



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 25 June 2013 at 7.00pm

Justin Lynch
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 Kurna 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 Kurna People today.

3. PRAYER

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

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

4. APOLOGIES

4.1 Apologies Received

4.2 Absent

5. ITEMS PRESENTED TO COUNCIL

6. DECLARATION OF INTEREST

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

7. CONFIRMATION OF MINUTES

Motion

That the minutes of the Ordinary Meeting of Council held on 11 June 2013 be taken as read and confirmed.

Moved Councillor _____, Seconded Councillor _____

Carried

8. QUESTIONS BY MEMBERS

8.1 **Without Notice**

8.2 **With Notice - Nil**

9. MEMBER'S ACTIVITY REPORTS - Nil

10. PUBLIC PRESENTATIONS

10.1 **Petitions - Nil**

10.2 **Presentations - Nil**

10.3 **Deputations - Nil**

11. MOTIONS ON NOTICE

11.1 Motion on Notice – Thank You Letter to SAPOL – Councillor Bouchee
(Report No: 217/13)

12. ADJOURNED MATTERS - Nil

13. REPORTS OF MANAGEMENT COMMITTEES, SUBSIDIARIES AND THE DEVELOPMENT ASSESSMENT PANEL - Nil

14. REPORTS BY OFFICERS

14.1 Items in Brief (Report No: 193/13)

14.2 Brighton Oval – The Rotary Club of Brighton Inc - Lease (Report No: 209/13)

14.3 Monthly Financial Report – May 2013 (Report No: 213/13)

14.4 2013-14 Rate Declaration (Report No: 214/13)

14.5 Library and Bay Discovery Centre Redevelopment Concept Plans (Report No: 216/13)

15. RESOLUTIONS SUBJECT TO FORMAL MOTIONS - Nil

16. URGENT BUSINESS – Subject to the Leave of the Meeting

17. CLOSURE

**JUSTIN LYNCH
CHIEF EXECUTIVE OFFICER**

Item No: **11.1**

Subject: **MOTION ON NOTICE – THANK YOU LETTER TO SAPOL – COUNCILLOR
BOUCHEE**

Date: 25 June 2013

PROPOSED MOTION

Councillor Bouchee proposed the following motion:

That the Chief Executive Officer send a letter of appreciation to SAPOL for the completion of the Summer Safe Beaches programme and look forward to the continuation of this very successful SAPOL initiative for the 2013/2014 Summer season.

BACKGROUND

In the last 2 years this initiative has been very successful in a marked reduction in thefts on the beach, control of bad behaviour around Moseley Square and adjacent area.

Item No: **14.1**
Subject: **ITEMS IN BRIEF**
Date: 25 June 2013
Written By: Personal Assistant
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 for Every Generation
A Place that Celebrates Culture
A Place to do Business
A Place that Welcomes Visitors
A Place that Provides Value for Money

COUNCIL POLICY

Not applicable

STATUTORY PROVISIONS

Not applicable

REPORT**14.1.1 Jetty Road Mainstreet Update****April School Holiday Activities**

Free school holiday activities including face painting, seaside craft activities, play dough and chalk boards were provided by Splodge in Moseley Square every Monday, Wednesday and Friday of the school holidays.

Entry statements were installed throughout the precinct advising of these activities, leaflets were distributed to local schools and kindergartens and an ad was placed in the Messenger.

Anecdotal feedback showed that approximately 100 children participated in the craft activities each day, while many others participated in chalk and play dough.

Mothers' Day Campaign

This year there were two elements to the campaign. The first was a competition for traders to decorate their windows in a pink mothers' day theme. Additionally, there was a prize draw for shoppers who spent \$20.00 or more in a store or café or \$50.00 or more in a restaurant.

117 traders took part by having entry forms in their store. A total of 3007 entry forms were received over the 12 day period.

The prizes offered by traders totalled over \$1400.00. This was won by Mavis Ball from South Plympton who entered the draw via Judells.

The second element of the promotion involved a competition for the stores to decorate their shop windows in pink. 57 stores participated and the windows were judged by an independent panel consisting of Mark Faulkner from Enve, Councillor Rosemary Clancy and Tracy Curl, Bay Discovery Coordinator.

The overall result was a tie between Paisley Boutique and Kaviar Boutique and both stores agreed to split the \$500.00 prize fund.

In addition, the street was dressed in pink bows and Mothers' Day itself saw two models dressed in Tuxedos kindly supplied by Peter Shearer, strolling throughout the precinct distributing pink carnations to mothers.

Jetty Road Glenelg - Highest social media influence in S.A retail precincts.

A Klout Score is the measurement of someone's overall online influence. The score ranges from 1 to 100. The Klout score of Jetty Road, Glenelg has recently far surpassed that of all other South Australian retail precincts, as per below:

Other Retail precincts in SA	Klout score
Norwood Parade	20
King William Road, Unley	30
Adelaide Central Market	30
Habourtown	35
Rundle Street East	47
Rundle Mall	52
Myer Centre	53
Burnside Village	54
Jetty Road, Glenelg	62

This significant number shows that the content of our media is influential to your online community, and the value of the message you drive is engaging unique individuals.

In May, the Jetty Road Glenelg Facebook page had 10,000 followers and over 2,500 followers on Twitter.

14.1.2 Project Schedules

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

Refer Attachment 1

14.1.3 2013-14 Annual Business Plan Summary Document

Pursuant to Section 123 (9) of the Local Government Act, 1999, after adopting an Annual Business Plan and Budget Council is required to produce a summary document that:

- Assists public awareness of the nature of objectives and activities for the ensuing financial year; services; rating and financial management policies;
- Accompanies the first rates notice sent to ratepayers after the declaration of rates for the financial year; and
- Includes an assessment of Council's achievement in meeting its objectives of the previous year.

Presented is the text of the 2013/14 Annual Business Plan Summary document. This document is currently being designed and will accompany Council's rate notices.

Refer Attachment 2

**2013–14
ANNUAL BUSINESS PLAN SUMMARY**

OUR PLAN FOR OUR PLACE

<<As per Draft 2013–14 Annual Business Plan front cover>>

WORKING COPY

PAGE 2

WELCOME TO OUR PLACE

Aligned closely with our city's strategic plan, *Our Place*, the *2013–14 Annual Business Plan* sets out our program for the year, detailing how much we have to spend and how we will spend it to achieve our goals – while delivering the best possible value to you, our ratepayers

Our program is based on a responsible budget that addresses our ongoing need to develop, maintain and renew our community assets, deliver vital services and programs and allocate funds to some substantial projects and new initiatives. We are proud that we have managed to do this while containing rate revenue increases to a modest 3.7 per cent, especially given the broader context of our state, national and global economy and corresponding State and Commonwealth Government funding cuts.

MAJOR ACHIEVEMENTS IN 2013–14:

In 2012–13 we successfully:

- completed Part 1 of the Alwyndor Aged Care Facility redevelopment (upgrading residential and low-care facilities)
- completed construction of the Brighton to Kingston Park section of the Coast Park (from Gladstone Road, North Brighton to Edwards Street, Brighton)
- expanded our tree maintenance program
- developed master plans for the Brighton Oval and Kauri Parade Community and sporting hubs.

FUNDING OUR PLANS FOR 2013–14

In the coming financial year we will invest \$68.6 million to achieve the goals set out in our *2013–14 Annual Business Plan*. Funds will be raised through rates, Commonwealth and State grants and statutory and user charges.

We have budgeted for a consolidated operating surplus of \$921 000. This will be made up of a \$611 000 surplus from Alwyndor Aged Care, which will be invested back into its operations, and a surplus of \$309 000 from our other activities.

RATES

We expect to raise \$28.4 million in revenue from general rates (excluding the State Government Natural Resources Management Levy). This represents an increase of 3.7 per cent on last year (excluding new developments) and equates to \$66 per year for the average (mean) residential household.

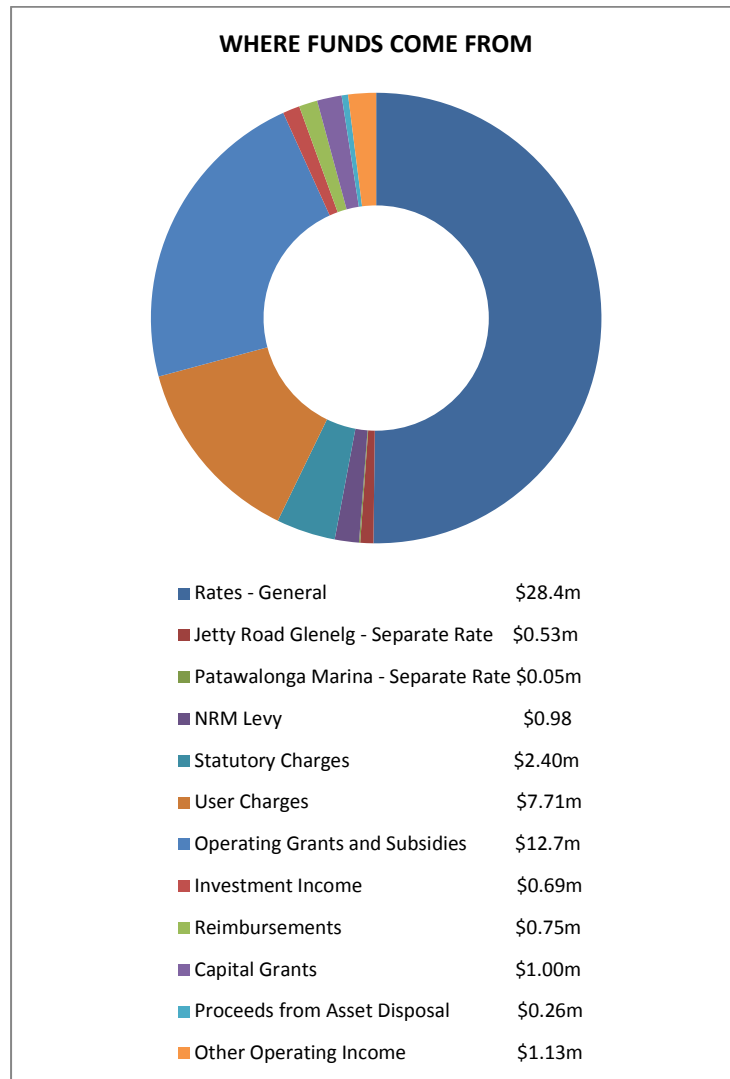
Your rates are based on the value of your property, as assessed and set by the State Valuation Office each year.

You can pay your rates in full as a single payment or in quarterly instalments. If you are having difficulty in paying your rates, support may be available.

If you are a residential ratepayer, you can apply to have your residential rate increase capped at 10 per cent. This option aims to limit the impact of large increases of property values and is subject to the criteria outlined in the application form.

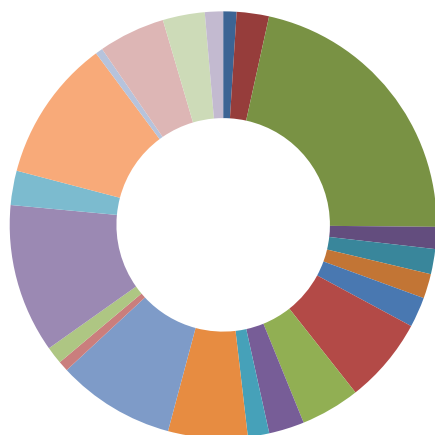
If you are an eligible pensioner or self-funded retiree your residential rate attracts automatic concessions based on the value of your property.

For more information on rate structures, payment options, concessions and rebates plus eligibility criteria and application forms for capping, visit our website at holdfast.sa.gov.au or contact us on 8299 9999.



COPY

HOW FUNDS ARE SPENT



Financial Services	\$0.71m
Home and Community Services	\$1.72m
Alwyndor Aged Care	\$15.28m
Community Development	\$1.17m
Development Services	\$1.34m
Library Services	\$1.31m
Regulatory Services	\$1.61m
Open Space and Coastal	\$4.58m
Waste Management	\$3.16m
Visitor and Business Marketing	\$1.89m
Information Technology Services	\$1.14m
Corporate Services	\$4.23m
Asset Management	\$6.29m
Strategic Planning and Development Policy	\$0.55m
New Initiatives	\$0.93m
Depreciation	\$7.95m
Loan Repayments	\$1.83m
Capital - Municipal	\$7.58m
Capital - Alwyndor	\$0.39m
Major Projects (Brighton Caravan Park& Partridge House)	\$3.55m
Alwyndor Hostel Redevelopment Project	\$2.24m
NRM Levy	\$0.97m

READ MORE ABOUT OUR PLANS

You can access copies of the full *2013-14 Annual Business Plan* at:

- holdfast.sa.gov.au
- yourviewholdfast.com
- Brighton Civic Centre, 24 Jetty Rd, Brighton
- Holdfast Bay Library (Brighton), 20 Jetty Rd, Brighton (to read on-site)
- Holdfast Bay Library (Glenelg) and Glenelg Customer Service Point, 2 Colley Tce, Glenelg (to read on-site).

WHAT WE WILL DO IN 2012-13

Our vision is for the City of Holdfast Bay to be a sustainable, well-serviced, safe and cohesive seaside community that enjoys an outstanding quality of life, welcomes visitors and values our distinctive history and open spaces.

Our Place: Holdfast Bay Community Plan 2012–15

BUILDING A STRONG COMMUNITY

We will strengthen our diverse community and provide a place where people live with dignity and feel valued and safe.

We will spend:

- \$15.28 million to continue to provide high-quality facilities, services and programs through Alwyndor Aged Care and \$2.2million to complete Part 2 of the Alwyndor Aged Care Facility upgrade, redeveloping its high-care unit
- \$7.15 million to provide regulatory services plus programs, services, events, community grants and that promote community interaction for people of all ages and abilities. This includes supporting our local sporting and recreational clubs, community centres, history centre, libraries, Healthy Holdfast Bay programs and arts, youth and cultural activities
- \$3 million to upgrade the Brighton Caravan Park and \$550 000 to upgrade Partridge House, to reposition them as premier, commercially competitive facilities
- \$1.7 million to renew and upgrade our buildings and open spaces, including improving street lighting on Jetty Road Glenelg, Moseley Square and Seaforth Park; extending the CCTV coverage in the Glenelg retail/tourism precinct; upgrading playgrounds, shade facilities and fencing at Brighton and Bowker Ovals, the Old Gum Tree Reserve, Tarniwarra Reserve and Dulcie Perry Park; and refurbishing the Glenelg Rotunda.

**IMAGE
PILLAR ICON**

CREATING A SUSTAINABLE ENVIRONMENT

We will protect and enhance our natural physical environment for current and future generations.

We will spend:

- \$4.58 million to care for our environment, manage our open spaces, reserves and coastal zones including planting more trees at Pine Gully and the Kingston Park cliff face to manage erosion; developing biodiversity corners in our reserves to reduce water consumption; and providing environmental grants and educational programs

- \$3.16 million to manage waste including collecting, processing or disposing of waste, litter, e-waste, hard rubbish, green waste and recyclables; and \$292 000 to introduce a 'food to green waste' program
- \$230 000 to renew and upgrade our environmental management systems including \$85 000 to install recycling bins in tourist areas; fit smart irrigation at 10 local reserves, irrigation bore meters at Brighton, Mawson and Glenelg ovals and water-saving devices in public buildings and spaces; control erosion at the Barton Gully stormwater catchment; fit and replace dog waste bag dispensers; and install sand-drift fencing.

IMAGE
PILLAR ICON

DELIVERING ECONOMIC PROSPERITY

We will build a thriving business environment, which supports a vibrant community and local employment and provides an attractive environment for visitors.

We will spend:

- \$1.89 million to attract and support events that bring visitors to our city and boost trade for local businesses; work with local businesses to promote Glenelg as South Australia's premier seaside destination and invigorate the Jetty Road precinct; provide opportunities to promote local businesses and position our retail precincts as preferred shopping destination
- \$1.12 million replace and renew infrastructure including creating an additional walkway across the Patawalonga Lock and upgrading the Marina East Broadway
- \$7.51 to provide transparent corporate services that support our elected members, meet our legislative requirements and provide the best value for money to our ratepayers. This includes \$446 000 on new projects to improve our information technology, asset management systems and customer service facilities.

IMAGE
PILLAR ICON

ENHANCING CITY DESIGN AND FUNCTION

We will create a well-planned, accessible and safe city that provides a variety of movement and transport options. In addition, we will create employment recreational and housing choices.

We will spend:

- \$4.28 million to renew and upgrade our city assets including \$1.7 million to maintain our streets, \$231 000 to maintain our footpaths and kerbing, and \$30 000 to upgrade bus stops

- \$1 million to continue building the Brighton to Kingston Park Coast Park by completing the section between Edwards Street, Brighton to the Seacliff Yacht Club. (Our contribution is matched by State Government funding through SA Planning, providing a total of \$2 million to complete this stage, which includes upgrading footpaths, lighting and street furniture along the route)
- \$295 000 to develop accessible and attractive public toilet facilities in our open spaces, including upgrading the Wigley Reserve toilets, replacing and relocating the Angus Neil Reserve toilets and improving access the Sandison Reserve toilets
- \$170 000 in new capital works to improve streetscapes, traffic management and cycling assets, including \$100 000 for streetscapes in the Somerton Park industrial precinct; \$25 000 to construct refuge islands in Moseley, Bath and Partridge Streets in Glenelg; \$25 000 to enhance cycling infrastructure; and \$20 000 to upgrade the taxi rank at Colley Terrace.

IMAGE
PILLAR ICON

WORKING COPY

YOUR PLACE, YOUR STORIES, YOUR VIEW

COMMUNITY COOKS UP A NEW KITCHEN

IMAGE

Photo: HFB014

Photo caption: *Jetty Kids Playgroup Coordinator, Margaret Watson with Playgroup members, Natalia, Oliver and Daniel cooking up some fun in their new kitchen*

The kitchen is the heart of any home but, for members of the Lighthouse Community Church at Jetty Road, Brighton, plus the numerous community groups who use this local hub – it had become clear that their heart needed an urgent bypass.

“At some point, the two church buildings were joined together, and the kitchen became the thoroughfare,” says Margaret Watson, coordinator of the church’s Jetty Kids Playgroup. Margaret, and a host of other parents, regularly used the antiquated kitchen to prepare snacks for the Playgroup’s 50-plus children and to cater for community and fundraising events.

“The facilities were old and inadequate for the many groups who use the kitchen, but safety was the main concern, with people – including children – constantly walking through it,” she says.

As part of their fundraising campaign to fix the kitchen, the congregation successfully applied to the City of Holdfast Bay for a Community Donation of \$5,000.

Now boasting a separate entry adjacent to a new corridor lined with storage cupboards, the light, airy kitchen is resplendent with a large upright, glass-fronted fridge and freezer, six-burner stove, large dishwasher, microwave and wall ovens, two hot-water dispensers and stainless steel benches – and its many chefs couldn’t be more delighted.

“It’s made an enormous difference to our community,” says church pastor, Brian Kempson. “But without the grant and the help of our congregation, it would have been out of our reach.”

Our Community Donations Program’s 2013–14 funding round opens soon. Visit holdfast.sa.gov.au to find out more or register your interest with our Social Development Officer, Rosie Bartlett on 8229 9963 or rbartlett@holdfast.sa.gov.au.

SHARE YOUR VIEWS AND SHAPE OUR CITY

Would you like your Council’s elected members to know your view as they makes the decisions and plans that shape our city? It’s easy with Your View Holdfast.

Your View Holdfast is your place online to participate in our community engagement programs. You can access relevant information, ask questions, provide feedback, read reports on findings, see Council’s decisions and find out more about what will

happen next. You can choose to comment only on the issues that matter to you, or opt to receive emails whenever we are seeking community input and join our online community discussion forum.

You'll find Your View Holdfast at yourviewholdfast.com or in the 'Community' section of our general website at holdfast.sa.gov.au.

If you'd prefer to share your views in other ways, call us on 8229 9999 and we'll guide you through the options.

CONTACT US

For more information please call the City of Holdfast Bay on 8229 9999, email us at mail@holdfast.sa.gov.au or visit us at holdfast.sa.gov.au. Follow us on [Facebook.com/Cityofholdfastbay](https://www.facebook.com/Cityofholdfastbay) and [Twitter.com/holdfastbay](https://twitter.com/holdfastbay)

IMAGES

Facebook and twitter symbols

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Item No: **14.2**

Subject: **BRIGHTON OVAL – THE ROTARY CLUB OF BRIGHTON INC. - LEASE**

Date: 25 June 2013

Written By: Strategic Property Officer

General Manager: Corporate Services, Mr I Walker

SUMMARY

The Rotary Club of Brighton Inc. formerly occupied the premises located at 411 Brighton Road, Brighton prior to the property being sold.

Subject to the approval of Council, a new lease for a period from 1 February 2013 to 30 June 2017 was offered to the Rotary Club of Brighton Inc. to occupy the premises on Stopford Road Brighton, formerly occupied by the Glenelg Pigeon Club. The Rotary Club of Brighton Inc. has accepted the proposal to enter into a new lease from 1 February 2013.

RECOMMENDATION

That approval be granted to enter into a lease with the Rotary Club of Brighton Inc. for a term from 1 February 2013 to 30 June 2017 over portion of the land contained in Certificate of Title, Volume 5750 Folio 187, enclosed in red, as detailed in Attachment 1.

COMMUNITY PLAN

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

COUNCIL POLICY

Nil

STATUTORY PROVISIONS

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

BACKGROUND

The Rotary Club of Brighton Inc. formerly occupied the premises located at 411 Brighton Road, Brighton prior to the property being sold. At the time it was agreed to relocate the Rotary Club of Brighton Inc. from the Property at 411 Brighton Road Brighton to the building on Stopford Road Brighton formerly occupied the Glenelg Pigeon Club Inc. The leased area is highlighted in Attachment 1.

Refer Attachment 1

REPORT

As Council is aware, the property at 411 Brighton Road, Brighton was sold on 29 March 2013. This property was occupied by the Rotary Club of Brighton. Discussions with the Rotary Club of Brighton at that time identified that the property formerly used by the Glenelg Pigeon Club Inc. would best suit the needs of the Rotary Club of Brighton.

Discussions with both clubs resulted in an agreement that the Glenelg Pigeon Club Inc. would relocate enabling the Rotary Club of Brighton to occupy this building.

The Rotary Club has provided copies of its constitution, By Laws, minutes of the last Annual General Meeting held on 10 December 2012 and a cash flow report for the period ending 31 March 2013. These are detailed in a separate attachment which is available if required.

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

BUDGET

The rental payable under the new lease will be \$250 per annum, excluding GST.

LIFE CYCLE COSTS

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

About this Document

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

Disclaimer

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

Rotary Club of Brighton Leased Area

Map Scale: 1:230.4
Created by user
Thursday, 6 December



Imagery - February 2006



Item No: **14.3**

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

Date: 25 June 2013

Written By: Accountant

General Manager: Corporate Services, Mr I Walker

SUMMARY

Attached are financial reports as at 31 May 2013. They comprise a Funds Statement and a Capital Expenditure Report for Council's municipal activities and Alwyndor Aged Care. The municipal funds deficit forecast is affected by the prepayment in the prior year of the Financial Assistance Grant which contributed to the prior year municipal funds surplus result.

RECOMMENDATION

That Council receives the financial reports to 31 May 2013 and notes:

1. Municipal Activities

- a projected operating deficit for 2012/13 of \$1.14 million (compared to an operating surplus of \$29,000 in the original budget)
- a projected capital expenditure for 2012/13 of \$10.62 million (compared to \$5.938 million in the original budget)
- a projected funding requirement for 2012/13 of \$0.20 million (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 \$6.07 million (compared to \$6.411 million in the original budget)
 - a projected funding requirement for 2012/13 of \$4.89 million (compared to \$5.38 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 31 May 2013 are provided at Attachment 1.

Refer Attachment 1

Municipal activities

The following have resulted in changes to the projected forecast relating to Council's municipal activities:

- Ticket machine parking revenue is expected to be \$60k below budget
- Street lighting expenses are expected to be over budget by \$58k
- Caravan Park revenue is \$60k below budget.

A full 2012-13 budget adjustment summary is provided at Attachment 2

Refer Attachment 2

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

- Mike Turtur Bike Path

- John Miller Reserve Shade
- Old Gum Tree Reserve
- Colley Reserve Rotunda repairs
- Barrage Gates Walkway
- Street lighting Jetty Road Glenelg – Brighton Road to Gordon Street
- Street lighting Jetty Road Glenelg – Gordon Street to Moseley Street

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 31 May 2013, Council had net borrowings of \$10.3 million, comprising:

Borrowings	\$16.2m
Less	
Cashed back reserves	\$3.2m
Working Capital	\$0.8m
Amounts owing by sporting groups	\$1.9m
Net:	\$10.3m

Alwyndor Aged Care

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

At 31 May, Alwyndor had \$10.5m 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 31 May 2013

Original Budget \$,000	Revised Forecast \$,000	Actual YTD \$,000
28,748 Rates General	28,775	28,763
2,321 Statutory Charges	2,109	1,954
2,367 User Charges	2,194	2,032
3,328 Operating Grants and Subsidies	2,832	2,682
252 Investment Income	238	190
392 Reimbursements	513	564
0 Gain on Disposal of Non-Current Assets	11	11
550 Other Income	510	472
37,957 Operating Revenue	37,181	36,669
10,744 Salaries	10,813	10,151
3,510 Wages	3,426	3,295
7,799 Contractual Services	8,467	7,428
2,590 Materials	2,935	2,645
922 Finance Charges	908	570
7,872 Depreciation	7,319	5,586
0 Loss on Disposal of Non-Current Assets	2	2
4,846 Other Expenditure	4,802	3,767
(354) Less full cost attribution - % admin costs capitalised	(354)	0
37,928 Less Operating Expenditure	38,318	33,444
29 =Operating Surplus/(Deficit)	(1,136)	3,225
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	6,382	8,811
0 Amounts Received for New/Upgraded Assets	1,235	1,156
0 Proceeds from Disposal of Assets	2,641	608
0 Plus Funds Sourced from Capital Activities	3,877	1,764
3,446 Capital Expenditure on Renewal and Replacement	4,573	2,955
2,492 Capital Expenditure on New and Upgraded Assets	6,034	4,203
5,938 Less Total Capital Expenditure	10,607	7,158
151 Plus:Repayments of loan principal by sporting groups	151	270
0 Plus:Revenue received in advance for new/upgraded assets	0	0
0 Less:Contribution to associated entity - WRWMA	0	0
151 Plus/(less) funds provided (used) by Investing Activities	151	270
2,312 = FUNDING SURPLUS/(REQUIREMENT)	(197)	3,687
Funded by		
0 Increase/(Decrease) in Cash & Cash Equivalents	0	(8)
669 Non Cash Changes in Net Current Assets	(1,841)	4,297
0 Less: Proceeds from new borrowings	0	(2,050)
1,643 Plus: Principal repayments of borrowings	1,643	1,448
2,312 =Funding Application/(Source)	(197)	3,687



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

Original Budget \$,000	Revised Forecast \$,000	Actual YTD \$,000
354 City of Holdfast Bay Contra Account	354	0
140 Corporate Services - Administration	140	129
70 Brighton Library	70	57
0 Policy and Strategic Planning	0	1
0 Life Links to SRF Facilities	50	45
261 Machinery Operating	690	426
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	34
0 Traffic Control Construction Program	1,309	329
38 Signage Program	38	12
493 Kerb and Water Table Construction Program	342	242
70 Other Transport - Bus Shelters etc.	143	143
990 Reserve Improvements Program	1,125	707
635 Land, Buildings and Infrastructure Program	1,300	881
247 Roads to Recovery	236	197
200 Streetscape Program	200	17
1,103 Foreshore Improvements Program	3,022	2,837
300 HEAT Fund	370	140
4 Healthy Communities	4	3
5,938 Total	10,607	7,158



Alwyndor Aged Care Funds Statement as at 31 May 2013

<i>Original Budget</i> \$,000	<i>Revised Forecast</i> \$,000	<i>Actual YTD</i> \$,000
3,071 User Charges	3,165	3,032
9,556 Operating Grants and Subsidies	9,399	8,441
219 Investment Income	582	560
249 Reimbursements	249	230
164 Other Income	125	120
417 Alwyndor Donations and Contributions	432	386
13,676 Operating Revenue	13,952	12,770
9,467 Salaries	9,644	8,724
2,259 Contractual Services	2,184	2,001
696 Materials	696	775
60 Finance Charges	60	107
431 Depreciation	431	0
353 Other Expenditure	385	345
13,267 Less Operating Expenditure	13,400	11,951
409 =Operating Surplus/(Deficit)	552	819
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	828
0 Proceeds from Disposal of Assets	0	65
0 Plus Funds Sourced from Capital Activities	0	65
6,411 Capital Expenditure on New and Upgraded Assets	6,069	5,237
6,411 Less Total Capital Expenditure	6,069	5,237
(5,377) = FUNDING REQUIREMENT	(4,892)	(4,344)
Funded by		
(5,808) Increase/(Decrease) in Cash & Cash Equivalents	(5,323)	(4,792)
431 Non Cash Changes in Net Current Assets	431	448
(5,377) =Funding Source	(4,892)	(4,344)



Alwyndor Aged Care Capital Summary by Budget Item to May 2012

<i>Original Budget \$,000</i>	<i>Revised Forecast \$,000</i>	<i>YTD Actuals \$,000</i>
6,256 Hostels	5,914	5,029
15 Community Care Program	15	0
12 Alwyndor Home and Community Care	12	0
91 Nursing Home	91	43
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	162
6,411 Total	6,069	5,237

CITY OF HOLDFAST BAY	
BUDGET ADJUSTMENT SUMMARY	
ADJUSTMENT \$'000	COMMENTS
MUNICIPAL FUNDS	
OPERATIONAL	
29	ORIGINAL BUDGET - SURPLUS
-136	OPERATING EXPENDITURE BUDGET CARRIED FORWARD FROM 2011-12 - DEFICIT
-107	Sub-Total - cumulative deficit
BUDGET UPDATE 1	
-630	Financial Assistance Grants for 2012/13 received in prior years and 2011/12
-136	Write-off of outstanding Liberty Towers debt following settlement reached on encroachment (refer Council resolution 100712/582 10 July 2012)
-59	Reduced 2012/13 encroachment fees - Liberty Towers fees no longer payable following settlement
-78	Write-off of outstanding Buffalo debt (ex GST) following assignment of lease (refer Council resolution C280812/6041 28 August 2012)
-10	Additional funding for sponsorship of Glenelg Pageant – approved by Council 25 September 2012 (refer Council resolution C250912/669)
-7	Increased funding for Bay Sheffield in accordance with sponsorship agreement (refer to item in brief to Council 13 November 2012)
-40	Unbudgeted costs to remove asbestos from grounds of Kingston House
12	Various savings and reallocations
-1,055	Sub-Total - cumulative deficit as at budget update 1
BUDGET UPDATE 2	
37	LGA - Workers Compensation Rebate – income higher than budgeted
10	Training subsidies – income higher than budgeted
15	Rates fines and property searches – net income higher than budgeted
7	Savings on interest on new borrowings – due to positive YTD cash flow
-38	HEAT fund operating expenditure transferred from capital budget - including \$20k for grants to local groups (refer Council resolution C111212/767 11 December 2012)
22	North Brighton Cemetery – lease and fee income higher than original forecast
12	Traffic Control Maintenance – part funds transferred to Local Area Bike Plan project (refer Council resolution C250912/6066 26 September 2012)
-25	Patawalonga Boat Lock – call-out maintenance and repair higher than forecast
-18	Additional foreshore reserve and rapid response maintenance
-28	Additional professional services support – City Assets
-20	Additional New Year's Event - net funding (refer Council resolution C131112/726)
3	Various net savings and reallocations
-1,078	Sub-Total - cumulative deficit as at budget update 2
BUDGET UPDATE 3	
553	Reduced depreciation forecast (refer Council resolution C260313/892)
16	Increase in fine and fees rate income
-14	Reduced interest on investments due to lower interest rates
35	Property and other insurances – savings
15	Increase in planning fee income
7	Decrease in planning legal costs
15	Reduction in corporate training
5	Increase in cemetery income - net
-23	Additional professional services support- City Assets
-10	Partridge House – additional cleaning costs
-40	Additional professional services and property sale expenses - Corporate Services
-113	Additional public spaces net expenses including repairs, maintenance and fuel
-30	Commercial professional services support – Glenelg foreshore buildings
-285	Reduced parking income – fines \$190,000, ticket machines \$95,000
-11	Various net costs and re-allocations
-958	Sub-Total - cumulative deficit as at budget update 3

CITY OF HOLDFAST BAY	
BUDGET ADJUSTMENT SUMMARY	
ADJUSTMENT \$'000	COMMENTS
VARIATIONS SINCE BUDGET UPDATE 3	
-60	Ticket machine parking revenue expected shortfall
-58	Street lighting expenditure over budget
-60	Caravan park revenue expected shortfall
-1,136	Total - Forecast cumulative deficit since budget update 3

CITY OF HOLDFAST BAY	
BUDGET ADJUSTMENT SUMMARY	
ADJUSTMENT \$'000	COMMENTS
CAPITAL EXPENDITURE (Excludes Grant Revenue)	
5,938	ORIGINAL CAPITAL EXPENDITURE BUDGET
3,028	CAPITAL EXPENDITURE BUDGET CARRIED FORWARD FROM 2011-12
8,966	Sub-Total - cumulative capital expenditure
BUDGET UPDATE 1	
55	Additional funding for re-location of H Class tram and construction of shelter at Wigley Reserve (refer Council resolution 110912/646 14 August 2012)
750	Mike Turtur Bikeway capital expenditure – fully grant funded (refer Council report 280/12 14 August 2012)
9,771	Sub-Total - cumulative capital expenditure as at budget update 1
BUDGET UPDATE 2	
25	Local Area Bike Plan project expenditure – funding as noted above
122	Revised budget forecast for purchase of major plant and vehicles
250	Hindmarsh Lane Exeloo installation – project transferred from deferred Angus Neill Reserve Project (Council resolution C111212/766 11 December 2012)
79	Final costs on completed projects exceeded forecasts – includes Sanderson Reserve Tennis Court reseal, Works Depot wash down bay, Angus Neill Reserve shade structure – (refer Council financial report 518/12 and resolution C111212/763 11 December 2012)
10	Brighton Jetty Road Classic Sculpture – omitted from original budget – (refer Council financial report 518/12 and resolution C111212/763 11 December 2012)
-38	HEAT fund capital expenditure transferred to operating budget - including \$20k for grants to local groups (refer Council resolution C111212/767 11 December 2012)
-	Transfer \$100k from deferred Brighton Oval Sports Complex design project to Customer Service Contact Centre project (refer Council resolution C271112/741 27 November 2012)
10,219	Sub-Total - cumulative capital expenditure as at budget update 2
BUDGET UPDATE 3	
134	Revised budget forecast for purchase of major plant and vehicles
156	Road reseal program – additional costs Esplanade at Brighton \$202,000 less savings on completed works (\$48,700)
-134	Various savings and reallocations on completed infrastructure programs
-	Transfer of Glenelg/Brighton Library redevelopment funding (\$116,200) to finalise other building/infrastructure projects including arch of remembrance \$13,700, retaining wall Alfreda St \$64,300, tram display/platform \$5,892, Glenelg North Community Centre air-conditioning \$12,000 and civic centre office alterations.
241	Sand pumping station surrounding infrastructure \$190,000 (grant funded), Dog and Pigeon Club Shed \$74,000 (primarily funded from property sales), less other minor offsetting items (\$22,608).
10,616	Sub-Total - cumulative capital expenditure as at budget update 3
VARIATIONS SINCE BUDGET UPDATE 3	
Nil	
10,616	Total - cumulative capital expenditure since budget update 3

CITY OF HOLDFAST BAY	
BUDGET ADJUSTMENT SUMMARY	
ADJUSTMENT \$'000	COMMENTS
ALWYNDOR FUNDS	
OPERATIONAL	
409	ORIGINAL BUDGET - SURPLUS
BUDGET UPDATE 1	
303	Interest on investments from operations not included in original budget.
712	Sub-Total - cumulative surplus as at budget update 1
BUDGET UPDATE 2	
-107	Commonwealth grant funding ACFI (Aged Care Funding Instrument) criteria changed for residential care. Less grant funding forecast.
-33	Increased wages as a result of redevelopment including staffing reception area, offset by reduction in contractual cleaning.
-23	Café now outsourced revised income
-7	Various net costs and reallocations
542	Sub-Total - cumulative surplus as at budget update 2
BUDGET UPDATE 3	
100	Increase in Hostel fee income due to increased bed occupancy.
-50	Elder Choice program – reduced grants.
60	Increased investment income due to increase in amount of bonds.
-100	Increased Hostel employee costs offset by increased fees.
552	Sub-Total - cumulative surplus as at budget update 2
VARIATIONS SINCE BUDGET UPDATE 3	
Nil	
552	Total - Forecast cumulative surplus since budget update 3
CAPITAL EXPENDITURE	
6,411	ORIGINAL CAPITAL EXPENDITURE BUDGET
BUDGET UPDATE 3	
658	Stage 1 Building Redevelopment – building contingency increase.
-1,000	Stage 2 Building Redevelopment – reduction in 12/13 budget
6,069	Sub-Total - cumulative capital expenditure as at budget update 3
VARIATIONS SINCE BUDGET UPDATE 3	
Nil	
6,069	Total - cumulative capital expenditure since budget update 3

Item No: **14.4**

Subject: **2013/14 RATE DECLARATION**

Date: 25 June 2013

Written By: Manager Finance, Rates Administrator

General Manager: Corporate Services, Mr I Walker

SUMMARY

The 2013/14 annual business plan and budget were adopted by Council on 11 June 2013. General, differential and separate rates have been identified to fund Council's activities together with the NRM levy as contained within the budget document. Council is now in a position to formally declare the rates for the 2013/14 financial year.

RECOMMENDATION

1. Adoption of Valuations

The most recent valuations of the State Valuation Office available to the Council of the capital value of land within Council's area, be adopted for rating purposes, totalling \$10,505,750,040;

2. Attribution of Land Use Codes

- (a) The numbers indicated against the various categories of land use prescribed by Regulation 10 of the *Local Government (General) Regulations, 1999* (the "Regulations") be used to designate land uses in the Assessment Record;**
- (b) The use indicated by those numbers in respect of each separate assessment of land described in the Assessment Record on this date be attributed to each such assessment respectively; and**
- (c) Reference in this resolution to land being of a certain category use means the use indicated by that category number in the Regulations;**

3. Declaration of Differential General Rates

In order to raise a total net amount of \$28,397,800 from the differential general rate:

- (a) In respect of rateable land which is used for Commercial-Shop (Category 2), Commercial-Office (Category 3), Commercial-Other (Category 4), Industrial-Light (Category 5), Industrial-Other (Category 6), and Vacant Land (Category 8) uses and classified as such in the Assessment Record of the Council at the date of this declaration, a Differential General Rate of 0.373509 cents in the dollar for the assessed capital value of such property;
- (b) In respect of rateable land which is used for Residential (Category 1) and Other Land (Category 9) uses and classified as such in the Assessment Record of the Council at the date of this declaration, a Differential General Rate of 0.2649 cents in the dollar for the assessed capital value of such property;
- (c) Pursuant to Section 158 of the *Local Government Act 1999* a minimum amount payable by way of the General Rate be fixed at \$832;
- (d) Pursuant to Section 153(3) and (4) of the *Local Government Act 1999* the Council has determined that it will fix a maximum increase of 10% in the general rate charged on rateable land that is used for Residential purposes and constitutes the principal place of residence of a principal ratepayer.

4. Declaration of Separate Rates

Differential Separate Rate – Jetty Road Mainstreet

- (a) In exercise of the powers contained in Section 154 of the *Local Government Act 1999* and in order to support and improve the activity of promoting and enhancing business viability, profitability and trade, commerce and industry in Jetty Road Glenelg, the Council declares a Differential Separate Rate of 0.139199 cents in the dollar on the capital value of all rateable land:
- with a frontage to Jetty Road or Moseley Square; and
 - within the side streets that intersect with Jetty Road between High Street and Augusta street; and
 - the entire site referred to as the Holdfast Shores 2B Entertainment Centre; and
 - with a land use of Category 2 (Commercial – Shop), Category 3 (Commercial – Office) and Category 4 (Commercial –Other)

Patawalonga Marina

- (b) (i) In exercise of the powers contained in Section 154 of the *Local Government Act 1999* and in order to carry out the activity of the maintenance and upkeep of the Boat Lock in the Patawalonga basin, a Separate Rate of 0.6794 cents in the dollar of the capital

value of land, be declared on all rateable land within the Patawalonga basin bounded by the high water mark;

- (b) (ii) In exercise of the powers contained in Section 158(1)(b) of the *Local Government Act 1999* the amount that would otherwise be payable by way of rates in respect of this separate rate is altered by fixing the maximum amount of the separate rate payable for assessments within the area to which this separate rate applies where the capital values of which exceed \$97,881 at \$665;

5. Imposition of regional NRM Levy

In exercise of the powers contained in Section 95 of the *Natural Resources Management Act 2004* and Section 154 of the *Local Government Act 1999*, in order to reimburse the Council for the amount contributed to the Adelaide and Mount Lofty Ranges Natural Resources Management Board, being \$978,669, a separate rate of 0.0095536 cents in the dollar of the capital value of all rateable land in the Council's area;

6. Payment

- (a) That in accordance with Section 181(1) of the *Local Government Act 1999*, all rates are payable in four equal (or approximately equal) instalments, the due dates being:

2 September 2013;
2 December 2013;
3 March 2014; and
2 June 2014.

Provided that in cases where the initial account requiring payment of rates is not sent by the time set by the *Local Government Act 1999* (the "Act"), or an amended account is required to be sent, authority to fix the date by which rates must be paid in respect of those assessments affected is hereby delegated, pursuant to Section 44 of the Act, to the Manager Finance;

- (b) Pursuant to Sections 44 and 181 (4)(b) of the *Local Government Act 1999*, the Manager Finance is delegated power to enter into agreements with ratepayers relating to the payment of rates in any case of hardship or financial difficulty, or where it is considered in the best interests of Council so to do.

7. The current rating policy be updated to reflect Council's decision.

COMMUNITY PLAN

A Place that Provides Value for Money

COUNCIL POLICY

Rating Policy

STATUTORY PROVISIONS

Local Government Act 1999, Section 44 and Chapter 10.

Local Government (General) Regulations 1999, Regulation 10.

Natural Resources Management Act 2004, Section 95.

BACKGROUND

This report has been prepared to enable the declaration of the 2013/14 rates.

Council has received and considered various reports and minutes in relation to the Budget and Rating for 2013/14 including:

23 April 2013	Report No: 138/13 - Draft 2013/14 Annual Business Plan
12 March 2013	Report No: 78/13 - Jetty Road Mainstreet Management Committee Minutes 25 February 2013
14 May 2013	Report No: 155/13 - Alwyndor Aged Care Management Committee Recommendations
14 May 2013	Report No: 162/13 - Food to Greens Program
28 May 2013	Report No: 170/13 - 2013/14 Property Valuations, Rate Parameter Setting
28 May 2013	Report No: 174/13 - Audit Committee Minutes 8 May 2013
28 May 2013	Report No: 178/13 - Maintenance Levy for Patawalonga Marina
28 May 2013	Report No: 184/13 - 2013/14 Annual Business Plan Consultation Outcomes
11 June 2013	Report No: 198/13 - 2013/14 Annual Business Plan
11 June 2013	Report No: 194/13 - 2013/14 Budget Adoption

REPORT

Rates Policy

At its meeting on 28 May 2013 Council adopted the following rate parameter settings:

- “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."*

An amended Rates Policy reflecting the recommendations is included.

Refer Attachment 1

General Rates

Council adopted its 2013/14 budget on 11 June 2013. Rate revenue for 2013/14 will increase 3.7%, excluding new developments, separate rates and the NRM Levy. The budget includes the net amount of \$28,397,800 (allowing for all concessions, rate capping and all rebates) for differential general rate revenue that will be raised through a differential general rate of 0.2649 cents in the dollar (0.2531 cents in 2012/13) and a minimum rate of \$832 (\$832 in 2012/13). The differential general rate in the dollar for residential ratepayers for 2013/14 has increased by 4.7% from the previous year.

The average (mean) residential rateable property value is \$495,537 (\$491,703 in 2012/13), and the rates payable on the mean residential property is \$1,313 (\$1,245 in 2012/13). This equates to an increase of \$68 when compared to the previous year.

Council funds an additional concession for pensioners and self-funded retirees. Holdfast Bay Council was the first Council in South Australia to introduce this concession in 2004. Since that time it has been retained and adjusted to reflect the changes in residential property valuations. For 2013/14 it equates to a \$58 concession for the mean residential property. The State Government also provides a \$190 concession for pensioners and a \$100 concession for self funded retirees.

The differential general rate in the dollar to be applied to Commercial, Industrial and Vacant Land in 2012/13 is set at 0.373509 cents, (compared with 0.366995 cents in 2012/13). The increase in the differential general rate in the dollar proposed for application for Commercial, Industrial and Vacant Land ratepayers for 2013/14 is equal to an increase of 1.8% when compared with the previous year.

The proposed rate is based on the Supplementary Valuation Reports issued by the State Valuation Office, up to and including week 49 (dated 8 June 2013).

Separate Rates

Jetty Road Mainstreet

Details of the recommended 2013/14 budget from the Jetty Road Mainstreet Management Committee have been incorporated into Council's budget comprising a separate rate amounting to \$535,124.

The separate rate will be imposed on all rateable land:

- with a frontage to Jetty Road or Moseley Square; and
- within the side streets that intersect with Jetty Road between High Street and Augusta Street; and
- the entire site referred to as the Holdfast Shores 2B Entertainment Centre; and with a land use category 2 (Commercial - Shop), 3 (Commercial – Office), and 4 (Commercial – Other).

The valuation of the 373 properties totals \$384,435,915 for which a separate rate of 0.139199 cents in the dollar of Capital Value will return the required amount.

Patawalonga Marina

In addition to general rates being levied against berth owners within the Patawalonga Marina, a separate rate will be levied for the purpose of lock maintenance. This separate rate will be applied to 170 properties within the high water mark of the Patawalonga basin and generate a nett revenue of \$49,125.

The valuation of the 170 properties totals \$38,050,000 for which a separate rate of 0.6794 cents in the dollar of Capital Value would return the required amount. There are 9 properties along Cygnet Court that contribute to the Patawalonga Marina separate rate which include a land component and consequently the total capital value of these properties is substantially more than the capital value of their individual marina berth. To ensure that these properties do not contribute substantially more to the Patawalonga Marina rate than the other berth owners, a maximum rate of \$665 (2012/13 \$869), equating to a Capital Value of \$97,881 is proposed.

Regional NRM Levy

Under Section 95 of the Natural Resources Management Act 2004, Council is required to pay a sum of \$966,669 (2012/13 \$947,379) to the Adelaide and Mount Lofty Ranges Natural Resources Management Board. The total amount to be raised, including a provision for rebates, is \$978,669.

A Separate Rate is required to be levied across the total City to recoup \$966,669 plus a provision of \$12,000 for applicable rebates. The valuation of such properties amount to \$10,249,140,500 for which a separate rate of 0.0095536 cents in the dollar of Capital Value would return the required amount.

BUDGET

This report declares the amount and distribution of rates as adopted in the 2013/14 budget.

LIFE CYCLE COSTS

Not applicable to this report.



2013/14 RATING POLICY

ALPHABETICAL INDEX

Additional Council Funded Concessions for Eligible Pensioners and Eligible Self Funded Retirees	Page 9
Adoption of Valuations	Page 4
Application of the Policy	Page 3
Contact Details for Further Information	Page 3
Council's Revenue Raising Powers	Page 4
Differential General Rates with 41 per cent additional to the rate in the dollar to Apply for Commercial Industrial and Vacant Land	Page 5
Disclaimer	Page 13
Introduction	Page 3
Jetty Road Glenelg Mainstreet Separate Rate	Page 5
Late Payment of Rates	Page 7
Method used to Value Land	Page 3
Minimum Rate	Page 5
Notional Values	Page 4
Natural Resources Management Levy	Page 6
Patawalonga Marina Separate Rate	Page 6
Payment of Rates	Page 6
Postponement of Rates - Seniors	Page 10/13
Residential Rate Capping – A further Council Funded Benefit	Page 9
Rate Concessions including Pensioner Concessions and Self Funded Retiree Concessions	Page 8
Rate Revenue	Page 4
Rates Relief Policy	Page 8
Rebate of Rates	Page 13
Remission (Partially or Wholly) of Rates	Page 10
Sale of Land for Non-Payment of Rates	Page 7
Unemployed Persons Concessions	Page 9

INTRODUCTION

This document sets out the policy of the City of Holdfast Bay for setting and collecting rates from its community. This policy is available for inspection through Council's website www.holdfast.sa.gov.au or at our Council Offices.

CONTACT DETAILS FOR FURTHER INFORMATION

Rates Administrator on 8229 9999, fax 8298 4561,
e-mail: rates@holdfast.sa.gov.au

Brighton Civic Centre
24 Jetty Road (PO Box 19)
Brighton SA 5048

Glenelg Customer Service Centre and Library
2 Colley Terrace
Glenelg SA 5045

APPLICATION OF THE POLICY

If you believe that Council has failed to properly apply this policy you should contact the Rates Administrator on 8229 9999 to discuss the matter. If, after this you are still dissatisfied then please write to Chief Executive Officer, City of Holdfast Bay, PO Box 19, Brighton, 5048.

METHOD USED TO VALUE LAND

Council may adopt one of three valuation methodologies to value the properties in its area. They are:

- *Capital Value* – the value of the land and all of the improvements on the land.
- *Site Value* – the value of the land and any improvements which permanently affect the amenity of use of the land, such as drainage works, but excluding the value of buildings and other improvements.
- *Annual Value* – a valuation of the rental potential of the property.

Council has decided to continue to use capital value as the basis for valuing land within the council area. Council considers that this method provides the fairest way to distribute the rate burden across all ratepayers on the following basis:

- the equity principle of taxation requires that ratepayers of similar wealth pay similar taxes and ratepayers of greater wealth pay more tax than ratepayers of lesser wealth;
- property value is a relatively good indicator of wealth and capital value, which closely approximates the market value of a property and provides the best indicator of overall property value.

ADOPTION OF VALUATIONS

Council has adopted the valuations made by the State Valuation Office as provided to the Council on 25 June 2013. If you are dissatisfied with the valuation made by the State Valuation Office then you may object to the State Valuation Office in writing, within 60 days of receiving the notice of the valuation, explaining the basis for the objection, provided you have not: (a) previously received a notice of this valuation under the Local Government Act 1999, in which case the objection period is 60 days from the receipt of the first notice; (b) this 60 day objection period may be extended by the Valuer-General where it can be shown there is reasonable cause; or (c) previously had an objection to the valuation considered by the Valuer-General. A written objection to valuation must set out the grounds for objection. Objections can also be submitted via an online form at www.landservices.sa.gov.au and enter "Objecting to a Valuation" in the search field. Differential rates (and or charges) imposed by rates (and or charges) are still due and payable by the due date even if an objection has been lodged.

The address of the Office of the Valuer-General is:

State Valuation Office
GPO Box 1354
ADELAIDE SA 5001

e-mail: LSGObjections@sa.gov.au
Phone: 1300 653 345
Fax: 08 8226 1428

Please note that Council has no role in this process.

NOTIONAL VALUES

Certain properties may be eligible for a notional value under the Valuation of Land Act 1971 where the property is your principal place of residence. This can relate to certain primary production land or where there is State heritage recognition. A notional value is generally less than the capital value and this will result in reduced rates, unless the minimum rate already applies. Application for a notional value must be made to the State Valuation Office.

COUNCIL'S REVENUE RAISING POWERS

All land within a Council area, except for land specifically exempt (e.g. Crown Land, Council occupied land and other land prescribed in the Local Government Act 1999 – refer Section 147 of the Act), is rateable. The Local Government Act provides for Council to raise revenue for the broad purposes of Council through a general rate, which applies to all rateable properties, or through differential general rates, which apply to classes of properties. In addition, Council can raise separate rates, for specific areas of the Council or service rates or charges for specific services. Council also raises revenue through fees and charges, which are set giving consideration to the cost of the service provided and any equity issues. The list of applicable fees and charges is available at the contact locations listed on Page 3.

RATE REVENUE

At its meeting of 25 June 2013, Council decided to raise net differential general rate revenue of \$28,397,800 (plus provisions for all council funded concessions, rate capping and successful valuation objections) in a total operating revenue budget of \$55,305,626. As a result of this decision Council has set the differential general rate of 0.2649 cents in the dollar, with an additional 41 per cent in the rate in the dollar, equating to 0.3373509 cents, to be applied to all Commercial, Industrial and Vacant Land properties, to raise the required revenue.

DIFFERENTIAL GENERAL RATES WITH 41 PER CENT ADDITIONAL TO THE RATE IN THE DOLLAR TO APPLY FOR COMMERCIAL INDUSTRIAL AND VACANT LAND

The Local Government Act 1999 allows councils to differentiate rates based on land use and the City of Holdfast Bay has decided to levy a higher differential rate for commercial, industrial and vacant land properties.

Council reviews annually the additional percentage to apply for Commercial, Industrial and Vacant Land properties. The assessment is based on the level of services that need to be provided to the business community to ensure the continued economic growth and employment in the City. For 2013/14 the rate has decreased to 41 per cent from the prior level of 45 per cent.

MINIMUM RATE

Council may impose a minimum amount payable by way of rates over all or a part of its area, provided that it has not imposed a fixed charge. Where two or more adjoining properties have the same owner and are occupied by the same occupier, only one minimum rate is payable by the ratepayer. Where Council imposes a minimum rate it must not apply to more than 35 per cent of properties in the Council area.

Council has decided to impose a minimum rate of \$832 in respect of that part of the Council area which is not within the Patawalonga Basin bounded by the high water mark which will affect 4,221 (21 per cent) rateable properties. The reasons for imposing a minimum rate are:

- Council considers it appropriate that all rateable properties make a base level contribution to the cost of administering Council's activities; and for
- the cost of creating and maintaining the physical infrastructure that supports each property.

JETTY ROAD GLENELG MAINSTREET SEPARATE RATE

Council levies a separate rate to raise funds for the Jetty Road Mainstreet Management Committee to promote and enhance business viability, profitability and trade commerce and industry, which provides benefits to the Jetty Road, Glenelg District Centre Zone. The separate rate is imposed on all rateable land within the geographical area as described below:

- with a frontage to Jetty Road or Moseley Square; and
- within the side streets that intersect with Jetty Road between High Street and Augusta Street; and
- the entire site referred to as the Holdfast Shores 2B Entertainment Centre; and
- with a land use category 2 (Commercial - Shop), 3 (Commercial – Office), and 4 (Commercial – Other).

Council has endorsed the Jetty Road Glenelg Management Committee's recommendation to raise \$535,124 to undertake this project this financial year. Council has declared a separate rate of 0.139199 cents in the dollar.

PATAWALONGA MARINA SEPARATE RATE

A separate rate is levied to provide funding for the ongoing maintenance of the lock in the Patawalonga. The separate rate is applied only to those properties that are within the Patawalonga basin bounded by the high water mark and comprises marina berths.

Council has declared a separate rate of 0.6794 cents in the dollar, which will raise \$49,125. There is an upper limit on the Patawalonga Marina Separate Rate of \$665, which equates to a capital value of \$97,881.

NATURAL RESOURCES MANAGEMENT LEVY

The City of Holdfast Bay is in the Adelaide and Mount Lofty Ranges Natural Resources Management Board and is required under the Natural Water Resources Act 2004 to make a specified contribution to the Natural Resources Management Board. It does so by imposing a separate rate against all rateable properties in the City of .0095536 cents in the dollar against the 20,133 properties that are in resources board area. This separate rate adds another \$47 to the average rate notice and provides a sum of \$966,669 to the Board.

The Natural Resources Management Levy is a State Tax. Councils are required to collect it under the NRM Act. Enquiries should be directed to Adelaide and Mount Lofty Ranges Natural Resources Management Board on 8273 9100.

PAYMENT OF RATES

Council has decided that the rates will fall due in quarterly instalments, due on 2 September 2013, 2 December 2013, 3 March 2014 and 2 June 2014. The total outstanding balance of rates may be paid in full at any time.

Rates can be paid over the counter at any branch of Australia Post, through BPay, Direct Debit, in person at a Council Office or via the mail. Council has telephone and internet options for paying your rates. The reverse side of the payment slip of the rate notice provides further information.

Any ratepayer who may, or is likely to, experience difficulty with meeting the standard payment arrangements may contact the Rates Administrator to discuss alternative payment arrangements. Such inquiries are treated confidentially by the Council.

Rates Administrator contact details:

Telephone 8229 9999, fax 8298 4561,
e-mail: rates@holdfast.sa.gov.au

or call in or write to the Rates Administrator at:
Brighton Civic Centre
24 Jetty Road (PO Box 19)
Brighton SA 5048

LATE PAYMENT OF RATES

The Local Government Act provides that Council impose a penalty of a 2 per cent fine on any late payment for rates, whether instalment or otherwise.

A payment that continues to be late is then charged an interest rate, set each year in accordance with S181(8)(c) of the Act, for each month it continues to be in arrears, including the amount of any previous unpaid fine and including interest from any previous month. The purpose of this penalty is to act as a genuine deterrent to ratepayers who might otherwise fail to pay their rates on time, to allow Council to recover the administrative cost of following up unpaid rates and to cover any interest cost Council may meet because it has not received the rates on time.

Council will consider applications for remission of fines in certain extenuating circumstances. A request for waiver of fines must be in writing, setting out detailed reasons why a fine remission has been requested.

Council issues a fines notice for payment of rates when rates are overdue ie. unpaid by the due date. Should rates remain unpaid debt collection will be commenced in accordance with the debt collection policy. The debt collection agency charges collection fees that are recoverable from the ratepayer.

When Council receives a payment in respect of overdue rates Council applies the money received as follows:

- first – to satisfy any costs awarded in connection with court proceedings;
- second – to satisfy any interest costs;
- third – in payment of any fines imposed;
- fourth – in payment of rates, in chronological order (starting with the oldest account first).

SALE OF LAND FOR NON-PAYMENT OF RATES

The Local Government Act provides that Council may sell any property where the rates have been in arrears for three years or more. Council is required to notify the owner of the land of its intention to sell the land, provide the owner with details of the outstanding amounts, and advise the owner of its intention to sell the land if payment of the outstanding amount is not received within one month.

RATES RELIEF

The City of Holdfast Bay Council encourages ratepayers who may be experiencing difficulty to contact Council's Administration to discuss possible support to alleviate hardship. Each application is considered on its individual merits with total confidentiality. Assistance may include the acceptance of periodic payments in lieu of the standard quarterly payment system, and requires the willingness of each applicant to complete a financial statement and statutory declaration. Initial inquiries can be addressed to the Rates Administrator by: -

Telephone 8229 9999, fax 8298 4561,

e-mail: rates@holdfast.sa.gov.au

or call in at:

Brighton Civic Centre

24 Jetty Road

Brighton SA 5048

or write to

Rates Administrator

City of Holdfast Bay

PO Box 19

Brighton SA 5048

RATE CONCESSIONS

The State Government, in providing equity across South Australia in this area, funds a range of concessions on Council rates. You may be eligible for a Council rate concession if:

You are a pensioner and have a current Pensioner Concession Card or Department of Veteran's Affairs (DVA) Gold Card (TPI,EDA,WW) or receive a Centrelink Allowance, or hold a State Seniors Card or are a low income wage earner who meets the DCSI low income threshold.

Apply through the Department for Communities and Social Inclusion (DCSI) Concessions Hotline 1800 307 758 or at www.sa.gov.au/concessions using the on-line form.

Applications are administered by Department for Communities and Social Inclusion. Payment of rates should not be withheld pending assessment of an application by Department for Communities and Social Inclusion, as penalties apply to unpaid rates. A refund of rates will be paid to an eligible pensioner or self funded retiree if Council is advised that a concession applies and the rates have already been paid in full.

ADDITIONAL COUNCIL FUNDED CONCESSIONS FOR ELIGIBLE PENSIONERS AND ELIGIBLE SELF FUNDED RETIREES

Council has been concerned to provide support for those ratepayers who are in receipt of fixed incomes during a period of sustained increases in valuations. The City of Holdfast Bay in determining its rating methodology for 2012/13 has determined to continue a Council Funded Rate Concession to each and every eligible pensioner and eligible self-funded retiree.

The value of the basic Council Funded Pensioner Concession for 2013/14 has been set at a minimum of \$45.

Council also seeks to support eligible pensioners and eligible self funded retirees who are deemed asset rich and income poor and who are living in properties valued over \$370,000. For 2013/14, Council has determined to provide an additional concession, on the basis of a further \$1 concession for every \$10,000 increase in valuation above the base of \$370,000, in addition to the basic \$45 concession described above.

RESIDENTIAL RATE CAPPING – A FURTHER COUNCIL FUNDED BENEFIT

In 2003/2004 Council undertook a comprehensive review of its Rating Policy, and opted to include a Residential Rate Capping option, to provide relief to ratepayers who own properties that have been subject to increases in valuations deemed excessive. Council has determined that residential ratepayers may apply for a reduction in their 2013/14 rates bill where they can demonstrate an increase in their annual rates bill in excess of 10 per cent

Residential ratepayers will need to apply for Rates Capping Relief by lodging the appropriate form, which can be obtained from the Rates Administrator by: -

Telephone 8229 9999, fax 8298 4561,

e-mail: rates@holdfast.sa.gov.au

or call in at:

Brighton Civic Centre

24 Jetty Road

Brighton SA 5048

or write to

Rates Administrator

City of Holdfast Bay

PO Box 19

Brighton SA 5048

UNEMPLOYED PERSONS CONCESSIONS

Department for Communities and Social Inclusion may assist with the payment of Council rates for the principal place of residence (remissions are not available on vacant land or rental premises). Please contact DCSI Concessions Hotline on 1800 307 758.

REMISSION (PARTIALLY OR WHOLLY) OF RATES

Section 182 of the Local Government Act permits Council, on the application of a ratepayer, to partially or wholly remit rates on the basis of hardship. Where a ratepayer is suffering hardship in paying rates they are invited to contact the Rates Administrator (see contact details below) to discuss the matter. Such inquiries are treated confidentially by the Council.

Telephone 8229 9999, fax 8298 4561,
e-mail: rates@holdfast.sa.gov.au

or write to
Rates Administrator
City of Holdfast Bay
PO Box 19
Brighton SA 5048

POSTPONEMENT OF RATES-SENIORS

Section 182A of the Local Government Act provides the option for State Seniors Card holders to apply to postpone on a long-term basis part of their Council rates. The deferred amount is subject to a monthly interest charge, with the accrued debt being payable on the disposal or sale of the property. However, the debt may be paid at any earlier time at the ratepayer's discretion.

The following information covers the main questions and answers in relation to the application of this recent change to the Act.

Who is eligible to apply for postponement of rates?

A ratepayer who holds or is in the process of applying for a State Seniors Card may apply for postponement of a portion of the Council rates payable on property they own or are buying if it is their principal place of residence (that, is the place lived in most of the time) and if no other person other than their spouse has an interest as owner of the property.

How much equity do I need to have in the property?

If you have a current mortgage over the property which was registered prior to 25 January 2007 you are required to have at least 50 per cent equity in your property. If you currently have any mortgages or encumbrances on the property registered before that date you will need to obtain a statement from your financial institution which indicates the maximum credit limit secured by the mortgage, to include with this application form.

If you have a mortgage that was registered after 25 January 2007 there is no restrictions on the level of equity held.

Will my existing State Seniors Card or Pensioner concession still apply?

The postponement of rates option does not affect any existing entitlement to a State Seniors Card or Pensioner concession, and/or Council remission on your Council rates.¹

¹ Entitlement to receive a remission of rates is provided under the Rates and Land Tax Remission Act 1986. For more information about eligibility and the benefit amount, please enquire at Council Offices

How much of the total rates can be postponed?

At least \$500 of the total Council rates bill must be paid, but an application can be made for any amount in excess of \$500 to be postponed. The minimum amount of \$500 will be reduced by your State Seniors Card concession and/or Council remissions if applicable, unless agreed otherwise. You may pay the amount due in four quarterly instalments in the same way that the total amount of annual rates are payable. An example follows.

Total Rates amount	\$1500.00
Minimum amount payable	\$500.00
Your concession	\$190.00
<u>You pay</u>	<u>\$310.00</u> (or \$77.50 per quarter)
Amount of rates postponed	\$1000.00

What is the interest rate?

Interest is calculated and compounded monthly on the postponed rate debt. The interest rate is prescribed in the Local Government Act 1999 (SA) and is set annually on 1 July, and may vary from year to year.² As an example, during the 2009/2010 rating period the charge would be based on an interest rate of 5.00 per cent per annum.

A simple example of how the charge is applied

Mr Senior’s total Council rates amount for the 2009/2010 Rating Period is \$1500.00. Mr Senior deducts his pensioner concession of \$190.00 from the amount of \$500 he must pay. That means he will pay \$310.00, and postpone the remaining balance of \$1000.00.

Mr Senior then pays the \$310.00 over four quarterly instalments.

The total charge on the \$1000.00 rates postponed for the 2009/2010 Rating Period will be 5.00 per cent per annum or 0.42 per cent monthly (that is, 5.00 per cent divided by 12). Interest will be compounded on a monthly basis. At the end of June 2010 the amount of interest accrued on the postponed rates amount of \$1000.00 will be \$50.00, and the total amount of the postponed rate debt as at that date will be \$1050.00.

If Mr Senior decides to postpone rates in the subsequent year, the charge would be applied to \$1050.00 (the initial \$1000 rate postponed plus \$50.00. interest accrued) in the 2009/2010 rating period plus the amount or rates postponed in the 2010/2011 rating period.

Councils’ Rates Administrator can provide an explanation of how your quarterly payments and monthly charge would be calculated on the amount of rates you wish to postpone, and the exact amount of charges that would apply.

² The interest rate applicable is the cash advance debenture rate (CADR), which is the cost for Councils of borrowing money as advised by the Local Government Finance Authority on 1 July each financial year.

How do I keep track of what I owe to the Council in postponed rates?

You will receive details on each rates notice which sets out:

- the amount of postponed rates;
- the interest accrued; and
- advice of your ongoing entitlement to postpone future rates, or to pay off the debt at any time prior to the disposal or sale of the property.

The statement will be included on your quarterly rate notice.

You may also talk to Councils Rates Administrator at any time if you have any queries or want more information.

Can payment of Council rates be postponed year after year?

Payment of your council rates may be postponed for one year only, or for any number of future years. Postponement of your council rates will continue automatically in each subsequent year after your initial application is approved, until either the property is sold or disposed of, you no longer meet the eligibility criteria for postponement, or you advise Council that you do not want to continue with the arrangement to postpone rates.

Council may issue an annual declaration form with the annual rates notice to check you are still eligible and that you wish to continue to postpone future rates.

You may choose to pay off all or any portion of the postponed rates debt at any time if your financial circumstances change.

How does my eligibility change, and what do I need to do then?

Your eligibility changes if you move out of your home, or are no longer entitled to have a State Seniors Card.

When your eligibility changes, you must inform the Council in writing within six months. In these circumstances you are no longer entitled to postpone future rates. However, the postponed amount and accrued interest is not payable until the date of disposal of the property.

The agent or broker who is organising the sale, disposal and settlement of your property will ask you to sign a form, which advises of the requirement to, and authorises payment of all outstanding Council rate charges at the time of settlement.

Is there anything else I need to know?

The rates debt and interest accrued will decrease the value of your equity in the property at the time of disposal or sale.

Seniors are encouraged to seek independent financial advice prior to making the decision to postpone rates. You may also like to discuss the option with a family member, beneficiaries or another person you trust.

Remember, you can choose to pay off the postponed rates debt and accrued interest at any time if your financial circumstances change.

How do I apply for postponement of rates?

You will be required to complete an application form to enable Council to assess your application and to verify your eligibility.

Please contact Councils Rate Administrator, **8229 9999** at the Council office to arrange a convenient time and place to discuss your application and lodge your application form. This will provide an opportunity for you to obtain more information about the Postponement of Rates scheme and the conditions that will apply, and for any questions or concerns you might have to be discussed.

Further information about the Postponement of Rates for Seniors Scheme is available on line at <http://www.localgovt.sa.gov.au/seniors>

REBATE OF RATES

The Local Government Act requires Councils to rebate the rates payable on some land. Specific provisions are made for land used for health services, community services, religious purposes, public cemeteries, the Royal Zoological Society and educational institutions. Discretionary rebates may be applied by the Council under Section 166 of the Act.

DISCLAIMER

A rate cannot be challenged on the basis of non-compliance with this policy and must be paid in accordance with the required payment provisions.

Item No: **14.5**

Subject: **LIBRARY AND BAY DISCOVERY CENTRE REDEVELOPMENT
CONCEPT PLANS**

Date: 25 June 2013

Written By: Manager Customer and Library Services

General Manager: City Services, Ms R Cooper

SUMMARY

The purpose of this report is to provide an update on revisions to the concept plans for Glenelg Town Hall arising from community consultation, to advise the outcome of research into potential funding sources and to recommend progressing to the next stage of detailed design using a collaborative approach with representative user groups.

RECOMMENDATION

- 1. That Council endorses the revised concept plans (SD04A, SD05A & SD06A) for Glenelg Town Hall (Refer Attachment 1)**
 - 2. That Council endorses the removal of the Glenelg foreshore building and toilet block**
 - 3. That Council endorses Administration continuing to pursue funding options for the redevelopment of Glenelg Town Hall**
-

COMMUNITY PLAN

A Place with a Quality Lifestyle
A Place for Every Generation
A Place that Welcomes Visitors
A Place that is Well Planned

STATUTORY PROVISIONS

Local Government Act 1999 (sections 6 and 7)
Libraries Act 1984

BACKGROUND

There have been numerous reports to Council regarding both the Library Redevelopment and the Bay Discovery Centre. The most recent were presented in July and November 2012.

Council resolved at its meeting on 10 July 2012, Resolution No. C100712/588:

- "1. The concept plans for the redevelopment of Brighton Library and Glenelg Town Hall be endorsed to allow for the next stage of community engagement to be undertaken.*
- 2. A further report to be presented to Council outlining the findings of community consultation, finalisation of the concept plans and recommendation of the next stage of this project, including detailed design."*

A further report was provided in November 2012 that outlined the findings of community consultation and recommended endorsing the existing concept plans in order to commence investigation of funding opportunities.

Council resolved at its meeting on 27 November 2012, Resolution No. C271112/743:

That Council endorses the Concept Plans developed for the Libraries and Bay Discovery Centre as a basis for funding opportunities.

This report focuses on the Glenelg Town Hall option and addresses the remaining actions from the resolution of 10 July 2012, namely finalisation of the concept plans and recommendations for the next stage of this project. It also provides an update on investigations into potential funding sources.

REPORT

Glenelg Town Hall Priority

Investigations into funding options leads us to believe that substantial grant funding for the redevelopment of both the Glenelg and Brighton libraries is unlikely to be available. In order to minimise the City of Holdfast Bay's financial exposure it is recommended that Council endorses prioritising the redevelopment of the Glenelg Town Hall and postpones further work on the Brighton Library and Civic Centre redevelopment until a later point. Improvements to the Glenelg Library and the Bay Discovery Centre are viewed as being more urgent than those for the Brighton Civic Centre, with the exception of the replacement of the Brighton Library roof and air-conditioning (currently included in the long term financial plan for asset maintenance). The redevelopment of the town hall to house a library, museum and gallery will fully utilise this iconic building and provides a pinnacle in commemorating Glenelg's place in South Australian history. Residents and visitors of all ages will find something of interest on offer at this community hub with amenities that will encourage them to linger and return. The co-location of facilities for all ages is consistent with the findings of the recent Baby Boomers study for the City of Holdfast Bay which showed that older residents want an inclusive environment.

Finalisation of Concept Plans

Our community raised several concerns with the original concept plans – we have heard this feedback and as a result now recommend that the library be located on the ground floor, the Bay Discovery Centre and Gallery be located on the first floor and that the café be restricted to light refreshments only.

These changes will address the following key concerns:

Accessibility

Requirements highlighted during consultation include access to nearby car parking, access to the library for mobility-impaired customers, access for groups of parents with prams to attend children's programs, easy 5-minute access to return items and pick up holds, after-hours access to return items and pick up holds and after-hours access to meeting rooms.

Locating the library on the ground floor directly addresses the majority of accessibility concerns.

To ensure that all members of our community can access the services provided we are also continuing to investigate additional solutions, for example:

- locating secure returns bins and hold lockers in other convenient locations used by our customers
- creating a 15-minute parking zone in the Beach House underground car park
- gaining vehicular access for the Community Bus to take customers to the building

Bay Discovery Centre

Concerns were raised about the reduced size of the Bay Discovery Centre and the consequences for its museum status and visitation numbers. The revisions increase the permanent space allocation for the Bay Discovery Centre to 180m² (from 50m²). A tour of the Bay Discovery Centre with representatives from History SA and subsequent discussions about the proposed floor plans confirmed that several interactive permanent displays supplemented by rotating displays would be easily accommodated in the allocated space and throughout the rest of the building and would attract both residents and visitors. They highlighted that it is the quality of the exhibits, particularly the link between the story being told and the locality, as well as the authenticity of artefacts, that has significant importance over the amount of floor space allocated to the exhibits. History SA advised that there will be no issue with retaining museum status as long as the link between the Bay Discovery Centre (exhibition space) and Ringwood History Centre (collection) is maintained, which is our intention.

Café

Community consultation revealed mixed views on the inclusion of a café. A compromise is proposed in the revised plans, whereby a restricted use café be included to provide convenient access to light refreshments. There will be no restriction on customers bringing food and drinks from other traders into the building.

Glenelg Foreshore Building

In the revised plans a children's library and a multi-purpose room that will be used for a wide range of group activities, including children's programs, community group meetings and functions, are located on the western side of the ground floor. Currently the view from these rooms is of the stairwell and toilet block of the foreshore building, which is undesirable. If the entire foreshore building was removed this would allow additional natural light into these rooms and provide a beautiful view of the foreshore. It would also enable an outdoor play space to be created (as indicated in the open-space plan for this area) that could be accessed from the children's library.

Additional public toilets and change rooms could be built at an alternative location within the vicinity.

Potential Funding Sources

Grants

- A number of minor grants have been identified that are applicable to redeveloping displays for the Bay Discovery Centre and potentially the fit-out of some elements of the Library and Visitor Information Centre. These grants will be actively pursued in the coming financial year as new history displays and library equipment can be utilised in the existing space.
- There are currently no grants that apply to the construction and fit-out of the majority of the elements of the redevelopment, which is the bulk of the cost. At this point in time the Regional Development Australia (RDA) Fund is the most likely source of significant funding for this type of activity. Another round of funding (Round 5) under this scheme will be conducted however the timing and focus for this round has not yet been disclosed. We will continue to monitor the RDA and other grant sources.

Self-funding

In previous reports the options to lease the existing Glenelg Library premises and the sale of other Council owned property has been considered. We will continue to pursue this as a potential avenue of funding.

Next Stage

Administration will continue to seek funding sources. Once some funding has been obtained the project will move into detailed design.

BUDGET

Detailed design was originally planned to be completed this financial year however the decision was taken to address the key concerns from community consultation first in order to achieve a better outcome in the longer term. As a result the \$120,000 budget allocated to detailed design was not spent in 2012/13 and at this stage has not been included in the 2013/14 budget.

The cost estimate for the revised plans is \$3.316m including GST (the cost estimate for the original concept plans was \$3.187m).

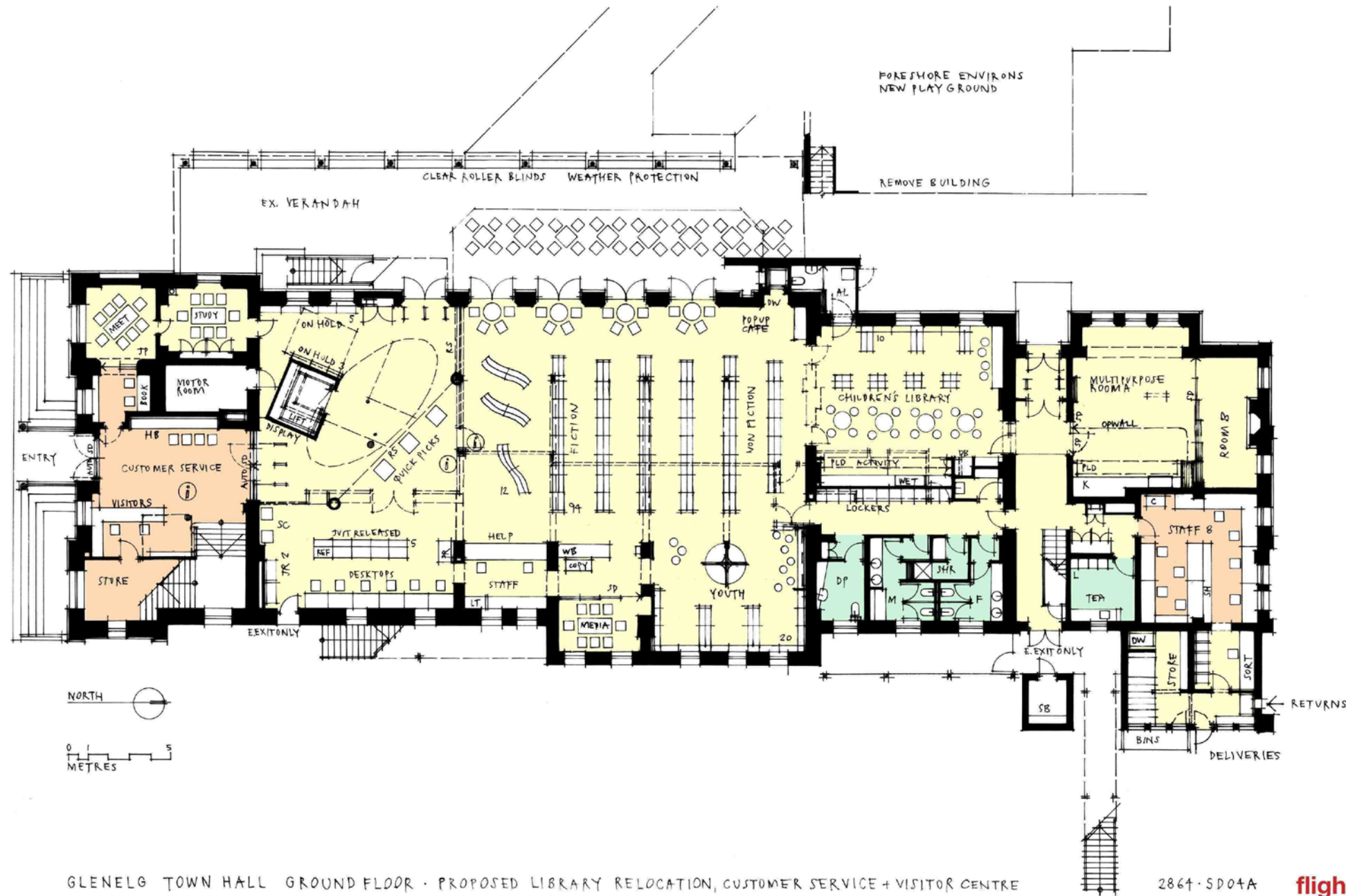
Council should note that this cost estimate is for construction and fit-out costs for the Town Hall building itself and does not include:

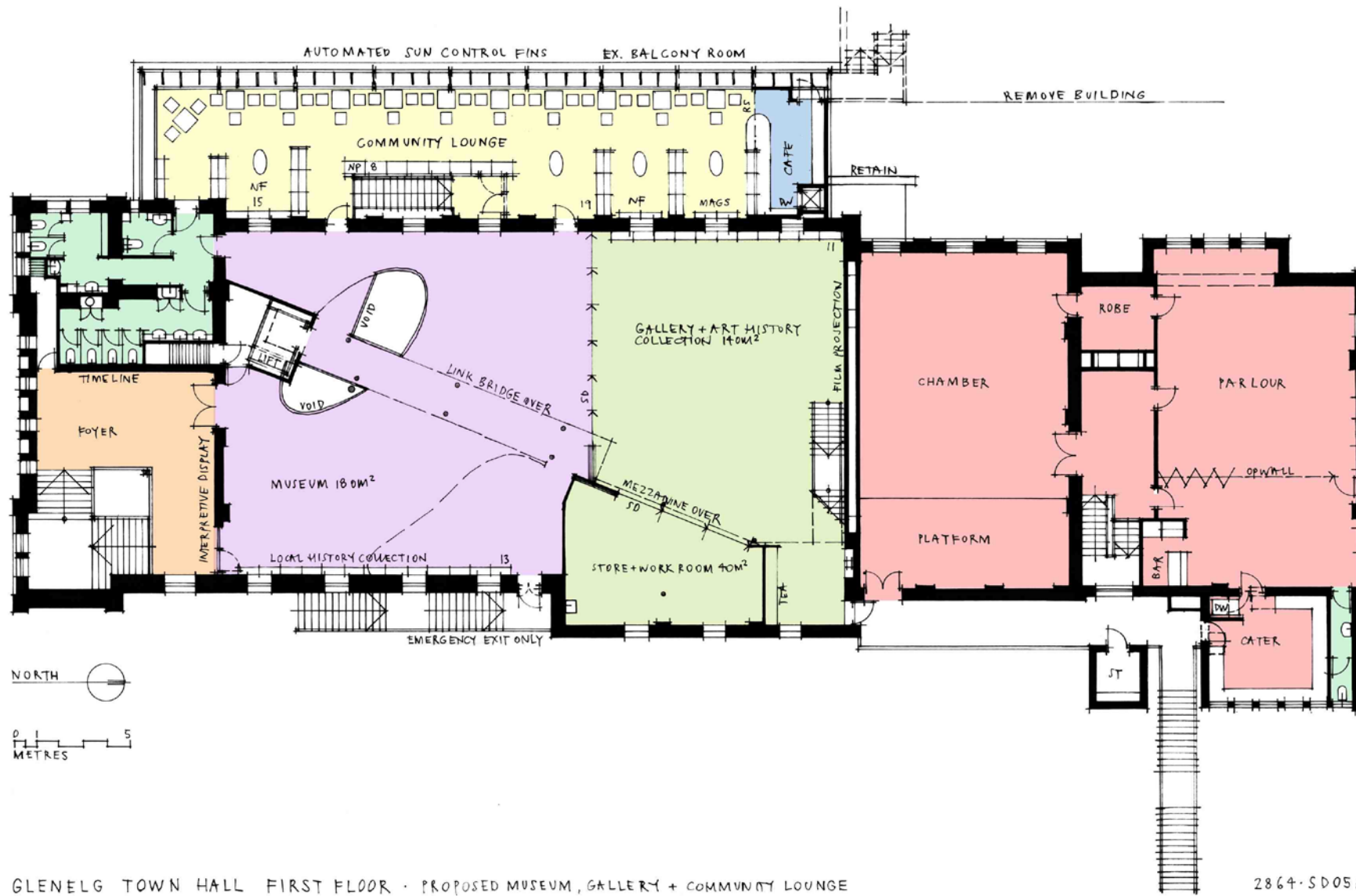
- Demolition of Glenelg foreshore building
- Construction of new toilets and change rooms
- Construction of covered walkway from Colley Terrace to the town hall building
- Purchase and technical integration of smart lockers for 24x7 access

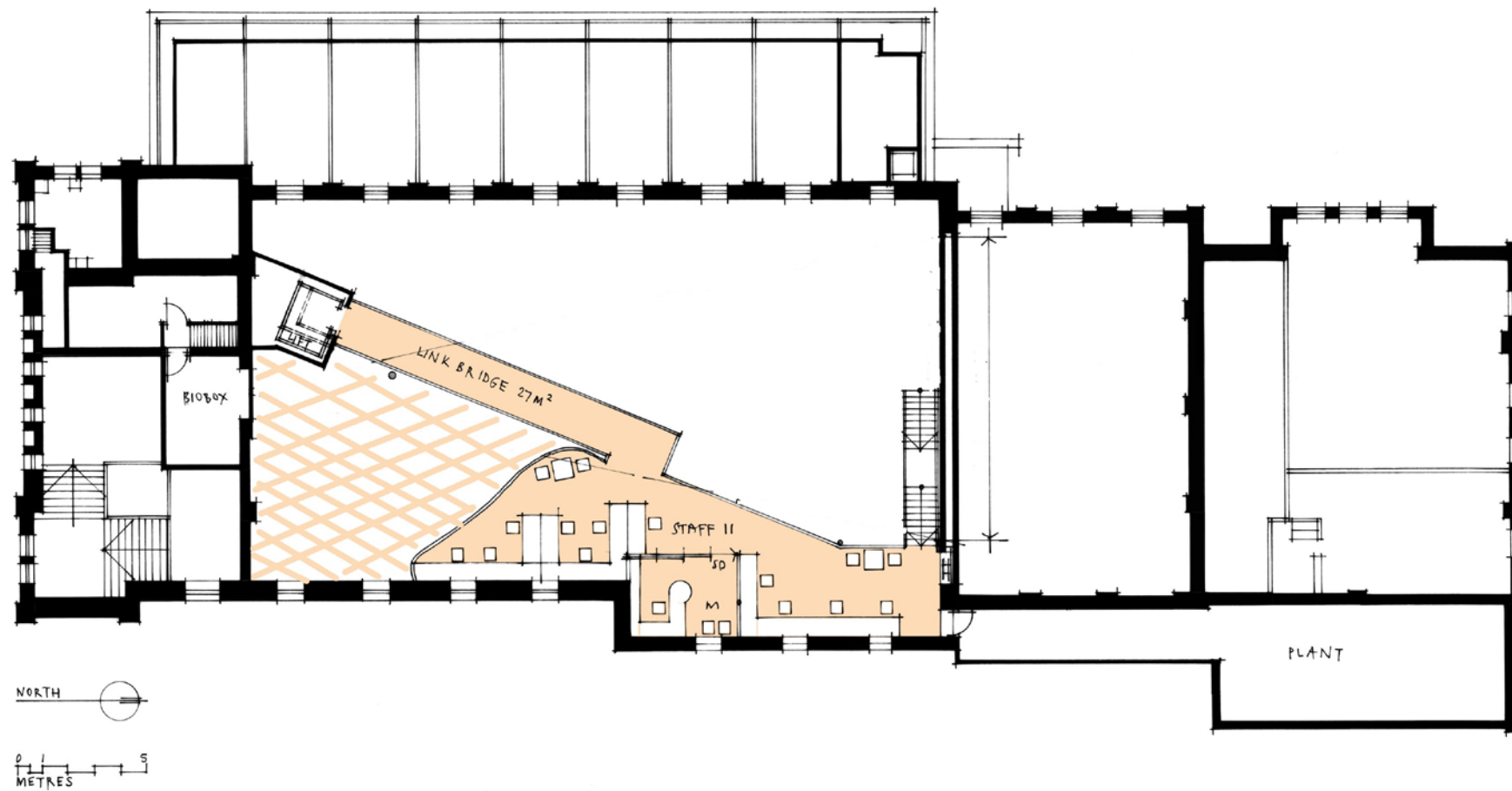
These costs should be included in the Annual Business Plan for FY14/15 and life cycle costs should be included in the Long Term Financial Plan.

LIFE CYCLE COSTS

Full life cycle costs will be calculated once detailed design has been completed.







GLENELG TOWN HALL MEZZANINE - COUNCIL STAFF

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