayer (e.g. reduction in rates because of lower annual operating expenditure for sand drift control or improved ratepayer amenity for better beach access etc). *Delivering Economic Prosperity* should be more easily measured as the outcomes are more tangible in terms of \$ outcomes.

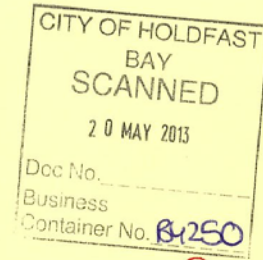
3. Pages 27 – 28 set out Standard industry based financial target measures which are accepted as Local Government industry wide comparable financial targets.
4. The Plan sets out 'Reporting Current Performance' indicator measures on page 30 such as Community Engagement-Based Indicators (measured as percentage targets) and Activity Based Indicators (generally measured in numbers and percentages). These are considered to be 'soft' targets which don't really provide any true deliverable or Return on Investment (ROI) based measures and are meaningless without the reader understanding the real benefits associated with them.
5. The consolidation of Alwyndor in this Business Plan raises the question of the level of financial liability that Holdfast Bay ratepayers carry in respect of this operation with Council, as Trustee of the Dorothy Cheater Trust, being the owner of Alwyndor. The Trust may well hold adequate insurances to cover anticipated insurable events but there would no doubt be contingencies for which the Council, and ultimately the ratepayer, would be held responsible in the event of a catastrophe. This begs the question whether there are adequate provisions put aside for any such extraordinary uninsurable events and why does Council persist in embracing this non-core business activity, notwithstanding today's legal capabilities of physically extricating (selling) this trust from Council operations to the hands of others better positioned and prepared to take on the risks of operating the complexities of Aged Care Accommodation while still complying with the conditions of the Trust.



Graham Smith
46 Pier Street
GLENELG SOUTH 5045

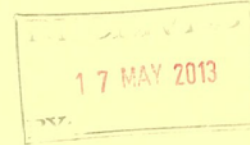
ATTACHMENT 1

SUBMISSIONS ON DRAFT 2013-14 ANNUAL BUSINESS PLAN



17 May 2013

Mayor and Councillors
City of Holdfast Bay
PO Box 19
BRIGHTON SA 5048



Dear Elected Members

DRAFT 2013-14 ANNUAL BUSINESS PLAN

This feedback on the plan is made by the Glenelg Residents Association Inc for and on behalf of its membership.

Specifically, we bring to your attention that you have failed to:

1. provide comparative figures which are a generally required accounting standard of disclosure
2. explain whether the expected 2013 performance of what looks like in excess of a \$1,000,000 loss was a planned loss. (Page 27, but no numbers) Did you plan that?
3. give any indication to the community on the detailed income and expenses for each operational department and whether the performance was as expected as probably disclosed in an internal activity budget. It is very hard to make informed comments when the essential information is not disclosed.
4. Separately report the performance of Alwyndor as a subsidiary. This has previously been brought to your attention
5. Quantify the extent of your achievements as outlined on page 14.
6. provide a business plan for the Brighton Caravan Park upgrade. (page 4) On page 11 there is a reference to a Business Concept Plan but no financial details have been disclosed for comment .
7. provide any information on the costs against the separate rates of \$535,000 for Jetty Road Glenelg. (page 5) . On page 17 you disclose a budgeted expenditure of \$1,830,000 for Tourism and business marketing services. The rationale for incurring this loss is not disclosed. Yet on page 16, you claim to have implemented "a successful marketing campaign for the Jetty Road Glenelg precinct. As the resident home owner ratepayers pay in excess of 80% of rates, does not have our support. This deficit is also unlikely to have general community support.
8. Provide any details on your borrowing program. (page 8) or any explanation of the strategy you are trying to achieve. A low debt policy is not sustainable in an inflation economy and is generally discredited.

The potential financial fall-out inherent in the Taplin cinema complex negotiations received only a one line mention. If it proceeds, will be the biggest single financial disaster ever undertaken by this Council or either of its antecedent councils.

Yours faithfully

J J Messenger
President

ATTACHMENT 1

SUBMISSIONS ON DRAFT 2013-14 ANNUAL BUSINESS PLAN