



# Council Agenda

## NOTICE OF MEETING

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

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

**Tuesday 9 April 2019 at 7.00pm**

Roberto Bria  
A/CHIEF EXECUTIVE OFFICER

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

AGENDA

## Ordinary Council Meeting Agenda

### 1. OPENING

*The Mayor will declare the meeting open at 7:00pm.*

### 2. KAURNA ACKNOWLEDGEMENT

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

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

### 3. PRAYER

*Heavenly Father, we pray for your presence and guidance at our Council Meeting. Grant us your wisdom and protect our integrity as we carry out the powers and responsibilities entrusted to us on behalf of the community that we serve.*

### 4. APOLOGIES

4.1 Apologies Received

4.2 Absent

### 5. ITEMS PRESENTED TO COUNCIL

### 6. DECLARATION OF INTEREST

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

### 7. CONFIRMATION OF MINUTES

#### Motion

**That the minutes of the Ordinary Meeting of Council held on 26 March 2019 be taken as read and confirmed.**

Moved Councillor \_\_\_\_\_, Seconded Councillor \_\_\_\_\_

**Carried**

### 8. PUBLIC PRESENTATIONS

8.1 **Petitions** - Nil

8.2 **Presentations** - Nil

8.3 **Deputations** - Nil

**9. QUESTIONS BY MEMBERS**

9.1 **Without Notice**

9.2 **On Notice - Nil**

**10. MEMBER'S ACTIVITY REPORTS - Nil****11. MOTIONS ON NOTICE**

11.1 Motion on Notice – Financial Assistance for Somerton Bowling Club – Councillor Patton (Report No: 139/19)

11.2 Motion on Notice – Drinking Fountain at Brighton Jetty – Councillor Miller (Report No: 140/19)

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

13.1 Draft Minutes – Alwyndor Management Committee – 21 March 2019 (Report No: 134/19)

**14. REPORTS BY OFFICERS**

14.1 Items in Brief (Report No: 116/19)

14.2 Mawson Oval Carpark Upgrade and Access Licence Agreement (Report No: 105/19)

14.3 Removal of Street Trees – 3 Sullivan Street Somerton Park (Report No: 114/19)

14.4 New Lease Agreement – Department for Education – Seacliff and Somerton Kindergartens (Report No: 115/19)

14.5 Wigley Reserve Playspace and Fitness Hub Redevelopment (Report No: 129/19)

14.6 Dunbar Terrace Car Park Utilisation Review (Report No: 132/19)

14.7 Draft 2019-20 Annual Business Plan and Budget (Report No: 141/19)

**15. RESOLUTIONS SUBJECT TO FORMAL MOTIONS**

*Presented for the information of Members is a listing of resolutions subject to formal resolutions, for Council and all Standing Committees, to adjourn or lay on the table items of Council business, for the current term of Council.*

**16. URGENT BUSINESS – Subject to the Leave of the Meeting****17. CONFIDENTIAL ITEMS**

17.1 Proposed Sale of Land (Report No: 131/19)

Pursuant to Section 83(5) of the Local Government Act 1999 the Report attached to this agenda and the accompanying documentation is delivered to the Council Members upon the basis that the Council consider the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Council will receive, discuss or consider:

- b. Information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and would, on balance, be contrary to the public interest.
- d. Commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and would, on balance, be contrary to the public interest.

17.2 Brighton Oval Building Redevelopment (Report No: 138/19)

Pursuant to Section 83(5) of the Local Government Act 1999 the Report attached to this agenda and the accompanying documentation is delivered to the Council Members upon the basis that the Council consider the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Council will receive, discuss or consider:

- b. Information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and would, on balance, be contrary to the public interest.
- d. Commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and would, on balance, be contrary to the public interest.

**18. CLOSURE**



**ROBERTO BRIA  
A/CHIEF EXECUTIVE OFFICER**



Item No: **11.1**

Subject: **MOTION ON NOTICE – FINANCIAL ASSISTANCE FOR SOMERTON BOWLING CLUB – COUNCILLOR PATTON**

Date: 9 April 2019

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**PROPOSED MOTION**

Councillor Patton proposed the following motion:

**That a report be brought to Council on options to assist the Somerton Bowling Club with its current financial position for Council’s consideration.**

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**BACKGROUND**

The Somerton Bowling Club over the years has funded clubroom and ground upgrades through support of their members and by borrowing from Council and making repayments of this debt on the agreed schedule. The Club has only received minor support over the years by way of grants. This lack of cash funding support from council and State agencies over time, combined with an increased debt burden has now placed the club in a position where they no longer have the capacity to engage in future grant submissions. Unless this is remedied, the club will miss a generation of opportunities to keep their club in the condition that their 500 members (all categories) and many other community participants should reasonably expect.

Item No: **11.2**

Subject: **MOTION ON NOTICE – DRINK FOUNTAIN AT THE BRIGHTON JETTY – COUNCILLOR MILLER**

Date: 9 April 2019

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### **PROPOSED MOTION**

Councillor Miller proposed the following motion:

**That council provide for the installation of a new drinking fountain at the Brighton Jetty adjacent to the safety fence near the original decorative fountain to be included in the 2019-2020 budget.**

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### **BACKGROUND**

This motion comes as a response to a Question on Notice asked at the Council meeting on 12th of February 2019. Administration provided a response suggesting the installation of a new stainless steel fountain would cost approximately \$9000 with easy drainage to the beach.

There is a lack of public drinking fountains around the Brighton Jetty. There can be multiple found at CHB's other Jetty in Glenelg. Public drinking fountains promote healthy living and are an asset to locals and visitors alike."

Item No: **13.1**

Subject: **DRAFT MINUTES – ALWYNDOR MANAGEMENT COMMITTEE – 21 MARCH 2019**

Date: 9 April 2019

Written By: Personal Assistant, GM Alwyndor

A/General Manager: Alwyndor, Mr B Capes

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### **SUMMARY**

The draft minutes of the Alwyndor Management Committee meeting held on 21 March 2019 are provided for information.

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### **RECOMMENDATION**

- 1. That the draft minutes of the Alwyndor Management Committee meeting held on 21 March 2019 be noted.**
  - 2. That having considered Attachment 2 to Report No: 134/19 Draft Minutes – Alwyndor Management Committee – 21 March 2019 in confidence under section 90(2) and (3)(b) of the Local Government Act 1999, the Council, pursuant to section 91(7) of the Act orders that Attachment 2 be retained in confidence for a period of 24 months and that this order be reviewed every 12 months.**
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### **COMMUNITY PLAN**

Community: Building a healthy, active and resilient community  
Community: Providing welcoming and accessible facilities  
Culture: Supporting excellent, efficient operations

### **COUNCIL POLICY**

Not applicable

### **STATUTORY PROVISIONS**

Not applicable

## **BACKGROUND**

This report is presented following the Alwyndor Management Committee Meetings.

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

## CITY OF HOLDFAST BAY

**Minutes of the meeting of the Alwyndor Management Committee of the City of Holdfast Bay held at Alwyndor Aged Care, Dunrobin Road, Hove on Thursday 21 March 2019 at 6.30 pm.**

### PRESENT

#### Elected Members

Councillor P Chabrel  
Councillor S Lonie

#### Independent Members

Deputy Chairperson – Mr K Cheater  
Mr T Bamford  
Ms J Cudsi  
Mr K Whitford

#### Staff

Acting General Manager Alwyndor – Mr B Capes  
Personal Assistant – Ms R Gordon  
Financial Accountant – Ms A Klenk – 7.21pm  
Acting Chief Executive Officer City of Holdfast Bay – Mr R Bria

### 1. OPENING

The Deputy Chairperson declared the meeting open at 6.34 pm.

### 2. KAURNA ACKNOWLEDGEMENT

With the opening of the meeting the Deputy Chairperson stated:

We acknowledge the 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. APOLOGIES

- 3.1 For Absence - Nil
- 3.2 Leave of Absence - Ms T Aukett, Ms J Bonnici

### 4. DECLARATION OF INTEREST

Members were reminded to declare any interest before each item.

## 5. CONFIRMATION OF MINUTES

### 5.1 Minutes of the Previous Meeting

#### Motion

**That the minutes of the Alwyndor Management Committee held on 21 February 2019 be taken as read and confirmed.**

Moved by Ms Cudsi, Seconded by Cr Chabrel

Carried

### 5.2 Confidential Minutes of the Previous Meeting

#### Motion

**That the confidential minutes of the Alwyndor Management Committee held on 21 February 2019 be taken as read and confirmed.**

Moved by Mr Whitford, Seconded by Cr Chabrel

Carried

With leave of the meeting the Deputy Chair agreed to adjust the order of matters before the committee.

Mr Capes & Ms Gordon left the meeting at 6.37pm

## 7. REPORTS/ITEMS OF BUSINESS

### 7.1 Recruitment of Alwyndor General Manager (verbal)

*The Acting Chief Executive Officer provided a verbal update on the recruitment of a General Manager, Alwyndor.*

Mr Capes & Ms Gordon re-joined the meeting at 6.48pm

### 7.2 Staffing Update (verbal)

*The Acting General Manager provided a verbal update on staffing at Alwyndor. The Committee discussed staffing options and models.*

## 6. REVIEW OF ACTION ITEMS

### 6.1 Action Items

*Action items were reviewed by the Committee.*

### 6.2 Confidential Action Items

*Confidential action items were reviewed by the Committee*

Ms Gordon left the meeting at 7.20pm  
Ms Gordon re-joined the meeting at 7.20pm

Ms Klenk joined the meeting at 7.21pm

## 8. CONFIDENTIAL

### 8.1 Monthly Financial Report – February 2019 (Report No: 10/19)

#### Exclusion of the Public – Section 90(3)(d) Order

1. That pursuant to Section 90(2) of the *Local Government Act 1999* Alwyndor Management Committee hereby orders that the public be excluded from attendance at this meeting with the exception of the General Manager and Staff in attendance at the meeting in order to consider Report No: 10/19 Monthly Financial Report – February 2019 in confidence.
2. That in accordance with Section 90(3) of the *Local Government Act 1999* Alwyndor Management Committee is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 10/19 Monthly Financial Report – February 2019 on the following grounds:
  - d. pursuant to section 90(3)(d) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a third party of Alwyndor, in addition Alwyndor's financial position is reported as part of Council's regular budget updates.

In addition, the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in the continued non-disclosure of the information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information.

3. The Alwyndor Management Committee is satisfied, the principle that the meeting be conducted in a place open to the public, has been outweighed by the need to keep the information or discussion confidential.

Moved Mr Bamford, Seconded Ms Cudsi

Carried

#### Motion

#### RETAIN IN CONFIDENCE - Section 91(7) Order

4. That having considered Agenda Item 8.1 Monthly Financial Report – February 2019 (Report No: 10/19) in confidence under section 90(2) and (3)(d) of the *Local Government Act 1999*, the Alwyndor Management Committee, pursuant

to section 91(7) of that Act orders that the Report, Attachments and Minutes be retained in confidence for a period of 18 months and that this order be reviewed every 12 months.

Moved Ms Cudsi, Seconded Mr Banford

Carried

8.2 **Draft 2019/20 Budget (Report No: 11/19)**

**Exclusion of the Public – Section 90(3)(d) Order**

1. That pursuant to Section 90(2) of the *Local Government Act 1999* Alwyndor Management Committee hereby orders that the public be excluded from attendance at this meeting with the exception of the General Manager and Staff in attendance at the meeting in order to consider Report No: 10/19 Monthly Financial Report – February 2019 in confidence.
2. That in accordance with Section 90(3) of the *Local Government Act 1999* Alwyndor Management Committee is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 10/19 Monthly Financial Report – February 2019 on the following grounds:
  - d. pursuant to section 90(3)(d) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a third party of Alwyndor, in addition Alwyndor's final budget will be reported as part of Council's published budget.

In addition, the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in the continued non-disclosure of the information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information.

3. The Alwyndor Management Committee is satisfied, the principle that the meeting be conducted in a place open to the public, has been outweighed by the need to keep the information or discussion confidential.

Moved Mr Bamford, Seconded Ms Cudsi

Carried

Motion

RETAIN IN CONFIDENCE - Section 91(7) Order

2. That having considered Agenda Item 8.2 Draft 2019/20 Budget (Report No: 11/19) in confidence under section 90(2) and (3)(d) of the *Local Government Act 1999*, the Alwyndor Management Committee, pursuant to section 91(7) of that Act orders that the Report, Attachments and Minutes be retained in



**confidence for a period of 12 months and that this order be reviewed every 12 months.**

Moved Cr Chabrel, Seconded Mr Whitford

**Carried**

Ms Klenk left the meeting at 7.36pm

**8.3 Short-term Strategy - Action Plan and Progress – March 2019 (Report No: 12/19)**

**Exclusion of the Public – Section 90(3)(d) Order**

1. That pursuant to Section 90(2) of the *Local Government Act 1999* Alwyndor Management Committee hereby orders that the public be excluded from attendance at this meeting with the exception of the General Manager and Staff in attendance at the meeting in order to consider Report No: 12/19 Short-term Strategy – Action Plan and Progress – March 2019 in confidence.
2. That in accordance with Section 90(3) of the *Local Government Act 1999* Alwyndor Management Committee is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 12/19 Short-term Strategy – Action Plan and Progress – March 2019 on the following grounds:
  - d. pursuant to section 90(3)(d) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a third party as the knowledge of our requirements to employ additional resources may provide a commercial advantage to a third party regarding the sourcing and employment of those resources.

In addition, the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in the continued non-disclosure of the information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information.

3. The Alwyndor Management Committee is satisfied, the principle that the meeting be conducted in a place open to the public, has been outweighed by the need to keep the information or discussion confidential.

Moved Mr Whitford, Seconded Cr Lonie

**Carried**

**Motion**

**RETAIN IN CONFIDENCE - Section 91(7) Order**

2. **That having considered Agenda Item 8.3 Short-term Strategy – Action Plan and Progress – March 2019 (Report No: 12/19) in confidence under section 90(2) and (3)(d) of the Local Government Act 1999, the Alwyndor, pursuant to section 91(7) of that Act orders that the Report, Attachments and Minutes be retained in confidence for a period of 12 months and that this order be reviewed every 12 months.**

Moved Cr Lonie, Seconded Cr Chabrel

**Carried**

Mr Whitford left the meeting 8.00pm

Mr Whitford re-joined the meeting 8.02pm

### 7.3 **Acting General Manager's Report (Report No: 09/19)**

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.

*The Committee confirmed that the Financial Accountant is not required for the strategic discussion item at the April meeting.*

*The Acting General Manager advised that there have been no reportable WHS incidents this financial year. It was acknowledged that the workplace inspection process has improved – where previously hazards were identified and resolved, they are now being reported correctly. The Committee indicated they would like to see future WHS Hazard & Incidents reports indicate risk ratings/commentary.*

*It was acknowledged that consumer engagement will be everything under the new standards.*

*The Acting General Manager indicated that staff are working to improve the data for feedback analysis, which will allow more sophisticated reporting to the AMC. The Acting General Manager provided an update on what actions are being taken in Home Support Services as the Committee flagged that the feedback analysis report did not specify.*

*The Acting General Manager advised that the Customer Experience Survey format is the same as that conducted by the Accreditation Agency. The Committee queried whether the recommendations in the report will be taken on board and if so, what timeframe are staff working to. The Acting General Manager advised that the Governance and Operations Committee will review the recommendations and consider next steps.*

*The Acting General Manager advised that there was nothing new to report on legal and industrial matters.*

*The Acting General Manager informed the Committee that an advertisement will be published in the Messenger (27 March) about an upcoming general Information Session on Alwyndor being held on 3 April.*

*The Acting General Manager confirmed that there had been no mandatory reports since the previous meeting. However, there was one incident late Wednesday which was reported today and the Acting General Manager provided an update to the Committee.*

*On 12 March Alwyndor held it's second annual Dorothy Cheater Staff Awards. 17 nominations were assessed against Alwyndor's values, resulting in two winners. The refreshed logo was launched to staff at the awards and it was a very successful event.*

*The Acting General Manager provided an update on the advice being sought relating to Alwyndor's governance structure, noting that we expect advice by the end of the month.*

Ms Gordon left the meeting at 8.25pm  
Ms Gordon re-joined the meeting at 8.25pm

Cr Lonie left the meeting at 8.39pm  
Cr Lonie re-joined the meeting at 8.41pm

*The Acting General Manager advised that our recent ACAR Submission was unsuccessful.*

### **Motion**

**That the following items be noted and items of interest discussed:**

- 1. Meeting Dates and Task Schedule**
- 2. WHS Report**
- 3. Corporate Risk Register**
- 4. Feedback Analysis Report**
- 5. Legal and Industrial Matters**
- 6. GM Summary**
- 7. Update on legal advice regarding governance**
- 8. ACAR Submission Update**

Moved Mr Bamford, Seconded Ms Cudsi

**Carried**

## **9. MEMBER'S ACTIVITY REPORT**

### **9.1 Aged Care Quality and Safety Commission, Preparing for the New Standards Seminar – Councillor Chabrel (Report No: 13/19)**

On 27 February 2019 Cr Chabrel represented the AMC at a seminar conducted by ACQSC on preparing for the new standards. He joined members of Alwyndor's Senior Leadership Team (SLT) and over 100 representatives from other aged care organisations in an informative and interactive day.

*Cr Chabrel summarised his report and spoke of the items he felt stood out at the seminar. Cr Chabrel advised that the starting point appears to be a focus on changing behaviours from task focussed to customer engagement.*

Ms Cudsi left the meeting at 8.50pm  
Ms Cudsi re-joined the meeting at 8.52pm

*Cr Chabrel acknowledged that Alwyndor is rolling out an education program on the Standards.*

*Cr Chabrel advised that the seminar focussed on two areas: Standard 3 Personal and Clinical Care, and Standard 8 Governance.*

Cr Lonie left the meeting at 8.53pm  
Cr Lonie re-joined the meeting at 8.55pm

**Motion**

**That the Aged Care Quality and Safety Commission, Preparing for the new Standards Report be received and noted.**

Moved Mr Bamford, Seconded Mr Whitford

**Carried**

**10. URGENT BUSINESS – Subject to the leave of the meeting**

Nil

**11. DATE AND TIME OF NEXT MEETING**

The next meeting of the Alwyndor Management Committee will be held on Thursday 18 April 2019 in the Meeting Room, Alwyndor Aged Care, 52 Dunrobin Road, Hove.

**12. CLOSURE**

The meeting closed at 8.57pm.

**CONFIRMED 18 April 2019**

**DEPUTY CHAIRPERSON**

Item No: **14.1**  
Subject: **ITEMS IN BRIEF**  
Date: 9 April 2019  
Written By: Personal Assistant  
A/General Manager: Business Services, Ms P Jackson

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## **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.

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## **RECOMMENDATION**

**That the following items be noted and items of interest discussed:**

1. **Moseley Square Smoke Free Area and the *Tobacco and E-Cigarette Products Act 1997***
  2. **Brighton Library Wednesday Opening Update – July 2018 to February 2019**
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## **COMMUNITY PLAN**

Culture: Supporting excellent, efficient operations

## **COUNCIL POLICY**

Not applicable

## **STATUTORY PROVISIONS**

Not applicable

## **REPORT**

1. **Moseley Square Smoke-Free Area and the *Tobacco and E-Cigarette Products Act 1997***

As of 31 March 2019 the *Tobacco Products Regulation Act 1997* will be superseded by the *Tobacco and E-Cigarette Products Act 1997*.

The legislative changes will implement:

- new laws and prohibitions for electronic cigarette (e-cigarette) products;
- increases in penalties and expiation fees;
- a definition of 'shisha' tobacco; and
- other minor administrative changes to improve the functioning of the Act, including some changes to definitions and removal of unnecessary provisions.

As a consequence of the amendments, the use of e-cigarettes will now be prohibited in the Moseley Square Smoke-Free Area, as well as other proscribed areas (ie certain Public Places, near playgrounds, and around Public Transport areas etc).

In accordance with the transitional changes, existing signage in Moseley Square will not need to be replaced.

*Refer Attachment 1*

## 2. **Brighton Library Wednesday Opening Update – July 2018 to February 2019**

The Brighton Library commenced Wednesday openings on 4 July 2018.

The average monthly door count for Wednesdays is 1,200 visitors.

The door count for the Brighton Library from July 2018 to February 2019, inclusive is 70,243, an increase of over 16,500 visitors (31%) compared to the 53,715 visitors for the same period in the previous year.

The Wednesday opening has significantly improved the visitor balance between branches. The door count for both libraries from July 2018 to February 2019 was 142,470 (49% Brighton and 51% Glenelg) and 127,050 (42% Brighton and 58% Glenelg) for the same period in the previous year.

Mr Justin Lynch  
Chief Executive Officer  
City of Holdfast Bay  
PO Box 19  
BRIGHTON SA 5048

Dear Mr Lynch

**Declared smoke-free areas – legislative changes and the inclusion of e-cigarettes**

I am writing to inform you that, from 31 March 2019, the sale and supply of e-cigarette products, and places where e-cigarettes can be used, will be regulated in South Australia under the *Tobacco and E-Cigarette Products Act 1997*. These changes are focused on protecting the community from the potential harms of e-cigarette products, including passive exposure to e-cigarette vapour.

The new laws will apply similar restrictions on e-cigarette products to those that already exist for tobacco products. Consequently, the current law that bans smoking in Moseley Square, Glenelg, will also apply to the use of e-cigarettes in that area.

The penalties for smoking in a smoke-free area will also increase. From 31 March 2019, the maximum penalty will be \$750 for smoking in a legislated smoke-free area and an expiation fee of \$105 will apply.

While existing no-smoking signage in these areas may refer to the original Act name (the *Tobacco Products Regulation Act 1997*), these signs will remain valid. However, any new signage developed in the future should refer to the new Act name from 31 March 2019 (the *Tobacco and E-Cigarette Products Act 1997*).

More information about these laws can be found on the SA Health website: [www.sahealth.sa.gov.au/tobaccolaws](http://www.sahealth.sa.gov.au/tobaccolaws). If you have further queries, please feel free to contact the Tobacco Control Unit, Drug and Alcohol Services South Australia, telephone: 7425 5000, or email: [HealthDASSATobaccoControlUnit@sa.gov.au](mailto:HealthDASSATobaccoControlUnit@sa.gov.au).

Yours sincerely

Marina Bowshall  
State Director

20/3/2019



Item No: **14.2**

Subject: **MAWSON OVAL CAR PARK UPGRADE AND ACCESS LICENCE AGREEMENT**

Date: 9 April 2019

Written By: Property Management Officer

General Manager: City Assets and Services, Mr H Lacy

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## **SUMMARY**

As part of the current redevelopment of the McAuley School, the Catholic Church Endowment Society (“CCES”) are planning to upgrade their existing car park located in the north-western corner of their property (CT 6063/670).

Located in the south-western corner of the abutting Mawson Oval (CT 5804/983) exists a small car park which serves as an extension to CCES’s larger car park. Access to the Mawson Oval portion of the carpark can only be made via the CCES carpark.

Under the Joint Use Agreement (JUA) for Mawson Oval, the school is able to utilise the Mawson Oval portion of the carpark as well as their own carpark during periods of exclusive use. The community has traditionally been able to utilise both Mawson Oval portion and the CCES portion of the carpark at other times, although no formal agreement exists to allow for this access to happen.

The Mawson Oval portion of the carpark has deteriorated over time and is now in need of upgrading. Following recent discussions, CCES have indicated that they are amenable to undertaking the necessary upgrading of the Mawson Oval portion of the carpark at the same time they upgrade their carpark, with costs shared for that portion as per the JUA (ie Council pays 44% and CCES pays 56% of the upgrade cost).

In addition, CCES are also amenable to establish a non-exclusive Licence Agreement to authorise the community’s use of the CCES access and carpark during times when the school is not using the carpark. This non-exclusive licence would be aligned to the same terms as the Joint Use Agreement and would provide a formal agreement so that the broader community, including the adjoining community centre, can access and park in both the Mawson Oval and the CCES portions of the carpark.

Council support is now requested for both the capital works and expenditure, as well as entering into a new Licence Agreement with CCES for the duration of the existing Joint Use Agreement.

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**RECOMMENDATION**

1. **That Council endorse:**
    - (a) a new capital works project and associated project budget of \$42,730 in the 2018/19 Capital Works Program for the part costs of upgrading the car park located on the south-western corner of Mawson Oval (CT 5804/983);
    - (b) preparation and execution of a non-exclusive Licence Agreement over a portion of land located within the new McAuley Community School site (CT 6063/670) as highlighted in yellow in Attachment 1 which entitles the community to legally access and utilise car parking spaces during times aligned with the Joint Use Agreement; and
  2. **That Council authorises the Mayor and A/Chief Executive Officer to execute and seal any documents required to give effect to this Licence, subject to minor amendments as required.**
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**COMMUNITY PLAN**

Community: Providing welcoming and accessible facilities

Community: Fostering an engaged and contributing community

**COUNCIL POLICY**

*Sporting and Community Club Leasing Policy (pending) ("Policy")*

**STATUTORY PROVISIONS**

*Local Government Act 1999.*

*Retail and Commercial Leases Act 1995.*

**BACKGROUND**

As part of the current redevelopment of the McAuley School, the Catholic Church Endowment Society ("CCES") are planning to upgrade their existing car park located in the north-western corner of their property (CT 6063/670) – refer Location Plan in Attachment 1.

*Refer Attachment 1*

Located in the south-western corner of the abutting Council owned land (Mawson Oval - CT 5804/983) exists a small car park which serves as an extension to CCES's larger car park. Access to this Council portion of the carpark can only be made via the CCES carpark.

Under the Joint Use Agreement for Mawson Oval, the school is able to utilise Council owned portion of the carpark as well as their own carpark during periods of exclusive use. The community has traditionally been able to utilise both Council portion and the CCES portion of the carpark at other times, although no formal agreement exists to allow for this access this to happen.

The Council owned portion of the carpark has deteriorated over time and is now in need of upgrading. Following discussions, CCES have indicated that they are amenable to undertaking the necessary upgrading of the Mawson Oval portion of the carpark at the same time they upgrade their carpark, with costs shared for that portion as per the JUA (ie Council pays 44% and CCES pays 56% of the upgrade cost). CCES is responsible solely for the cost of upgrading the carpark on their land.

**Joint Use Agreement**

The existing Joint Use Agreement (JUA) held between Council and the Catholic Church Endowment Society (CCES) over Council owned land (Mawson Oval - CT 5804/983) commenced 16 February 2004 for a period of twenty-one (21) years (expiring 15 February 2025). The JUA also has an option for a further 21 year term.

The purpose of the JUA is to authorise CCES’s exclusive use of Council land and the established Shared Facilities during certain times and days for school and education related activities. The land subject to the JUA is outlined in Attachment 2 for member’s reference.

*Refer Attachment 2*

Pursuant to the terms of the JUA, CCES has exclusive use of the Mawson Oval site and associated infrastructure (tennis courts and carpark) as follows:

	Weekdays		Weekends	
	7:45am – 5:15pm	5:15pm - 7:45am	7:45am – 12:00pm	12:00pm-7:45am
School Terms	CCES	Council	Sat – CCES Sun – Council	Council
School Holidays	Council	Council	Council	Council

**REPORT**

**Car Park Upgrading Works**

The Council owned Mawson Oval carpark (refer location plan in Attachment 1) has deteriorated over time and is now in need of upgrading and resurfacing.

Following discussions, CCES have indicated that they are amenable to undertaking the necessary upgrading of the Mawson Oval portion of the carpark at the same time they upgrade their carpark, with costs shared for that portion as per the JUA (ie Council pays 44% and CCES pays 56% of the upgrade cost). CCES is responsible solely for the cost of upgrading the carpark on their land.

The design has been provided by CCES and includes drainage, kerbing, permeable paving for water management, associated footpaths and fencing adjustments, and line marking works. The design utilises but reconfigures the existing 10 car parking spaces and circulation arrangements within Mawson Oval portion of the carpark to provide 6 compliant carparks (plus one turning bay) which maximise the available parking spaces and circulation of the combined carpark leading to a safer outcome. The design also protects the significant tree in the CCES portion of the carpark.

The design also provides a more accessible public access to Mawson Oval from King George Ave and the Mawson Oval portion of the carpark, which will aid community access and use.

It is impractical to consider separating the two portions of the carpark as a new access would be required to Mawson Oval portion of the carpark which would significantly reduce the number of available spaces (to allow for access road and turning points) as well as impacting the safe operation of the existing pedestrian crossing and Kiss and Drop zone.

The estimated cost of Council's portion of the works (44% share of work on Mawson Oval carpark) is \$42,730 (excl GST) which is considered acceptable.

### ***New Licence Agreement***

Council's existing Mawson Oval carpark is land locked. Access to this section of the carpark is from the adjoining CCES owned carpark on the school site. As part of the proposed works to upgrade the McAuley Community School site, CCES are proposing to upgrade their portion of the carpark and have suggested that Council may wish to upgrade its adjoining portion at the same time.

CCES have also indicated during these discussions that they would be amenable to establish a non-exclusive Licence Agreement to authorise the community's use of the CCES access and carpark outside the periods of exclusive use. This licence would be aligned to the same terms as the Joint Use Agreement and would provide a formal agreement so that the broader community can access and park in both the Council and the CCES portions of the carpark.

It is therefore proposed that Council enter into a new Licence Agreement ("*Licence*") with CCES for the purpose of legally authorising both council's and the community's access to and use of CCES's car park. The area subject to the Licence is highlighted in yellow in Attachment 1.

The terms, conditions and times of community access to CCES's car park will emulate those times outlined the JUA ie:

	Weekdays		Weekends	
	7:45am – 5:15pm	5:15pm - 7:45am	7:45am – 12:00pm	12:00pm-7:45am
School Terms	CCES	Community	Sat – CCES	Community
			Sun – Community	
School Holidays	Community	Community	Community	Community

**BUDGET**

The estimated cost of the capital works associated with Council's 44% share of the upgrade of the Mawson Oval portion of the joint carpark is \$42,730 (excl GST). It is proposed that Council allocate this new capital expenditure in 2018/19 and that a new project for the upgrade of the Mawson Oval carpark be approved.

Costs associated with the preparation of a new Licence Agreement can be covered from existing budget provided in the City Assets and Services Operating Budget for 2018/19 for the review and implementation of property leases. This budget includes the engagement of legal advice and services when and where necessary.

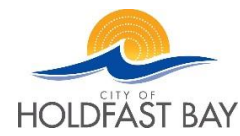
**LIFE CYCLE COSTS**

All structural maintenance of the resurfaced asset will remain the responsibility of Council. This cost will be factored into both the Asset Management and Long Term Financial Plans.





- Az Property Address Labels
- Az House Numbers
- Holdfast Bay
- Az Roads Name
  - Az Arterial
  - Az Sub-Arterial
  - Az Collector
  - Az Local
  - Az Track 2-Wheel Drive
  - Az Undefined
- Roads
  - Arterial
  - Sub-Arterial
  - Collector
  - Local
  - Track 2-Wheel Drive
  - Undefined
- Property
- Property Miss Matches
- Older Aerial Photography
- CHB Aerial (2018) - 7.5cm



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. 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.

### Mawson Oval Car Park Upgrade

14/03/2019

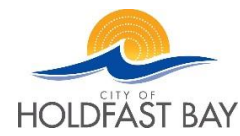
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- Az Property Address Labels
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### Mawson Oval Car Park Upgrade

14/03/2019

1:1000





Item No: **14.3**

Subject: **REMOVAL OF STREET TREES – 3 SULLIVAN STREET, SOMERTON PARK**

Date: 9 April 2019

Written By: Development Officer - Planning

General Manager: City Assets and Services, Mr H Lacy

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### **SUMMARY**

Council is requested to consider the removal of one regulated (Significant) street tree and two non-regulated street trees located at 3 Sullivan Street, Somerton Park (trees located in Bishop Avenue). The trees have been requested for removal by the owner of the property in order to facilitate development of the site as the street trees interfere with the proposed driveway locations.

The trees have been assessed as being under performing or close to the end of their useful life, enabling a recommendation for their removal to accommodate the new development. An amenity value has been calculated for each tree which, in addition to the costs associated with removal and replacement, will be funded by the owner in accordance with the Tree Management Policy and Council's approved Fees and Charges should Council accede to the request for their removal.

Replacement planting with trees selected to better match the existing streetscape is included so that the street appearance can be enhanced by this replanting.

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### **RECOMMENDATION**

- 1. That Council support the removal of the regulated (Significant) street tree, *Agonis flexuosa* (Willow Peppermint) at 3 Sullivan Street (fronting Bishop Avenue) Somerton Park, subject to a Development Application involving community consultation.**
  - 2. That Council support the removal of the two non-regulated street trees, *Eucalyptus regnans* (Mountain Ash) at 3 Sullivan Street (fronting Bishop Avenue) Somerton Park.**
  - 3. That the street tree removals will be at the expense of the owner in accordance with the Tree Management Policy and Council's approved Fees and Charges.**
  - 4. That three (3) replacement trees are planted to replace the trees in close proximity to the development site, having regard to the proposed new driveway locations along Bishop Avenue.**
-

**COMMUNITY PLAN**

Placemaking: Creating lively and safe places

Economy: Making it easier to do business

Environment: Protecting Biodiversity

Environment: Building an environmentally resilient city

Environment: Fostering an environmentally connected community

**COUNCIL POLICY**

Tree Management Policy

**STATUTORY PROVISIONS**

*Local Government Act 1999*

*Planning, Development & Infrastructure Act 2016*

*Development Act 1993*

*Development Regulations 2008*

**BACKGROUND**

Council was approached in December 2018 regarding removal of one regulated (Significant) street tree and two non-regulated street trees as part of a development application lodged at the time for the demolition of a dwelling and construction of two replacement dwellings at 3 Sullivan Street, Somerton Park. The site is located on the corner of Bishop Avenue and the two new dwellings will support driveways that face Bishop Avenue, which are sited in the general location of the street trees. At that time, Council's Technical Officer Arboriculture declined the request for removal of the trees given that the trees were either significant or stable and showing good vigour.

Recently, Council had been requested to review its initial decision for declining removal. As a consequence the trees were re-inspected in March 2019 by Council's Technical Officer Arboriculture. During the inspection it was identified that the trees were now considered to be either underperforming or close the end of useful life.

The City of Holdfast Bay Tree Management Policy aims to protect its trees from the impacts of development, however as the useful life expectancy of each tree is limited, Council's Technical Officer Arboriculture advises that they can be recommended for removal to assist with the original plans of the owner.

**REPORT**

The owner of the land at 3 Sullivan Street, Somerton Park applied to Council in December 2018 for the removal of three street trees to accommodate the redevelopment of the site. The site is located on the corner of Bishop Avenue, with each of the street trees fronting Bishop Avenue.



There are two street trees that front Sullivan Street, which will be retained and are not impacted by the development application. The removal of the three street trees, comprising a regulated (Significant) *Agonis flexuosa* (Willow Peppermint) and two *Eucalyptus regnans* (Mountain Ash), is sought to allow appropriate access to the two new driveways that form part of the development application. Initially, removal was declined by Council's Technical Officer Arboriculture due to the trees being either significance or showing stable growth with good vigour. As a result, the owner was advised to consider different driveway locations by providing access points that do not interfere with the street trees.

In early 2019, Council's Technical Officer Arboriculture was asked to reconsider the matter as other alternatives were explored but the dwellings could not be redesigned to avoid interference with the street trees due to the short distance between each tree. Furthermore, relocating one driveway from Bishop Avenue to Sullivan Street was not an option either as this would impact on the two regulated street trees on Sullivan Street.

*Refer Attachment 1*

As a consequence the trees were reinspected in March 2019 and an internal Arboricultural Assessment was prepared. The assessment identified that the useful life expectancy of each tree was limited.

*Refer Attachment 2*

Regarding the regulated (Significant) *Agonis flexuosa* (Willow Peppermint) specifically, the owner had earlier commissioned a separate report from a suitably qualified Arborist to assess the health of the tree. The report confirms that the tree structure is below average with a useful life expectancy of between 10 to 20 years. Please note that this report, provided as Attachment 3, also contains an assessment of trees that are not subject of a removal request, so regard should only be paid to the assessment of Tree 3 in the report.

*Refer Attachment 3*

If removal is supported by Council, a Development Application for the removal of the regulated (Significant) *Agonis flexuosa* (Willow Peppermint) will still need to be lodged. The application will be subject to public notification and separate assessment against the provision in the Holdfast Bay Development Plan. The tree cannot be removed unless Development Approval is issued.

Three new trees would be planted at the nearest possible appropriate locations within the 2019 planting season to recover the loss of each tree and improve the overall streetscape appeal.

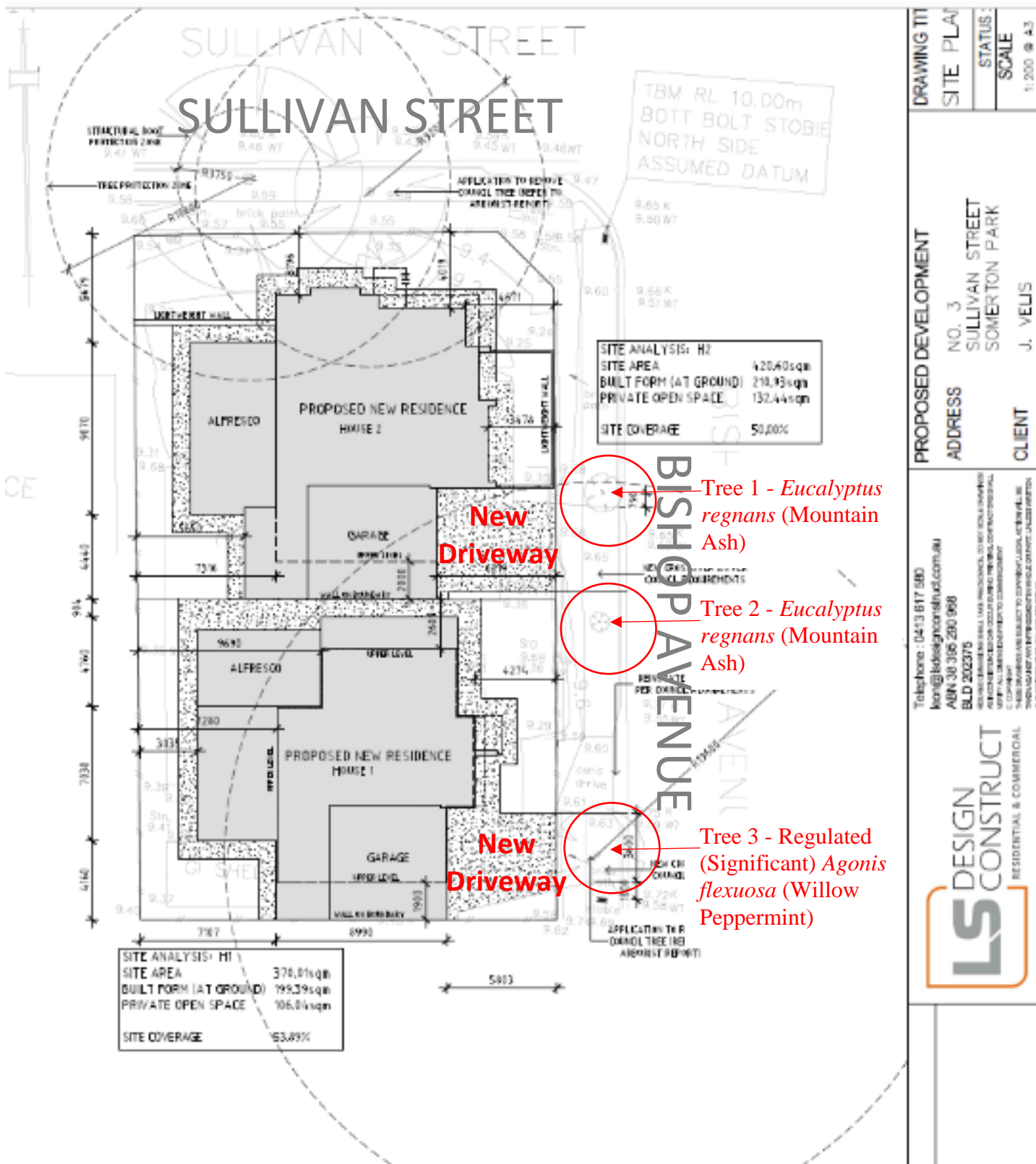
#### **BUDGET**

If removals are agreed, all costs for removal and replacement would be met by the owner as per the Tree Management Policy and Council's approved Fees and Charges.

#### **LIFE CYCLE COSTS**

As with all tree plantings on-going maintenance is required and is provided for in Council's budget.

Proposed development at 3 Sullivan Street (Corner Bishop Avenue),  
Somerton Park – Demolition of Existing Dwelling and Construction of Two New  
Dwellings Fronting Bishop Street



**From:** Ben Hall  
**Sent:** Tuesday, 19 March 2019 4:01 PM  
**To: Cc:** Ross Whitfield <[RWhitfield@holdfast.sa.gov.au](mailto:RWhitfield@holdfast.sa.gov.au)>; Anthony Marroncelli <[AMarroncelli@holdfast.sa.gov.au](mailto:AMarroncelli@holdfast.sa.gov.au)>; Howard Lacy <[HLacy@holdfast.sa.gov.au](mailto:HLacy@holdfast.sa.gov.au)>; Sarah Arnold <[SArnold@holdfast.sa.gov.au](mailto:SArnold@holdfast.sa.gov.au)>;  
**Subject:** RE: 110/00981/18 - Tree Assessment - 3 Sullivan Street Somerton Park (in Bishop)

Hi Dean

This email confirms approval of tree removal of the specified tree subject to:

1. Developers acceptance of covering loss of amenity & and removal fee
2. Council approval via reporting
3. Confirmation via Development Application (additional fee to be covered by Developer/Property owner)
4. Amenity & removal fee cost covered via Developer/Property owner

Please give me a call when you have a moment and we can discuss the necessary steps to progress this.

Thanks Dean



**BEN HALL**  
Technical Arboriculture Officer  
City of Holdfast Bay  
**M** 0400 935 557  
**E** [bhall@holdfast.sa.gov.au](mailto:bhall@holdfast.sa.gov.au)  
[www.holdfast.sa.gov.au](http://www.holdfast.sa.gov.au)

**From:** Dean Spasic  
**Sent:** Monday, 18 March 2019 10:03 AM  
**To:** Sarah Arnold <[SArnold@holdfast.sa.gov.au](mailto:SArnold@holdfast.sa.gov.au)>  
**Cc:** Ben Hall <[BHall@holdfast.sa.gov.au](mailto:BHall@holdfast.sa.gov.au)>; Ross Whitfield <[RWhitfield@holdfast.sa.gov.au](mailto:RWhitfield@holdfast.sa.gov.au)>; Howard Lacy <[HLacy@holdfast.sa.gov.au](mailto:HLacy@holdfast.sa.gov.au)>  
**Subject:** RE: 110/00981/18 - Tree Assessment - 3 Sullivan Street Somerton Park (in Bishop)

Hi Sarah

Thank you for the email. Does this email confirm land owners consent for the removal of the trees?, or does a report still need to be written to Council? I am not clear on what the delegations are in a situation like this.

Thanks



**DEAN SPASIC**

Development Officer-Planning

City of Holdfast Bay

P 08 8229 9917

E [dspasic@holdfast.sa.gov.au](mailto:dspasic@holdfast.sa.gov.au)

**From:** Sarah Arnold

**Sent:** Tuesday, 12 March 2019 12:56 PM

**To:** Dean Spasic <[DSpasic@holdfast.sa.gov.au](mailto:DSpasic@holdfast.sa.gov.au)>; Anthony Marroncelli <[AMarroncelli@holdfast.sa.gov.au](mailto:AMarroncelli@holdfast.sa.gov.au)>

**Cc:** Ben Hall <[BHall@holdfast.sa.gov.au](mailto:BHall@holdfast.sa.gov.au)>; Ross Whitfield <[RWhitfield@holdfast.sa.gov.au](mailto:RWhitfield@holdfast.sa.gov.au)>

**Subject:** 110/00981/18 - Tree Assessment - 3 Sullivan Street Somerton Park (in Bishop)

Hi Dean and Anthony

Below are the costs associated for the removal of all 3 trees at 3 Sullivan Street, Somerton Park, located in Bishop Street.

Sincere apologies for the delay in getting this to you. Ben undertook the assessments on 4 March 2019, so the delay sits with me.

The total amount for all three trees is \$7,755.01 with a summary outlining each tree below.

**Tree One – Asset 62338**

Minimum Removal Cost	\$268.00
Street Tree Replacement	\$386.00
Amenity Value	\$16.96
<b>Total</b>	<b>\$670.96</b>

*Notes - Mountain Ash is considered an underperforming species. This specimen would be in the ground 20 years + with minimal growth. Agreed to remove as per fees and charges. Amenity captured*

**Tree Two – Asset 62337**

Minimum Removal Cost	\$268.00
Street Tree Replacement	\$386.00
Amenity Value	\$16.96
<b>Total</b>	<b>\$670.96</b>

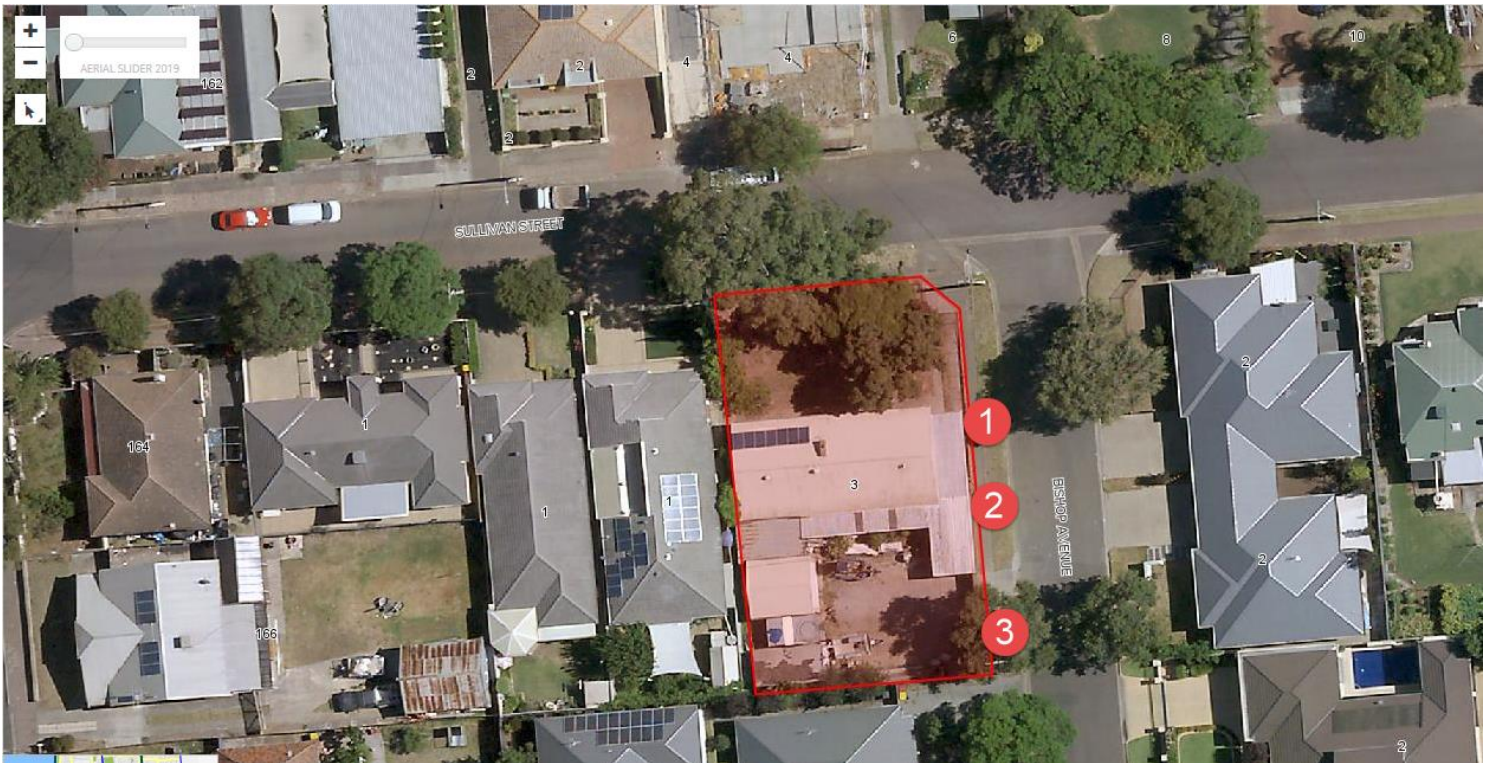
*Notes - Notes - Mountain Ash is considered an underperforming species. This specimen would be in the ground 20 years + with minimal growth. Agreed to remove as per fees and charges. Amenity captured*

**Tree Two – Asset 56072**

Minimum Removal Cost	\$268.00
Removal Cost over 2m (8.5m @ \$74p/m)	\$629.00
Street Tree Replacement	\$386.00
Amenity Value	\$5,130.09
<b>Total</b>	<b>\$6,413.09</b>

*Notes - Due to tree being close the end of useful life and supporting a less than ideal structure, it has been agreed to review the possibility of removal to accommodate new development. A current amenity value has now been captured to enable the process of removal as per council's fees and charges.*

*This will now require a DA lodgement via property owner/developer should they wish to take on the process knowing what costs will be incurred.*



**SARAH ARNOLD**  
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 City of Holdfast Bay  
 P 08 8229 9809  
 E [sarnold@holdfast.sa.gov.au](mailto:sarnold@holdfast.sa.gov.au)

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## Tree Valuation Assessments

### Tree 1 - *Eucalyptus regnans* (Mountain Ash)

A	B	C	D	E	F	G	H
HEIGHT	CANOPY SPREAD (R)	VOLUME	BASE VALUE	USEFUL LIFE EXPECTANCY (E)	FORM & VIGOUR (FV)	LOCATION (L)	VALUE
2	1	2.09	\$45.00	<10 years 0.5	Slightly reduced vigour 0.9	Species unsuitable 0.4	\$16.96

### Tree 2 - *Eucalyptus regnans* (Mountain Ash)

A	B	C	D	E	F	G	H
HEIGHT	CANOPY SPREAD (R)	VOLUME	BASE VALUE	USEFUL LIFE EXPECTANCY (E)	FORM & VIGOUR (FV)	LOCATION (L)	VALUE
2	1	2.09	\$45.00	<10 years 0.5	Slightly reduced vigour 0.9	Species unsuitable 0.4	\$16.96

### Tree 3 - Regulated (Significant) *Agonis flexuosa* (Willow Peppermint)

A	B	C	D	E	F	G	H
HEIGHT	CANOPY SPREAD (R)	VOLUME	BASE VALUE	USEFUL LIFE EXPECTANCY (E)	FORM & VIGOUR (FV)	LOCATION (L)	VALUE
10.5	6	395.84	\$45.00	10-19 years 0.6	Curvature of trunk & excellent vig 0.6	Minor problems, e.g. lifting paving 0.8	\$5,130.09

Tree 1



Tree 2



Tree 3



**Calyptra Pty Ltd**

trading as

**Dean Nicolle**

OAM, BAppSc Natural Resource Management, BSc Botany (Hons), PhD

PO Box 808 Melrose Park, SA 5039

Phone: 0413 214 303

Email: dn@dn.com.au

Web: www.dn.com.au

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Arboriculture - Botany - Ecology - Eucalypt Research

## **Tree Report – 3 Sullivan Street, Somerton Park, SA**

### **Arboricultural assessment of three controlled trees in relation to a proposed development**



Arboricultural assessment and report requested by Johnny Velis, creative director of *Blackbocks*, on the 21<sup>st</sup> of August 2018.

Arboricultural report prepared by Dean Nicolle following a site inspection and tree assessments on the 24<sup>th</sup> of August 2018.

**Report dated the 24<sup>th</sup> of August 2018.**



## BACKGROUND

The proposed redevelopment 3 Sullivan Street in Somerton Park has the potential to impact on three controlled trees located on the adjacent council road verges (see Figure 1).

This report assesses the three trees with regard to their retention value, and recommends an appropriate Tree Protection Zone (TPZ) for each tree, in the case of their retention.

Important generic information regarding the retention valuations and Tree Protection Zones is provided; following which each of the trees is individually assessed. The report is concluded by a summary of findings and recommendations.



*Figure 1. The subject site; looking approximately south-west from the corner of Sullivan Street and Bishop Avenue, and indicating the three trees subject to this report.*



## **METHODOLOGY**

This tree assessment has been conducted in accordance with Australian Standard *AS4970-2009 Protection of Trees on Development Sites* (2009), which provides best practices for the planning and protection of trees on development sites. The Standard provides guidance on how to determine which trees are appropriate for retention, and on the means of protecting those trees during construction.

The Tree Protection Zones (TPZs) have been calculated using methods which conform to *AS 4970*, as detailed below. Information and recommendations provided in this report concerning variations to the calculated TPZ, and allowable encroachments within the TPZ are in accordance with the guidelines provided in the Australian Standard (*AS 4970*).

### **RETENTION VALUATION – Generic information**

The retention value of each tree is based on the following data:

- Historical significance (*National Trust of South Australia*);
- Legal status (*Development Act 1993*);
- Tree origin;
- Current health;
- Further life expectancy;
- Biodiversity value;
- Landscape value;
- Tree structure; and
- Risk to safety

Each tree was scored for each of these nine characteristics (see Table 1). The sum of the scores for the tree provides a total score - The higher the total score, the more valuable the tree (see Table 2). The total score for a tree can vary from -110 (lowest point value for all nine characteristics) to 120 points (highest point value for all nine characteristics).

**Table 1. Scoring for retention value.** The characteristics and character states used to score each tree to determine its retention value.

<b>Historical significance (NTSA*)</b>	<i>National importance</i> Score: <b>40</b>	<i>State importance</i> Score: <b>30</b>	<i>Regional importance</i> Score: <b>20</b>	<i>Local importance</i> Score: <b>10</b>	<i>Not listed on NTSA<sup>1</sup></i> Score: <b>0</b>			
<b>Legal status</b>	<i>Significant</i> Score: <b>10</b>		<i>Regulated</i> Score: <b>5</b>		<i>Other</i> Score: <b>0</b>			
<b>Origin</b>	<i>Remnant</i> Score: <b>10</b>	<i>Remnant/semi</i> Score: <b>8</b>	<i>Semi-remnant</i> Score: <b>5</b>	<i>Semi- / planted</i> Score: <b>3</b>	<i>Planted</i> Score: <b>0</b>	<i>Planted / weed</i> Score: <b>-5</b>	<i>Weed</i> Score: <b>-10</b>	
<b>Health</b>	<i>Excellent</i> Score: <b>10</b>	<i>Above average</i> Score: <b>8</b>	<i>Average</i> Score: <b>5</b>	<i>Below average</i> Score: <b>3</b>	<i>Poor</i> Score: <b>0</b>		<i>Very poor</i> Score: <b>-10</b>	<i>Dead</i> Score: <b>-20</b>
<b>Further life expectancy</b>	<i>30+ years</i> Score: <b>10</b>	<i>20+ years</i> Score: <b>8</b>	<i>10–20+ years</i> Score: <b>5</b>	<i>10–20 years</i> Score: <b>2</b>	<i>&lt;10–20 yrs</i> Score: <b>0</b>	<i>&lt;5–10 yrs</i> Score: <b>-5</b>	<i>&lt;5 years</i> Score: <b>-10</b>	<i>&lt;2 yrs</i> Score: <b>-20</b>
<b>Biodiversity</b>	<i>Very high</i> Score: <b>10</b>	<i>High</i> Score: <b>8</b>	<i>Moderate</i> Score: <b>5</b>	<i>Low</i> Score: <b>2</b>	<i>Negligible</i> Score: <b>0</b>		<i>Invasive</i> Score: <b>-10</b>	
<b>Landscape</b>	<i>Very high</i> Score: <b>10</b>	<i>High</i> Score: <b>8</b>	<i>Mod to high</i> Score: <b>5</b>	<i>Moderate</i> Score: <b>3</b>	<i>Low to mod</i> Score: <b>0</b>		<i>Low</i> Score: <b>-10</b>	
<b>Structure</b>	<i>Excellent</i> Score: <b>10</b>		<i>Above average</i> Score: <b>5</b>		<i>Average</i> Score: <b>0</b>	<i>Below average</i> Score: <b>-5</b>	<i>Poor</i> Score: <b>-10</b>	<i>Very poor</i> Score: <b>-20</b>
<b>Risk to safety</b>	<i>Very low</i> Score: <b>10</b>	<i>Low</i> Score: <b>7</b>	<i>Low to mod</i> Score: <b>4</b>		<i>Moderate</i> Score: <b>0</b>	<i>Mod to high</i> Score: <b>-5</b>	<i>High</i> Score: <b>-10</b>	<i>Very high</i> Score: <b>-20</b>

**Table 2. Retention value by tree score.** The five retention value categories, indicating for each category the score required, the general description, and the development constraints that are appropriate.

<b>Retention worthiness</b>	<b>Score</b>	<b>General description</b>	<b>Development constraints</b>
<b>Very highly worthy of retention</b>	>60 points	Remnant or semi-remnant trees in sound health, with a long Useful Life Expectancy, of superior structure, and with a significant biodiversity value and landscape value	Trees that are very highly worthy of retention are relatively rare and should be retained by appropriate development design & construction.
<b>Highly worthy of retention</b>	45 to 60 points	Trees in sound health and/or with a long Useful Life Expectancy, of generally sound structure (or where defects can be practically mitigated or managed), and usually with a high biodiversity value and/or landscape value	Trees that are highly worthy of retention should be retained by appropriate development design & construction.
<b>Moderately worthy of retention</b>	30 to 44 points	Trees in sound healthy and/or with an expected moderate to long Useful Life Expectancy, of reasonable structure (or where defects can be mostly mitigated or managed), and of moderate to high biodiversity value and/or landscape value	Trees that are moderately worthy of retention should be retained wherever possible, by appropriate development design & construction.
<b>Scarcely worthy of retention</b>	10 to 29 points	Trees often of reduced health and/or having a short to moderate Useful Life Expectancy, and/or may have some structural flaws, and are generally of lower biodiversity value and/or lower landscape value	Trees that are scarcely worthy of retention should not constrain site development but may be retained if the proposed design & construction allows.
<b>Not worthy of retention</b>	<10 points	Trees in poor health and/or having a short or exceeded Useful Life Expectancy, and/or have significant structural flaws that cannot be practically mitigated or managed, and/or are of no of little biodiversity value and/or landscape value	Trees that are not worthy of retention should not constrain site development and should be removed in the case of site development, even if they do not constrain the development.

<sup>1</sup> National Trust of South Australia register of significant trees.

## TREE PROTECTION ZONES (TPZs) – Generic information

The Tree Protection Zone (TPZ) also relates to the *roots of the tree*, and is necessary to *maintain the health of the tree* during and following the proposed development of the site, by limiting construction activities and machinery access within the TPZ.

The Tree Protection Zone does not indicate the root extent (root spread) of the tree, as the root extent is usually greater than the TPZ in most trees. The TPZ merely designates the area in which soil disturbance must be minimised (and therefore root damage minimised) in order to maintain the health, longevity and stability of the tree.

A Tree Protection Zone is not a ‘sterile zone’ or an ‘exclusion zone’ for all activities and development, but instead defines the area around the tree in which tree-sensitive design and construction techniques *must* be employed, in order to maintain the health, longevity and structure of the tree.

The TPZ has been calculated using a method that conforms to the *Australian Standard for the Protection of Trees on Development Sites (AS 4970)*. The Australian Standard allows for the use of species- and tree-specific data to modify the factorial (up or down) to be more specific to the tree being assessed; i.e. relating to the tolerance of the species to root disturbance and the age class of the tree for its species. The adjustment of the factorial from a minimum of 6 (for young trees of species highly tolerant of soil disturbance) to a maximum of 18 (for old trees of species highly susceptible to soil disturbance) will result in a larger or smaller TPZ for individual trees compared to the generic factorial of 12 which is used where data on the species and individual tree have not been taken into account.

*AS 4970* suggests that Tree Protection Zones be capped at a minimum of 2.0 metres from the centre of the tree (regardless of whether the calculated TPZ is actually smaller than this figure) and capped at a maximum of 15.0 metres from the centre of the tree (regardless of whether the calculated TPZ is actually larger than this figure). However, there is *no biological basis* for the lower or upper capping of TPZs, and as such, TPZs are not capped here. All TPZ distances are a minimum distance required (in metres) from the centre (trunk) of the tree at natural ground level.

Encroachment of up to 10% of the area of the TPZ is acceptable provided the encroached area of TPZ is gained elsewhere on the subject site and adjoining the outer edge of the TPZ. Encroachment within more than 10% of the area of the recommended TPZ may detrimentally affect the health of the tree by extensively severing or otherwise damaging the root system of the tree. *Pre-existing developed areas (e.g. fully sealed surfaces) within the calculated TPZ radius are not considered part of the effective TPZ area.*

Activities that should be excluded from the TPZ include any mechanical soil removal (excavation), deposition (storage of fill) or cultivation (disturbance) associated with the proposed development, whether for earthworks, trenching, landscaping, or other associated works.

Non-linear fence or pylon footings (i.e. bored pier/post holes and screw-pile piers) are acceptable within the TPZ. As such, structures constructed using pier and beam footings are possible within the TPZ. Other structures and construction activities within the TPZ (such as residential driveways, footpaths, roadways, built-form structures, etc.) may be acceptable in some cases, provided tree-sensitive design and construction methods are employed, which may include:

- 1) Laying services within piping or conduits under the TPZ using directional under-boring.
- 2) Construction of hard surfaces (including roadways, driveways, footpaths and floors) over existing soil levels (to avoid the excavation of natural soil) and using structural soil as fill and open-sealed or permeable paving where necessary.
- 3) Pier & beam or screw-pile constructed structures that do not require area-excitation (cut) or linear-excitation (trenching) of soil.
- 4) Hand excavation in association with other root-sensitive excavation (e.g. a soil vacuum) to enable larger-sized roots to be retained in-situ. Such excavation is usually used as an exploratory method to ascertain the location and depth of larger-sized roots, which may dictate the required levels/positions of infrastructure.
- 5) Like-for-like replacement of any existing surfaces or structures in the TPZ with new surfaces or structures constructed in the same position where within the TPZ.

## ***TREE ONE***



*Figure 2. Tree One. Looking approximately south-east from Sullivan Street.*

### **TREE ASSESSMENT – *Tree One***

Species: *Eucalyptus camaldulensis* subsp. *camaldulensis* (river red gum).

Key references: Nicolle (2016). *Taller Eucalypts for Planting in Australia - Their Selection, Cultivation and Management*. Pp. 56 – 59.

Nicolle (2013). *Native Eucalypts of South Australia*. Pp. 44 – 45.

Legal status: A **significant** tree as defined by the *Development Act 1993*.

- *Species:* *Eucalyptus camaldulensis*
- *Trunk circ. at one metre:* 3.75 metres
- *Distance to dwelling/pool:* Not applicable for this species
- *Bushfire Risk:* Excluded area
- *Living/dead status:* Alive
- *Exemptions:* No generic exemptions

<u>Biodiversity value:</u>	High. A reproductively mature specimen of a locally indigenous species; no bird-habitable hollows are evident.
<u>Landscape value:</u>	High. The tree is conspicuous in Sullivan Street.
<u>Species origin:</u>	Indigenous to the locality.
<u>Tree origin:</u>	Likely to be intentionally planted.
<u>Estimated age:</u>	40 – 80 years.
<u>Health:</u>	Above average.
<u>Actual life expectancy:</u>	Another 20+ years.
<u>Useful life expectancy:</u>	Another 10 – 20+ years.
<u>Tree structure:</u>	Average.
<u>Risk to safety:</u>	Currently considered to be low to moderate and acceptable.

### **RETENTION VALUE – *Tree One***

*Tree One* is considered to be **moderately worthy of retention** (score 43).

The tree should therefore be retained if at all possible, by appropriate development design and construction.

### **TREE PROTECTION ZONE (TPZ) – *Tree One***

**A TPZ of 10.6 metres radius from the centre of the tree has been calculated.**

This TPZ is based on the species having a high tolerance to soil disturbances and the tree being a mature specimen of the species (50 to 180 years old) = multiplying factor of nine. Thus: 1.178 (trunk diameter at breast height) x 9 = 10.6 metres.

Any development proposed within the TPZ of the tree should consider the information and guidelines provided in the *TREE PROTECTION ZONES (TPZs) – Generic information* section of this report.



## ***TREE TWO***



*Figure 3. Tree Two. Looking approximately south from Sullivan Street.*

### **TREE ASSESSMENT – *Tree Two***

Species: *Eucalyptus camaldulensis* subsp. *camaldulensis* (river red gum).

Key references: Nicolle (2016). *Taller Eucalypts for Planting in Australia - Their Selection, Cultivation and Management*. Pp. 56 – 59.

Nicolle (2013). *Native Eucalypts of South Australia*. Pp. 44 – 45.

Legal status: A **significant** tree as defined by the *Development Act 1993*.

- *Species:* *Eucalyptus camaldulensis*
- *Trunk circ. at one metre:* 3.25 metres
- *Distance to dwelling/pool:* Not applicable for this species
- *Bushfire Risk:* Excluded area
- *Living/dead status:* Alive
- *Exemptions:* No generic exemptions

<u>Biodiversity value:</u>	Moderate. A reproductively mature but relatively small specimen of a locally indigenous species; no bird-habitable hollows are evident.
<u>Landscape value:</u>	Low to moderate. The form and aesthetic appeal of the tree has been significantly diminished due to its ongoing lopping.
<u>Species origin:</u>	Indigenous to the locality.
<u>Tree origin:</u>	Likely to be intentionally planted.
<u>Estimated age:</u>	40 – 80 years.
<u>Health:</u>	Below average.
<u>Actual life expectancy:</u>	Another 10 – 20+ years.
<u>Useful life expectancy:</u>	Another <10 years.
<u>Tree structure:</u>	Poor. The tree has been extensively lopped on an ongoing basis.
<u>Risk to safety:</u>	Currently considered to be low and acceptable, but increasing over time.

#### **RETENTION VALUE – *Tree Two***

*Tree Two* is considered to be **scarcely worthy of retention** (score 12).

The tree is therefore not worthy of enforcing development constraints on the site, but the tree may be retained if allowed by the proposed development.

#### **TREE PROTECTION ZONE (TPZ) – *Tree Two***

**In the case of tree retention, a TPZ of 9.2 metres radius from the centre of the tree has been calculated.**

This TPZ is based on the species having a high tolerance to soil disturbances and the tree being a mature specimen of the species (50 to 180 years old) = multiplying factor of nine. Thus: 1.019 (trunk diameter at breast height) x 9 = 9.2 metres.

Should the tree be retained, any development within the TPZ of the tree should consider the information and guidelines provided in the *TREE PROTECTION ZONES (TPZs) – Generic information* section of this report.



## ***TREE THREE***



*Figure 4. Tree Three. Looking approximately south (left image) and north (right image) from Bishop Avenue.*

### **TREE ASSESSMENT – *Tree Three***

Species: *Agonis flexuosa* (willow peppermint).

Key references: Boland *et al.* (2006). *Forest Trees of Australia 5<sup>th</sup> ed.* Pp. 198 – 199.

Legal status: A **significant** tree as defined by the *Development Act 1993*.

- *Species:* *Agonis flexuosa*
- *Trunk circ. at one metre:* 4.10 metres
- *Distance to dwelling/pool:* Not applicable for this species
- *Bushfire Risk:* Excluded area
- *Living/dead status:* Alive
- *Exemptions:* No generic exemptions

<u>Biodiversity value:</u>	Moderate. A reproductively mature specimen of a locally exotic Australian native species; no bird-habitable hollows are evident.
<u>Landscape value:</u>	Moderate. The tree is conspicuous in the Bishop Avenue streetscape.
<u>Species origin:</u>	Exotic to the locality. The species is native to the far south-west of Western Australia.
<u>Tree origin:</u>	Certainly intentionally planted.
<u>Estimated age:</u>	40 – 80 years.
<u>Health:</u>	Below average.
<u>Actual life expectancy:</u>	Another 10 – 20+ years.
<u>Useful life expectancy:</u>	Another <10 – 20 years.
<u>Tree structure:</u>	Below average.
<u>Risk to safety:</u>	Currently considered to be low and acceptable.

### **RETENTION VALUE – *Tree Three***

*Tree Three* is considered to be **scarcely worthy of retention** (score 25).

The tree is therefore not worthy of enforcing development constraints on the site, but the tree may be retained if allowed by the proposed development.

### **TREE PROTECTION ZONE (TPZ) – *Tree Three***

**In the case of tree retention, a TPZ of 19.6 metres radius from the centre of the tree has been calculated.**

This TPZ is based on the species having a low tolerance to soil disturbances and the tree being a mature specimen of the species (30 to 100 years old) = multiplying factor of 15. Thus: 1.305 (trunk diameter at breast height) x 9 = 19.6 metres.

Should the tree be retained, any development within the TPZ of the tree should consider the information and guidelines provided in the *TREE PROTECTION ZONES (TPZs) – Generic information* section of this report.

## SUMMARY of FINDINGS and RECOMMENDATIONS

A summary of my arboricultural findings for the three trees subject of this report is provided below.

### Tree One

- A significant tree as defined by the *Development Act 1993*.
- Moderately worthy of retention (score 43).
- The tree should therefore be retained, if at all possible, by appropriate development design and construction.
- Calculated Tree Protection Zone of 10.6 metres radius.

### Tree Two

- A significant tree as defined by the *Development Act 1993*.
- Scarcely worthy of retention (score 12).
- The tree is therefore not worthy of enforcing development constraints on the site, but may be retained if the proposed development allows.

### Tree Three

- A significant tree as defined by the *Development Act 1993*.
- Scarcely worthy of retention (score 25).
- The tree is therefore not worthy of enforcing development constraints on the site, but may be retained if the proposed development allows.

I thank you for the opportunity to provide this arboricultural assessment and report. If you require further information or clarification please contact me for assistance.



Dean Nicolle  
OAM, BAppSc Natural Resource Management, BSc Botany (Hons), Ph.D

Item No: **14.4**

Subject: **NEW LEASE AGREEMENT – DEPARTMENT FOR EDUCATION – SEACLIFF AND SOMERTON KINDERGARTENS**

Date: 9 April 2019

Written By: Property Management Officer

General Manager: City Assets and Services, Mr H Lacy

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### **SUMMARY**

For a considerable period, the Department for Education ("*Department / Lessee*") has held a lease over two Council owned properties (one located at 47 Kauri Parade Seacliff and the other 1/3 Grantham Road Somerton Park) for the purpose of operating two community kindergartens.

The previous lease agreements for both properties expired on 23 January 2018 and the lessee has since occupied the properties on a holding over basis. As the Department has proven to be worthwhile tenant over the years, Administration now seeks to enter into new Lease Agreements for both properties for a period of five (5) years.

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### **RECOMMENDATION**

- 1. That Council enters into a new Lease Agreement with the Department for Education for a term of five (5) years commencing 1 July 2019 over the whole of the land contained within Certificate of Title Volume 6016 Folio 186 (Seacliff Kindergarten);**
  - 2. That a commencing annual rent of \$1,124 (plus GST) be charged to the Lessee for the Seacliff property;**
  - 3. That Council enters into a new Lease Agreement with the Department for Education for a term of five (5) years commencing 1 July 2019 over portion of land contained within Certificates of Title Volume 5719 Folio 136 and Volume 5796 Folio 800 (Somerton Park Kindergarten).**
  - 4. That a commencing annual rent of \$822 (plus GST) be charged to the Lessee for the Somerton Park property;**
  - 5. That the Mayor and Acting Chief Executive Officer be authorised to execute and seal any documents required to give effect to this lease.**
-

## **COMMUNITY PLAN**

Placemaking: Creating vibrant and safe places

Community: Fostering an engaged and contributing community

## **COUNCIL POLICY**

*Sporting & Community Club Leasing Policy ("Policy").*

## **STATUTORY PROVISIONS**

*Local Government Act 1999.*

*Retail and Commercial Leases Act 1995.*

## **BACKGROUND**

### ***Previous Relevant Reports & Decisions***

- Council Report No.: 186/18; Item No.: 14.3, *'New Lease Agreement – Bowker Oval'*, 12 June 2018 (Resolution No.: C120618/1179).
- Council Report No.: 15/17; Item No.: 12.1, *'Adjourned Report - Seacliff and Somerton Park Kindergartens – Renewal of Leases'*, 24 January 2017 (Resolution No.: C240117/633).
- Council Report No.: 315/16; Item No.: 14.9, *'Seacliff and Somerton Park Kindergartens – Renewal of Leases'*, 13 December 2016 (Resolution No.: C131216/610).
- Council Report No.: 117/12; Item No.: 14.9, *'Seacliff Kindergarten – Renewal of Lease'*, 24 April 2012 (Resolution No.: C240412/482).
- Council Report No.: 93/12; Item No.: 14.4, *'Somerton Kindergarten – Renewal of Lease'*, 10 April 2012 (Resolution No.: C100412/467).

## **REPORT**

On 24 January 2017, Council endorsed two (2) separate Lease Agreements for the Department for Education (*"Department / Lessee"*) to continue their occupancy of Council properties at 47 Kauri Parade Seacliff and 1/3 Grantham Road Somerton Park. Both sites have been used for many years as community kindergartens.

At the time (2017), a short-term agreement of only one (1) year was endorsed for each tenancy on the basis that Council was in the process of implementing a leasing policy that would establish a consistent and uniform approach to its sporting and community lease agreements.

The *Sporting & Community Club Leasing Policy* was adopted by Council 10 April 2018, however, as each Agreement expired 23 January 2018 (before the policy's adoption) and as a result of the Caretaker Council election period in late 2018, the lessee has remained in Holding Over since the expiration of both leases.

The Department now seeks to renew both Lease Agreements for the two (2) properties for a further period of five (5) years. The leased areas for each property are as attached for member's reference.

*Refer Attachment 1 & 2*

Lease renewals will be offered under the new Sporting & Community Club Leasing Policy adopted by Council 10 April 2018.

### ***Rental Calculations***

#### *Seacliff Community Kindergarten*

The combined value for both the land and main building for the Seacliff property, to which the Lessee will maintain exclusive use rights, totals \$1,123,640.

Pursuant to the provisions set out in the *Sporting & Community Club Leasing Policy*, by applying the 2.5% market rental rate, then applying the subsequent 'Community Benefit Discount', the overall net rental for the property totals \$2,809.

When applying the principles from the '*Sporting & Community Club Leasing Policy Incentive & Discount Schedule*', based on the services provided at the location, the following further discounts are applied:

<b>Public Access (&lt;10%)</b>	<b>Inclusion (&lt;20%)</b>	<b>Governance (&lt;20%)</b>	<b>Youth/Aged Focused Programs (&lt;10%)</b>	<b>Multi-Code (&lt;10%)</b>
10%	20%	20%	10%	0%

As a result, the final commencing annual rental determined for the property totals **\$1,124 (plus GST)**, and will be subject to CPI increases.

#### *Somerton Park Community Kindergarten*

The combined value for both the land and main building for the Seacliff property, to which the Lessee will maintain exclusive use rights, totals \$821,800.

Pursuant to the provisions set out in the *Sporting & Community Club Leasing Policy*, by applying the 2.5% market rental rate, then applying the subsequent 'Community Benefit Discount', the overall net rental for the property totals \$2,054.

When applying the principles from the *'Sporting & Community Club Leasing Policy Incentive & Discount Schedule'*, based on the services provided at the location, the following further discounts are applied:

<b>Public Access (&lt;10%)</b>	<b>Inclusion (&lt;20%)</b>	<b>Governance (&lt;20%)</b>	<b>Youth/Aged Focused Programs (&lt;10%)</b>	<b>Multi-Code (&lt;10%)</b>
10%	20%	20%	10%	0%

As a result, the final commencing annual rental determined for the property totals **\$822 (plus GST)**, and will be subject to CPI increases.

#### ***Basic Terms and Conditions of the Leases***

Lessor	City of Holdfast Bay
Lessee	Department for Education
Commencement Date	1 July 2019
Term	Five (5) Years
Option to Renew	Nil (not sought by Lessee)
Building Maintenance	The Lessee will be responsible for all general maintenance, with the exclusion of the structural integrity of the assets, and any/all other such maintenance obligations as outlined in the building maintenance schedule.
Property Maintenance	The Lessee will be responsible for all gardens, lawns, pathways, walkways, driveways and parking areas, and any/all other such maintenance obligations as outlined in the building maintenance schedule.
Utilities	The Lessee will be responsible for all water, electricity, gas and any other utilities charged to the leased area.
Council Rates, Levies and Charges	The Lessee is responsible for the payment of any Council rates, levies and charges that maybe charged on the land.

#### ***Department for Education – Bowker Oval***

On 12 June 2018, Council sought to renew their lease over Bowker Oval with the Department for Education (Resolution: C120618/1179). The renewed Lease commenced 1 July 2018, is for a period of 20 years, and incurs an annual rent of \$10 payable on demand. As such, the property has been leased to Council on long-term basis at a peppercorn rental.

#### **BUDGET**

Based on the new rental calculations, the 2019/20 budget will be positively impacted by a total of \$ 1,946; as will the subsequent four following financial years.

### **LIFE CYCLE COSTS**

Under the terms of the new lease, structural maintenance of this building will remain the responsibility of the City of Holdfast Bay. This cost has been factored into both the Asset Management and Long Term Financial Plans.





- Az Property Address Labels
- Az House Numbers
- Holdfast Bay
- Az Roads Name
  - Arterial
  - Sub-Arterial
  - Collector
  - Local
  - Track 2-Wheel Drive
  - Undefined
- Roads
  - Arterial
  - Sub-Arterial
  - Collector
  - Local
  - Track 2-Wheel Drive
  - Undefined
- Property
- Property Miss Matches
- CHB Aerial (2019) - 7.5cm



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. 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.

SEACLIFF COMMUNITY  
KINDERGARTEN  
CT 6016/186

19/03/2019

1:400







- Az Property Address Labels
- Az House Numbers
- Holdfast Bay
- Az Roads Name
- Arterial
- Sub-Arterial
- Collector
- Local
- Track 2-Wheel Drive
- Undefined
- Roads
- Arterial
- Sub-Arterial
- Collector
- Local
- Track 2-Wheel Drive
- Undefined
- CHB Aerial (2019) - 7.5cm



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SOMERTON PARK  
KINDERGARTEN  
CT

19/03/2019

1:430





Item No: **14.5**

Subject: **WIGLEY RESERVE PLAYSPACE AND FITNESS HUB REDEVELOPMENT**

Date: 9 April 2019

Written By: Youth and Recreation Officer

General Manager: Community Services, Ms M Lock

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### **SUMMARY**

The existing Wigley Reserve Playspace was installed in 2003, with the fitness equipment installed in 2008. Both the playspace and fitness equipment have reached their end of asset life. A budget of \$30,000 was allocated for 2018/19 to undertake detailed design for the redevelopment. Community engagement on the Wigley Reserve Playspace and Fitness Hub has taken place, with phase one in August 2018 and phase two in January 2019. Following community engagement, the preferred concept plan has been selected with a cost estimate provided for Council's consideration in the 2019/20 business planning process.

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### **RECOMMENDATION**

#### **That Council:**

- 1. Notes the findings from phase two of the consultation.**
  - 2. Endorses the preferred concept plan, The Dunes (Option Three).**
  - 3. Notes a new initiative submission that has been incorporated as part of the 2019/20 annual business plan budget preparation.**
- 

### **COMMUNITY PLAN**

Placemaking: Creating lively and safe places

Placemaking: Developing walkable connected neighbourhoods

Community: Building a healthy, active and resilient community

Community: Celebrating culture and diversity

Community: Providing welcoming and accessible facilities

Community: Fostering an engaged and contributing community

Economy: Boosting our visitor economy

Environment: Fostering an environmentally connected community

**COUNCIL POLICY**

Community Consultation and Engagement Policy

**STATUTORY PROVISIONS**

Not Applicable

**BACKGROUND**

The Open Space and Public Realm Strategy 2018-2030 articulates a long term vision for the provision of high quality, distinctive and vibrant open spaces and public realms across the City that support active and connected communities and visitors. Key Action 1.3: is to review the adequacy, condition and provision of playspaces throughout the city, as outlined in the Playspace Action Plan.

The Playspace Action Plan prioritises investment for playspaces across the City and outlines the short, medium and long term actions over the next 10 years. The Action Plan is supported by operational systems and processes to ensure efficient delivery and long term sustainability of playspace provision and management across the City.

Playspaces are classified into a hierarchy relating to size of the reserve, carrying capacity of the play equipment, play value, amenities and catchment zone. Three hierarchy categories are identified; Local, Neighbourhood and Metropolitan. Wigley Reserve Playspace is currently rated as a neighbourhood playspace with the potential and capacity to become a metropolitan playspace.

Wigley Reserve has a number of site attributes that make it an appropriate location for a metropolitan playspace. These include existing amenities such as off and on street parking, public toilets, shelter, seating, public transport and a large public reserve with large carrying capacity. The site is also accessed by cycling and walking paths.

The existing Wigley Reserve Playspace was installed in 2003, with the fitness equipment installed in 2008. Both the playspace and fitness equipment have reached their end of asset life. A renewal capital budget of \$214,000 was scheduled in the Asset Management Register for 2020/21 which is proposed to be brought forward for 2019/20.

A budget of \$30,000 was allocated for the current financial year (2018/19) to undertake detailed design and costings for the redevelopment of Wigley Reserve Playspace to create a metropolitan playspace that is unique; including recreation infrastructure such as renewed outdoor exercise equipment, playspace structure, shade sails and associated amenities.

Through open tender, JPE Design Studio was engaged in October 2018 to develop concept designs for the redevelopment, based on Phase one engagement outcomes. On endorsement by Council, JPE will complete detailed design, enabling a construction tender to be undertaken once funding is confirmed.

### **Phase One Engagement**

Phase one of the engagement ran from 14 August to 23 September 2018, a total of 21 days. Administration engaged with students from local primary schools to gain better understanding about the current playspace and what they would like to see included in the redevelopment, these workshops were conducted with students from St Peters Woodlands Grammar School, St Leonards Primary School and St Mary's Catholic School.

Two community drop-in sessions were held on site at Wigley Reserve on Saturday 18 August and Sunday 26 August 2018. During these sessions, community members had the opportunity to discuss the redevelopment and to complete a hard copy survey.

From this engagement, the findings were utilised to develop three concept designs. The three concept designs were the basis of phase two of community engagement.

### **Phase Two Engagement**

Phase two of the engagement ran from 22 January to 15 February 2019, a total of 25 days. The community were asked to review the three designs (developed from phase one of engagement) and to specify which was their first, second and third preferred option. They were also asked to rate what features from each design they liked, disliked or were indifferent to.

Two community drop in sessions were held on Wednesday 30 January 2019 and Saturday 9 February 2019. Concept plans were displayed at the sessions to allow the community to see the proposal in a large format. An overlay of the existing site versus the proposed site plans was also provided. Community members had the opportunity to discuss the redevelopment with Administration and JPE Design Studio about specific elements of the playspace and fitness hub.

Both phase one and two of the engagement were promoted through Council's database, Twitter, Facebook, letter box drop and brochures available at Brighton and Glenelg libraries.

Views of the community were collected online via your view, email submission, written submission and hard copy surveys.

*Refer Attachment 1*

## **REPORT**

The City of Holdfast Bay has thirty playspaces, of varying condition, size and play value, many of which are heavily utilised and approaching their end of asset life. Council plays a vital role in stimulating both supply and demand of outdoor play. This can be achieved by investing in and providing facilities and spaces that encourage children of all ages to be active, have high play value, unique and accessible.

There is a lack of variety amongst majority of the City's playspaces with most lacking any sense of real play value, for example, adventure, problem solving, customised and themed.



The City of Holdfast Bay sees over 1 million visitors to the City each year, for such high numbers of visitors, the City lacks a true metropolitan sized playspace. A metropolitan playspace is a unique space that caters for a variety of ages, interests and abilities. It also encompasses large open space with diverse play and recreation opportunities.

Wigley Reserve Playspace is currently categorised as a neighbourhood playspace with the potential and capacity to become a metropolitan playspace. Wigley Reserve is identified as a high priority in the short term Action Plan for redevelopment, this is due to the playspace and fitness equipment being in poor condition and having reached their end of asset life, along with the high profile location and level of use.

A capital renewal budget of \$214,422 has been allocated in Council's Asset Management Register. This budget is allocated to replacement (like for like) of the modular play equipment, rocker, swing set and softfall. The rocking boat has already been removed due to irreparable damage caused by wear and tear.

### **Funding**

Administration have submitted a New Initiative request for the 2019/20 budget, for a total project cost of \$997,000. This includes a capital budget of \$214,422 to be bought forward in the Asset Management Register.

Administration has also submitted an application of \$500,000 (matched funding) through the Department of Planning Transport and Infrastructure's Open Space Grant Program. The purpose of this grant program is to support the development and improvement of quality public open space and to revitalise public spaces that are important to the social, cultural and economic life of their communities or region.

The objectives of the Open Space Program are to:

- Assist in the conversation, enhancement and enjoyment of natural and cultural regional open spaces to help communities better utilise existing green spaces.
- Promote unstructured recreation opportunities compatible with the surrounding environment.

If successful, this funding will contribute to the supply and installation of the new playspace and fitness hub.

### **Consultation Findings**

Phase two of community engagement received 150 responses. The greatest number of respondents were from Glenelg and Glenelg North, with the clear distinction of the Dunes concept being the preferred option, over the "Wharf" and "Estuary" concepts. Each design had different play features and a variety of theme based equipment, water play etc.

Key features of the preferred Dunes concept includes, lawn mounds, custom shade structures, basket swing, double swing, viking swing, bush cubby, hoop tunnel, in ground carousel, sensory walls and path, rubber softfall mounds, timber screen fencing with gate for service access, in ground trampolines, fitness station equipment, junior double slide, senior tunnel slide and rope/mesh climbing tunnel.

A number of common themes were identified in the feedback, specifically elements of the playspace:

- **Water play** – preference from some respondents not to have water play due to it being messy with small children and there being one located at the Glenelg Foreshore Playspace
- **Flying fox** – concerns were raised about the level of noise from the flying fox proposed in two of the concept plans to be placed adjacent to the Marina East Apartments
- **Musical chimes** – concerns about the level of noise from the musical chimes
- **Fencing** – the need for additional fencing in each of the three concepts was raised as a requirement, particularly due to the location of playspace adjacent to the Marina Pier
- **Shade Structure** – need for shade over majority of the play equipment

From the community drop-in sessions and survey respondents, the preferred option for the fitness hub is moving equipment rather than static equipment, similar to what is currently on site. This equipment caters for all age groups and doesn't require the user to lift their own body weight, as static equipment does.

Administration have met with JPE Design Consultants to identify the key themes raised from the engagement. There were two main concerns raised, these included the flying fox and musical chimes. The flying fox was not featured in the Dunes concept and the musical chimes and picnic shelter have been removed. The feedback identified the need for more shade over the equipment and fencing, these have been included in the updated concept plan.

*Refer Attachment 2*

## **BUDGET**

Cost estimation on the concept design is **\$997,000**

- DPTI – Open Space Grant, submission for \$500,000 (matched funding). Expected notification of June 2019.
- Capital budget of \$214,422 to be bought forward in the Asset Management Register as part of the 2019/20 new initiatives.

Detailed cost estimates are available to Elected Members on request.

## **LIFE CYCLE COSTS**

### Metropolitan Playspace

Maintenance: Daily to weekly inspections and general maintenance. Approximately two staff members for 10 hours a week.

Renewal: At the end of its useful life (approximately 10-15 years) or when equipment reaches fair-poor condition. Renewal will occur earlier where safety of equipment is compromised.



ENGAGEMENT SUMMARY REPORT

# **WIGLEY RESERVE PLAYSPACE AND FITNESS HUB - PHASE TWO**

Report prepared for the Youth and Recreation Officer by the  
Digital Engagement Partner  
February 2019

## INTRODUCTION

On Tuesday 22 January 2019, Council commenced a second phase of engagement design of Wigley Reserve Playspace and Fitness Hub. Using the ideas from Phase 1 to create three concept designs for Wigley Reserve Playspace and Fitness Hub, Council engaged on which of these designs the community preferred and what specifically it was that they liked about each concept design.

### Background

The existing Wigley Reserve Playspace was installed in 2003 and has a focus on ages 0 to 12 years, and universal access - meaning that there are play opportunities for all abilities. With the redevelopment, we are looking to enhance this focus and utilise latest learnings and developments in this space. The outdoor fitness equipment was added to the space in 2008. Both the playspace and fitness equipment have reached their end of asset life.

Phase One of community engagement was held over August and September 2018. We asked; how the Wigley Reserve is currently used, what the community like about the current playspace and fitness equipment and what was important to include in the new space.

This report provides a summary of the engagement methodology and engagement outcomes.

## BRIEF DESCRIPTION OF ENGAGEMENT METHODOLOGY

This community engagement ran from 22 January to 15 February 2019, a total of 25 days.

The views of the community were collected via:

- Council's website
- Email submissions
- Written submissions
- Hard copy letter notifications
- In person at the Drop In sessions:
  - 10am-12noon Wednesday 30 January 2019
  - 9am – 11am Saturday 9 February 2019

And promoted through:

- Two Registered user update on 21 January and 07 February - via email to a 1,800 database.
- CoHB Twitter account every week for the duration of the engagement
- Facebook (3x posts)
- 4 corflute signs placed around Wigley Reserve
- Mail box drop to residents and landlords surrounding Wigley Reserve :
  - 1375 engagement notifications were letter box dropped to surrounding residents
- 640 postal letters to land owners, key stakeholders and interest groups were notified via post
- Brighton Civic Centre, Brighton and Glenelg Libraries



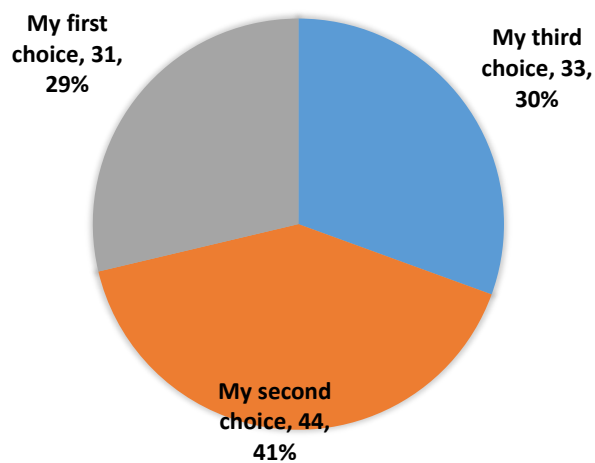
## SURVEY FORMAT

Participants were asked to review three designs and asked to specify which their first was, second and third preferred option. They were also asked to rate what features from each design they liked, disliked or were indifferent to.

The results below show each concept and how participants voted:

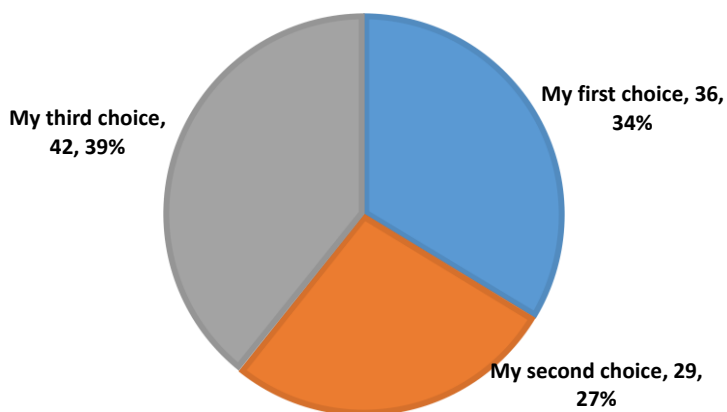
### THE WHARF

- 44 (41%) voted The Wharf as the second choice
- 33 (30%) voted The Wharf as their third choice
- 31 (29%) voted The wharf as their first choice



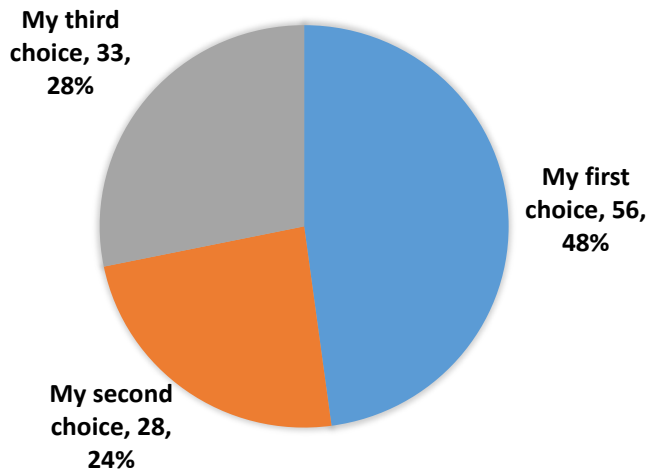
### THE ESTUARY

- 42 (39%) voted The Estuary as their third choice
- 36 (34%) voted The Estuary as their first choice
- 29 (27%) voted The Estuary as their second choice



## THE DUNES

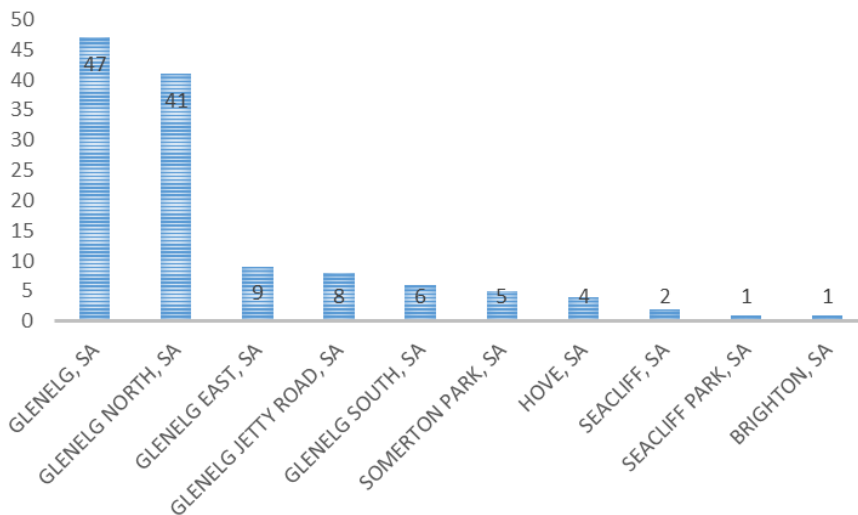
- 56 (48%) voted The Dunes as their first choice
- 33 (28%) voted The Dunes as their third choice
- 28 (24%) voted The Dunes as their second choice



	The Dunes	The Estuary	The Wharf
<b>First choice</b>	48%	34%	29%
<b>Second choice</b>	24%	27%	41%
<b>Third choice</b>	28%	39%	30%

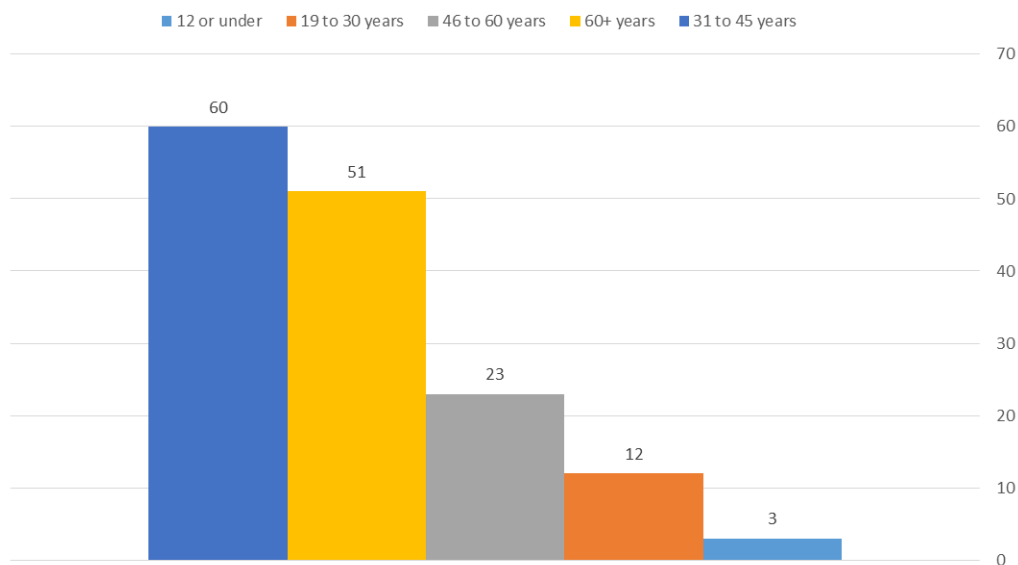
The preferred first choice that participants voted for was The Dunes.

### 11. Your Suburb



- 127 of participants identified as being from the City of Holdfast Bay
- 21 submissions were from neighboring/bordering council areas
- 2 submissions were from metropolitan suburbs

## Age Category



- 60 (40%) participants are 31-45 years
- 51 (34%) participants are 60+
- 23 (16%) participants are 46-60 years
- 12 (8%) participants are 19-30 years
- 3 (2%) participants are 12 and under

## COMMUNITY DROP-IN SESSIONS

Community members had the opportunity to speak to Council Administration and JPE Design Studio about the specifics of redevelopment of the playspace and fitness hub. Concept plans were displayed at the sessions to allow the community to see the proposal in a large format. An overlay of the existing site versus the proposed site plans was also provided.

On Wednesday 30 February, five community members visited the drop-in session to speak with Council Administration and JPE Design Studio staff about the specific play elements and the type of fitness equipment proposed. Concerns raised were relevant to the type of fitness equipment, local community members were supportive of moving equipment over static equipment.

On Saturday 9 February, a count of 35 community members from Marina East Apartments attended the community drop-in session. Community members expressed their concerns and provided feedback on the proposed redevelopment. Councillors and Administration advised them to complete a formal feedback form to ensure their concerns were included and collated in Council engagement findings report.

Concerns raised were regarding the type of fitness equipment and various play elements featured in the proposed concept designs. The Marina East Apartment community members raised concerns in particular regarding the flying fox (featured in two of the concept plans), musical chimes, additional shelters and the blue shade over the existing playspace.

## SUMMARY

The greatest number of respondents were from Glenelg and Glenelg North, with the clear distinction (12%) of the Dunes concept being the preferred option. Verbatim comments were generally positive of the proposed redevelopment with some key elements being; Lawn Mounds, Timber Decks, Swings and Rope Mesh Climbing Tunnel that they would like to see included.

Five main themes were identified in the feedback, specifically elements of the playspace:

- **Water play** – preference from some respondents not to have water play due to it being messy with small children and there being one located at the Glenelg Foreshore Playspace
- **Flying fox** – concerns were raised about the level of noise from the flying fox proposed in two of the concept plans to be placed adjacent to the Marina East Apartments
- **Musical chimes** – concerns about the level of noise from the musical chimes
- **Fencing** – the need for fencing in each of the three concepts was raised as a requirement, particularly due to the location of playspace adjacent to the Marina Pier
- **Shade Structure** – need for shade over play equipment

From the community drop-in sessions and survey respondents, the preferred option for the fitness station is moving equipment, similar to what is currently on site. This equipment caters for all age groups, in particular older demographic.

*See appendix 1 for full comments*

## SUMMARY

### Appendix 1 Comments *Comments received via Your View Holdfast (all comments are verbatim)*

<ul style="list-style-type: none"> <li>Please no more water play - there's water play and sand less than 10 mins walk away at the foreshore - plus the beaches! Please ensure playground is fenced and has adequate shade. Flying fox (double ideally) would be amazing.</li> </ul>
<ul style="list-style-type: none"> <li>As a parent of a little one, I don't like the water features, you might just want to pop quickly to the park but it is off putting to have to take a change of clothes, especially in the cooler weather</li> </ul>
<ul style="list-style-type: none"> <li>Dislike option 2</li> </ul>
<ul style="list-style-type: none"> <li>Option 3 with the Fitness equipment of Option 1 would best suit our family.</li> </ul>
<ul style="list-style-type: none"> <li>Bench seating seems to be lacking in all designs. Will be a big birthday party spot, so the more gazebo's the better (in and out of the fenced area Hendrie St is good example for this). Seems to be a lot of hard surfaces - can there be any sand to replace some of the softfall or bark chips? Would be great for the pathways to be set up for scooters i.e rounded corners. My kids are 6 and 3 - I need to have things to cater for both ages and these do that - great work. I look for enough swings, slides both can access, climbing/crawl spaces are a bonus, flying fox is always a favourite for 6 year old, 3 year old likes carousel. Can't wait!</li> </ul>
<ul style="list-style-type: none"> <li>Where are the activities for disabled children.. Really need to be more inclusive of their needs. Just adding disabled access is not enough if all they can do is watch.</li> </ul>
<ul style="list-style-type: none"> <li>Wow!! The designs are all amazing. Such a massive improvement. Thank you!!!</li> </ul>
<ul style="list-style-type: none"> <li>Water sources.. so annoying as a parent!! Messy, and from other playgrounds I have been to - constantly breaking and needing lots of maintenance. Also safety issues/drowning hazard.</li> </ul>
<ul style="list-style-type: none"> <li>Please make sure slides are not steel so they don't get as hot.</li> </ul>
<ul style="list-style-type: none"> <li>I remember the flying fox was fun, as such I'd recommend</li> </ul>
<ul style="list-style-type: none"> <li>I have 3 year old and 5 year old children. We will use this park a lot as it's only a few minutes from our home. Can't wait!</li> </ul>
<ul style="list-style-type: none"> <li>The Dunes look great! The only concern with that option is the carousel (wasn't the one on the foreshore broken and closed for ages?!). I would also advise against only one flying fox if option 1 is chosen. The flying foxes at the gum tree park are always busy and there are 2 there. I would also consider the slides - the marshmallow park slide is very fast (too fast) and means a lot of ages are precluded from using it.  I would love to see a mix between option 1 &amp; 3. The lawn mounds and picnic area would be very well utilised.  The fitness area in option 2 is too small.  All in all well done Holdfast Bay for taking a collaborative approach.</li> </ul>
<ul style="list-style-type: none"> <li>I think you need to make it a bit different to the one near the jetty, however, maintain the things that kids actually like in playgrounds. We love the nature play playgrounds popping up everywhere but don't take away the things kids have always loved and are accessible to children of all ages- slides, trampolines and swings. If you go to the amazing new playground at Hendrie St, watch what children gravitate towards- swings (you can never have enough, especially the toddler bucket swings, kids up to the age of 4 use prefer them!) slides and the water play. The Wigley reserve playground is wonderful for toddlers and it would be nice to see that there are still things that can be enjoyed by children under the age of 4.</li> </ul>

<ul style="list-style-type: none"> <li>• Be careful of the material you use on the kids slides, metal gets hot and a child could get severe burns in the summer. Look into heat friendly materials. And shade!</li> </ul> <p>And toddler and Jr slide is a must.</p>
<ul style="list-style-type: none"> <li>• The park in front of the Jetty is paradise for oldish children but it is a nightmare to bring small kids!. Please make sure you review this concept to make sure visibility of small kids is not lost. Being so close to the water this is a crucial factor for safety. Also, I would like to be informed of where the current play equipment will be relocated since it is my kids favorite playground. They will be very dissapoited to see it disappear. My email address is pose.m.d@gmail.com</li> </ul>
<ul style="list-style-type: none"> <li>• Option 1 has the most for diverse age groups.</li> </ul>
<ul style="list-style-type: none"> <li>• I find the in ground carousels can be quite dangerous with lots of kids in one area. It goes too fast for little kids. I would rather an in ground carousel was not included. I've also noticed that flying foxes are always popular! A tandem one would be great. Thank you. :)</li> </ul>
<ul style="list-style-type: none"> <li>• The Dunes design his the better of the three from a design point of view. Although all the designs are heat sinks and should have more natural shade.</li> </ul>
<ul style="list-style-type: none"> <li>• Parallel bars for seniors balance would be good.</li> </ul>
<ul style="list-style-type: none"> <li>• i love it all!</li> </ul> <p>no shade btw??</p> <p>thank you!</p>
<ul style="list-style-type: none"> <li>• Remove high plants between shelter seating and equipment for line of sight. Install fencing along northern and western edge</li> </ul>
<ul style="list-style-type: none"> <li>• Why replicate things that are available near Moseley Square? This has always been a great little kids playground. My grandies have loved the swings, boat, ramp &amp; slides. Basket swings aren't suitable for toddlers. But yes it would be great to have some equipment that's more suitable for 8 year olds +</li> </ul>
<ul style="list-style-type: none"> <li>• no plans seem to have a fenced in area for young children where they can play safely unmolested by dogs This should be a dog free area there don't seem to be any benches/seating for adults supervising their children Any flying foxes should be away from residences</li> </ul>
<ul style="list-style-type: none"> <li>• I am not sure that Fitness Stations are necessary.</li> </ul>
<ul style="list-style-type: none"> <li>• I love the natural elements of the new playgrounds and the addition of water play</li> </ul>
<ul style="list-style-type: none"> <li>• I like the simple alternatives- anything the children need to queue for (carousel, flying fox, in ground trampolines) I don't support. Activity not waiting is the aim!! Anything that can be damaged from inappropriate use -particularly by adults and older adolescents at night (as is obvious at the sea-front playground). As almost everyone walking/recreating in the area seems to have a dog I think they need to be considered. Option 1 has the shelters inside the fence that I assume is dog free? This needs to be clarified. I support the fitness equipment being static. I walk in this area 3 times a day and I can't remember ever seeing the current equipment being used correctly!! With the water play at the other park and at Moseley square I can't see the need for it here. It gets soggy enough in this area in winter!!</li> </ul>
<ul style="list-style-type: none"> <li>• A flying fox would also be good if The Dunes is chosen. I like the idea of a bush cubby. I have indicated 'dislike' re the carousel only because of the state of the new foreshore playground carousel - perhaps a completely different carousel design like a flat 'plate' on an angle as seen in other playgrounds.</li> </ul> <p>CAN WE PLEASE HAVE SOMETHING DONE ABOUT THE STATE OF THE BUFFALO SHIP TOO - AT LEAST HAVE IT RESTORED TO BE PLEASING TO THE EYE AND WEEDS/TEMP FENCING REMOVED - IT'S AN EMBARRASSMENT TO THE AREA, THANKS.</p>



<ul style="list-style-type: none"> <li>• My biggest preference is to keep the large grassed area. This creates a feeling of space and connection to nature. Many families and sports people use this area. Grass is really calming and therapeutic, helping to keep Glenelg beautiful. I would love to see more of it!</li> </ul>
<ul style="list-style-type: none"> <li>• My grand daughter and grandson live at Glenelg North and are often at this park.it will be wonderful for them and all the children to have it upgraded.</li> </ul>
<ul style="list-style-type: none"> <li>• I take the grandkids to all different outdoor fun places South of the city, this would be amazing addition to take them too.</li> </ul>
<ul style="list-style-type: none"> <li>• Please install a fence between the playground and the waters edge, drowning only take 2 seconds and being a parent of 2 I would be very nervous</li> </ul>
<ul style="list-style-type: none"> <li>• Our interest lies in the fitness/outdoor Exercise Hub. My wife walks, I cycle &amp; we both use the Exercise Hub daily.  There is generous opportunity within the suburbs for lower body exercising ie. Beach walking/running &amp; extensive long distance pathways dedicated to walking/running/cycling.  The current Fitness Hub offers upper body strength exercising, important for health &amp; wellness of all ages but particularly those more senior, many of whom are apartment dwellers with few manual tasks in daily life. Also many seniors are not comfortable in an indoor Gym setting &amp;/or are financially restricted.  From what can be made of the small picture examples, the Dunes option may offer something with regard to upper body fitness/strength but all 3 options offer far less than the apparatus in the present Fitness Hub &amp; more so if the recently removed (WORN OUT) piece was reinstated.  New ideas are great but only if they are an improvement &amp; are appropriate for the age group of those most likely to use the Fitness Hub. Our Apartment overlooks Wigley Reserve &amp; we observe many seniors/middle aged using the Fitness Hub as well as some little ones having a go.  Our first choice is to keep the present Fitness Hub.  I believe that consideration of changes should prioritize "Stranger Danger" &amp;separate the Fitness Hub from the Children's Play Area. The present fenced Play Area also reduces risk of children wandering off, unnoticed, to the adjacent Marina waters.  Robert Richards 827/29 Colley Tce ph 0438824283 bert.richards@bigpond.com</li> </ul>
<ul style="list-style-type: none"> <li>• Would like to know the costs ... I wonder if the cost of this expanded project is a little over done.  My thoughts are that this type of project would be more suited to the jetty area ... just have a look at the attendance to the playground area near the jetty and Moseley Square.  I believe the foreshore areas are the sites for this development, more life and entertainment for the many visitors to the area.  Regards Cary Veale Marina East Glenelg</li> </ul>
<ul style="list-style-type: none"> <li>• They are all well thought out but I favour the Estuary layout as shown from an Elder Guy</li> </ul>
<ul style="list-style-type: none"> <li>• I really like the idea of shades (especially in summer) as well as all the water features which really remind me of the Holdfast Bay image of water and the sea.   I'm not too keen on flying foxes just for the potential accidents of 'flying kids' knocking over other kids.</li> </ul>
<ul style="list-style-type: none"> <li>• I like the first option but think wood cheapens it like its a children's playground. They can have their own thing, the fitness area should be for adults. I would like to see some more bars closer to the ground which would serve multiple purposes for inverted rows and pushups for weaker individuals who cannot achieve a pull up or push up on the ground. Also some high gymnastics rings would be a bonus as well as various height boxes or steps to be able to do box jumps or high step ups</li> </ul>
<ul style="list-style-type: none"> <li>• Option 1 with double flying fox &amp; option 3 ex cerci season equipment (free parking in the winter during the week).</li> </ul>
<ul style="list-style-type: none"> <li>• option one the wharf has used to space available the best and has the most options for all ages, great picnic area and shade plus the fitness area is in the best possible position there!</li> </ul>

<ul style="list-style-type: none"> <li>The rope/steel mesh climbing tunnel of option 3 is the best of the tunnel options but with no water play, it was my last preference.</li> </ul>
<ul style="list-style-type: none"> <li>The Carousel in ground is awesome and the basket swing is a must they are always played with whenever we find somewhere with one by my 5yr old. Slides that are double wide are fantastic and mean plenty of group play and fun.</li> </ul>
<ul style="list-style-type: none"> <li>The placement of play equipment near the Marina East building is too close and noise levels will impact on residents. This is particularly relevant for musical instruments and flying foxes. I worry about inappropriate use of the area by youths after hours and have real concerns that it will become a drinking spot for minors. No mention is made of the sail cloth colour. This is a necessity. However, the current brilliant blue cloth is visually disturbing and contrasts with the building colour and the grass.</li> </ul>
<ul style="list-style-type: none"> <li>Would like to see the park cater for toddlers and older children at once and on toddler space no open high fall risks.</li> </ul>
<ul style="list-style-type: none"> <li>A playground that children aged 6+ would love to spend time at and play on, a lot of playgrounds have more junior equipment. So it's be nice to have a big play area for primary school children. Having a water play area where children can take their shoes off and splash around would be fantastic, have you considered putting in a splash zone or something of the like, there is a massive area to use and how awesome would that be in summer</li> </ul>
<ul style="list-style-type: none"> <li>Fitness station ALLOptions unsuitable for elderly people who are 95% of users. Require mechanical NOT Static. Please look at practical side of it Not pretty side!!!!</li> </ul>
<ul style="list-style-type: none"> <li>Most of the new Holdfast playgrounds aren't interesting to kids older than 4 so would be great to see a combination of junior and senior slides and challenging equipment along with imaginative play. Will become a destination for our family. Will it be fenced as that's what made the existing so attractive?</li> </ul>
<ul style="list-style-type: none"> <li>Overall the designs look good. Given the foreshore playground has a water play aspect and being so close to the beach, there is plenty of options for water play in the immediate area. Given that, I feel more emphasis should be placed on other play equipment that isn't around locally already. The mixture for both young and old children is good, and keeping the fitness area on the outside of the playground, to allow for those using fitness equipment to do so without having little children also climbing on it at the same time works well. The different tunnels are an excellent addition, as is the flying fox and stepped pads/mounds. Whilst I have voted for Estuary first, it really requires a picnic shelter like the others.</li> </ul>
<ul style="list-style-type: none"> <li>I do live quite close to this playground and it is a nightmare in the early hours of the morning with people playing on the equipment yelling and screaming etc. The flying fox, musical chimes etc will only exasperate the situation. There is no problem in the daylight hours.</li> </ul>
<ul style="list-style-type: none"> <li>No water please, too messy</li> </ul>
<ul style="list-style-type: none"> <li>I live in Marina East, but away from the playground. In addition to my concern about increased noise levels I am worried that increased traffic to the playground will increase people parking in the Marina East car park, albeit illegally. Quite often it is difficult for our guests to obtain a car park, let alone with the potential for additional traffic. Given the demolition of the Buffalo, would it be prudent to consider moving the play area down to that area and therefore have a ready made car park adjacent?</li> </ul>
<ul style="list-style-type: none"> <li>All look pretty good. Probably like some features of each. Only selected opt 2 as third choice as no flying fox. This seems to be something kids enjoy at the Old Gum Tree. I am thinking that fitness station slightly offset from the area would get more use by fitness buffs - ie might not feel 'cool' within a kids playground. Are kids safe from falling in the Pat. Even if outside the main area - what measures are in place to protect 'escaping' kids? I presume there would be a 'beach' rather than a 'warf' outside the immediate area - ie so kids wont 'fall' in the pat.</li> </ul>
<ul style="list-style-type: none"> <li>They look great. I think the fitness area of the first one is the best. A flying fox is definitely the go! Also a basketball area nearby would be good. Well done and good luck with it.</li> </ul>
<ul style="list-style-type: none"> <li>As a resident I am really concerned about the increased noise and the stress this will result in to the already difficult parking situation</li> </ul>

<ul style="list-style-type: none"> <li>Particularly concerned about the very close proximity of the playground to the private residences at Marina East. In particular the proposed flying fox that will attract teenagers and undesirable behaviour in the evening when residents have the right to quiet.</li> </ul>
<ul style="list-style-type: none"> <li>I actually like all the options, but was drawn to the additional picnic areas in 1 and 3. I think these would be valuable in supporting the use of the area. I have indicated I dislike the chime/music options ... but it's not so much dislike as I am conscious that there are residences very close to the playground. Provided the noise level was very low, I think the chimes would be great too.</li> </ul>
<ul style="list-style-type: none"> <li>Option 4 . Leave it as it is and don't waste so much money in one place. Better to have a smaller trail of equipment along the coast to enable more people to use it.</li> </ul>
<ul style="list-style-type: none"> <li>This has worked fine for years and does not need a big make over. Having so much in one place does not serve the wider community and some more equipment at other coastal parks will benefit more people.</li> </ul>
<ul style="list-style-type: none"> <li>Hi, thanks for sharing ideas. My thoughts are to make this space different to the nature play near Mosely Square-hence, please exclude the carousel, the mini trampolines. I think it is much better to think of it is a play 'space' rather than a playground. Less equipment, more space of differing textures and heights and shapes for children to play their own games. Swings are always popular and we have to wait for so about 4 swings would be great. A flying fox in my opinion is a waste of space, can only be used by a couple of children at a time for 20-30 metres of precious play space. We want kids to explore, invent games, use their imagination, play hide and seek, dig in the sand, build things, rather than use 'equipment' which requires maintenance. Get rid of objects mentioned and use the space wisely. Love the idea of a cubby area-this is on the right track. Allow it to be really different from the one 500m away near the Glenelg Jetty. Hope this helps, from Michelle, Glenelg resident of 10 years and mum to a 2 and a half year old.</li> </ul>
<ul style="list-style-type: none"> <li>I like all the concepts. However, am concerned re the noise having the playground so close to the Marina East Appartments. The playground would be better located towards Adelphi Terrace, plus there should be more screening trees to ensure noise is minimised.</li> </ul>
<ul style="list-style-type: none"> <li>the chimes must be deleted noise will carry to homes the fitness station must contain moveable units.</li> </ul>
<ul style="list-style-type: none"> <li>Senior climbing tunnel preferred of tunnels-kids are visual Like single or double flying fox but positioned to the eastern side and fitness area on western side. No photo of rope and net structure but sounds adventurous. Water channel attractive for young children. Prefer lawn mounds to picnic shelters- less likely to be used by undesirables at night.</li> </ul>
<ul style="list-style-type: none"> <li>Option 1 - The Wharf: the Flying Fox - vulnerable to late night-time vandalism, subsequent noise nuisance and anxiety for residents in nearby apartment. The straight/angular pathways are not sympathetic to the surroundings - the trees, shrubs, the Patawalonga etc. Option 2 - The Estuary: the Flying Fox (as above). However, the overall design, the exercise area, equipment and landscaping is superior to the other two options. Option 3 - The Dunes: doesn't seem to offer the range of activities of the other two.</li> </ul>
<ul style="list-style-type: none"> <li>We don't need a water and sand area. This option already exists at the Moseley Square playground. Parents are tired of going to playgrounds and their kids getting wet.</li> </ul>
<ul style="list-style-type: none"> <li>I very much appreciate the efforts of HBC to provide excellent public amenities but flying foxes and chimes immediately adjacent to 82 residential apartments is a step too far. Not every citizen is capable of responsible behaviour especially after dark. Otherwise I applaud the initiative. My grandchildren (and I) will enjoy it.</li> </ul>
<ul style="list-style-type: none"> <li>Resident of Marina East Apartment immediately adjoining play space. Important not to have shelters close to apartment building as rowdy at night because homeless sometimes gather and fights breakout (current experience). Relocate flying foxes well away from building or not at all. No noisy equipment (chimes). Moving gym equipment (in addition to static) is popular and should be included - e.g. stepper, cycle and any upper body (weight / resistance) equipment of suitable quality for marine environment. Fitness Option 3 seems to offer better variety than other options - but include resistance / weight / and also upper body equipment. Beige (or other not bright) shade cloth preferred.</li> </ul>

<ul style="list-style-type: none"> <li>No Flying Fox. No Above Ground Chimes!</li> </ul>
<ul style="list-style-type: none"> <li>Change colours to Galvanised steel and any shade cloths to sandstone as in your playground next to the Glenelg Town Hall Move all the structures further away from the 82 residents (RATEPAYERS) at Marina East Apartments PLEASE consider what you all would accept and be happy with if these proposals were at YOUR front doors</li> </ul>
<ul style="list-style-type: none"> <li>I am a resident in the apartments adjoining the play space. I am totally opposed to a flying fox which will attract unruly behaviour at night. Chimes will also affect our amenity. Please remember that this play space is very very close to residences.</li> </ul>
<ul style="list-style-type: none"> <li>Will the carousel have cover as the one in the beachfront playspace gets extremely hot for children with no shoes?</li> </ul>
<ul style="list-style-type: none"> <li>We face the playground and would not want a flying fox as it would encourage unruly adults, which we see now to muck around on the equipment creating unwanted noise at all hours.</li> </ul>
<ul style="list-style-type: none"> <li>It all looks wonderful but I haven't answered this, I am going to have to rely on younger folk with young children to choose safety as well as fun. Please be sure there are not places you can hide inside when not in use.. when my son was passing by a children's play area elsewhere one evening with a friend, he was beaten up by a group of boys hiding in a mound and ended up in hospital seriously hurt. No child should be out of sight when in use and there should be no possibility of older people using the area to sleep or hide. Sad I should have to say this but true...</li> </ul>
<ul style="list-style-type: none"> <li>Would not want a flying fox as it would encourage adults to mess around on it.</li> </ul>
<ul style="list-style-type: none"> <li>Flying fox and chimes are not a good idea.</li> </ul>
<ul style="list-style-type: none"> <li>I am concerned about the safety aspects of an un-monitored flying fox when used inappropriately  Water channels have potential to be a nuisance when water spills out - as occurs sometimes in the Moseley Square Play Area</li> </ul>
<ul style="list-style-type: none"> <li>Is this area going to be fenced with an excess gate? I frequent this park on a regular basis for that specific reason as I have 3 year old twin boys who are runners. If it is not going to be fenced we will no longer be able to come which will be a real shame. I think it is fantastic to see all these new or rejuvenated parks popping up around the area but they all seem to lack fencing which I feel is a very important safety feature and should strongly be considered. I'm using my voice for any mum/ dad of twins or multiple children, it is hard enough getting out and about as it is on your own with one set of hands And for many of us fenced playgrounds are our go to as it lets the kids have some freedom to run around while we as parents can 'slightly' relax and maybe even sit for 5 mins peace knowing that our children are safe from cars/ the marina ( in this case) and the like.</li> </ul>
<ul style="list-style-type: none"> <li>General thoughts are around maintenance and replacement expenses of consumable and/or movable materials. I.e. material (Tencyl) trampoline mat and springs (Where force/impact will deteriorate these faster) ** Thought given to pieces of equipment that encourage play across all age demographics and ability that promotes fun, adventure and play in a safe space. Thought around climbing tunnels and likelihood of younger children excited to climb yet may experience a change of intent, feeling unsafe due to height or when separated from care provider. If access is narrow or low will an adult be able to access to retrieve a small child?</li> </ul>
<ul style="list-style-type: none"> <li>elements rated as "dislike" on grounds that these features will attract older age group/after dark activity which will be a disturbance to nearby residents in Marina East. Senior slide tunnel (if enclosed) may possibly become a venue for "sleeping rough" inhabitants ..... yes! locations around existing play space are already used for this purpose. Mixture of tiny tots and older age groups will pose problems: rough house/more adventurous play by older children often puts younger children at risk (as observed at Wigley &amp; Mosley Sq play spaces. In ground carousel must be well-maintained as the one at Mosley Sq emits a rumble akin to Veleo rubbish trucks when bearings are allowed to go dry ....again after dark disturbance!</li> </ul>

<p>Seniors want some of fitness apparatus to have some mobility.          shade cloth must be neutral/sandy colour as at other reserves ....we have endured glaring blue on green for too long! Picnic shelter relocated away from Marina East ... these shelters become a gathering place of after dark hang-outs with noisy disturbance.          Increase buffer space between play space and Marina East building by moving play space to east by any available margin.          Relocate items 5 &amp; 6 to eastern end, increasing buffer zone between Marina East &amp; play space</p>
<ul style="list-style-type: none"> <li>• Musical chimes are not appropriate for this area too close to building.              Fitness equipment must contain moveable units,maintenance shouldn't be an issue when most playground equipment requires maintenance.              Shadecloth should be beige.</li> </ul>
<ul style="list-style-type: none"> <li>• Please can the park be moved as far East as possible to minimise the disruption and noise to the residents of Marina East. Alamo please can the proposed BBQ area be moved as Far East as possible as it attracts late night drinkers and the smells and noise would impact the residents. Also items such as flying foxes attact the teenagers in the evenings.</li> </ul>
<ul style="list-style-type: none"> <li>• Number 2 is not listed ... this must go away from residents building in 33 Colley tce ... bad noise factor. Suggest any move all equipment further to the East ... the noise pollution to residents in Marina East must be considered.              Canopy overhead must be Beige color.              May i suggest that the location would be better suited closer to the Jetty where all people congregate</li> </ul>
<ul style="list-style-type: none"> <li>• Undercover bbq area currently there is causing issues with noise drinking at night .              Delete new one from plans              Police attending at times              Flying fox dangerous.. unsupervised ..and all ages use facilities              and attracts idiots and noise at night .              Recent fatality in Darwin              Support facilities there              But              Move away to east from marina east</li> </ul>
<ul style="list-style-type: none"> <li>• Re Locate shelter away from Marina East Building.              Ensure shade cloth is neutral colour-Not Blue.              No flying Fox's.              No musical chimes.              Continual upgrade of fitness equipment is needed as is maintenance of existing equipment.</li> </ul>
<ul style="list-style-type: none"> <li>• Keep it simple.              Why build lawn mounds when there is a grassed hill adjacent to run around on &amp; roll down.              Let them use their imagination instead of building purpose-built structures.              Children can get sensory input from the world around them.              Obviously have structures/materials that require little maintenance.</li> </ul>
<ul style="list-style-type: none"> <li>• Great that the Council is doing up this playground.              The Dunes option should also have water feature.Having multiple different swings is great for kids of all ages.              Grass mounds are a good idea for kids to roll down and parents to sit on watching.              Please put Shelter or shade sails over the equipment and fences along the waters edge and pathway on western edge.</li> </ul>
<ul style="list-style-type: none"> <li>• 'Order of preferences for design concept: Actually a re-tweak of all, noting my preferences for all features and equipment indicated.               - Genuine concerns re the misuse (particularly after dark) of the playspace area by persons with undesirable behaviour.</li> </ul>

- Will the area be satisfactorily maintained. Safety checks of damaged components, repair where necessary?

? What will happen to memorial stone adjacent to current playground, has personal significance to me

- 'An opportunity to include most of the above

- Save the Buffalo? An 'adventure play' to boast about state wide!!!

- Thinking outside of the square incorporating most of the communities wishes + then some!!

- Attn Chloe: Setting sail in a different direction

Thinking outside the square. Incorporating most of the requirements in the 3 proposals before you.

A play ground for the young at heart. It would certainly transcend across all age groups.

From a passionate rate payer and longtime resident.

- With dunes, less likely to have noise at night from swings etc. The Estuary would be good if basket swing and double swings moved to far end away from Holdfast Shores. Locking the flying fox after dark would be good so no injuries if people try to use it.

- 'For the Wharf and the Estuary flying foxes not acceptable.

Re the Dunes:

- Seniors want movement activities so fitness station is good

- Move shelters away from BLD

- Basket swing and double swing are unsuitable to be close to Marina East

- Upright musical chimes and chime steps - these features create noise after dark

- 'I chose the Dunes as because the playground doesn't include a water channel.

- Each of the three fitness station options represents a total dumbing-down and shrinking of a highly valued and popular community facility! It is reassuring that Richard (from JPE) now accepts the need to incorporate replacements for at least some of the current assets. I think the butterfly press and the lat pull-down/shoulder press combination are essential, for a start. For park Australia (who supplied the current equipment) now construct most equipment from stainless steel and aluminum - less maintenance required, and stronger. (And Australian made too).

- Much better lighting of the area (solar?) would, I believe, help to discourage vandalism / misuse of the facilities.

- Also we're hoping to retain blue as the colour of the playground awning. It fits in best with the marine environment. Also, light coloured awnings would soon appear grubby, from all the traffic grime in the air in this vicinity.

- Lighting and security do not get a mention on any concepts.

Please give consideration to local residents regarding choice of colour of equipment & shade/fencing. The current colour BLUE is NOT keeping with color of any architecture surrounding. It is quite an 'eyesore' for residents of all surrounding residential buildings.

Our grandchildren have used this playspace for the past 10 years, their ages are 1 x 11, 1 x 9, 1 x 8



- Please make any shade coverings in Sandstone colour or similar to match any buildings.

Concept #2 has my vote.

I have three grandchildren who frequently use it. Aged 11, 9, 8.

- 'in options 1 & 2 presence of flying fox is too loud.
  1. increase the buffer space between playspace and marina east by relocating items 5 & 6 in the dunes to far east of playground.
  2. picnic shelters are an after dark gathering venue, item 2 relocated to eastern end
    - viking/basket/double swings creates a noise generating activity (especially after dark). Need a reasonable noise buffer zone.
  3. ensure shade cloth is a neutral colour, not blue.
  4. many senior users of fitness equipment request some apparatus with accessibility.
    - musical chime features a source of after dark 'symphony of noise'

Option 3 the dunes is the least intrusive option for residents of marina east.

- '- Kids are taken to park to blow off steam. Spending money on 'activities' which can really be done indoors is a waste of money in an outdoor park. Specifically anything musical, and the 'sensory walls'.
  - Chime steps sound interesting however as the also require jumping or moving to. If sounds is an issue maybe they could light up instead.
  - please do not use wood chip or pebbles which can be put in the mouth. Sand and soft fall and even explore using recycled plastic/rubber matting. Especially with children who are on the autism spectrum this is a constant problem.
  - keep nature there for them to sense like real grass and bushes. lots of grass, shrubs or flowers keeping mulch to fine palm fibers or just don't have garden beds.
  - not all parks need to have water play element. it can be good - especially in winter to not have a child get wet/muddy/sandy. Water play also needs to be closely watched and can create stress if you have more than one child at the park.
  - water play equipment often goes wrong due to corrosion and therefore can be costly to maintain. at wigley there is a water play very close at mosely square and the beach quite close, so nice to have an option without water.
  - slides are excellent, and even better to spend money on 2 junior and 2 senior slides than other items - kids can race eachother and theres always a que for slides.
  - please ensure any metal items (especially the slides) are in the shade, they get hot so quickly
  - with the tunnels you have on the other plans, the material one likes like it might get quite hot/stuffy, The wooden/metal on looks better.

Toilets are a fair way away from the play area, maybe make the entrance gate closer to the toilets - especially the case for children with autism who may not be able to 'hold on'

  - carousels are terrific and very all inclusive, the kids love them.
  - Swings are awesome and kids love them. The more the merrier! Basket and normal please and crane please!
  - The flying fox is terrific, and kids love them, as long as it's actually long enough, I also think it's better as a noise, an actual hanging flying fox, not on the metal track. Make this 2 abreast and kids can can (way more fun) and make it long enough or no point. Please have one seat that you can be strapped into or a basket (better for kids who can't hold on properly) and one which you just sit on and hold in the traditional way. to make sure it's not to noisy for the residents out it on the side away from the marina.
  - trampolines are very popular - maybe due to vandalism at the mosley square trampoline, we take out that on and install it in wigley. Not so much a chance of adults going to jump on it after a night out. Save money all round.
  - Bush cubby is a bad idea might encourage bad behavior. A tee-pee structure but done in the traditional Kurna style may be better, even with an educational sign.
  - Rope net structure has to go somewhere, or kids don't climb.

- shaped mounds/grassy knolls are perfect to sit on.  
- fitness station would be great to include both some of the Dunes and some of the Wharf. The Wharf elements can also be used as monkey bars as well as chin ups and stretching. The Dunes is great for adults, and people can even bring their own free weights. The station pictured can also be used by kids to climb on, instead of spending money on 'stepping pads'.

- 'The search was triggered when you advised that the current written value of the play-space is \$90,000, with a replacement cost in excess of \$1 million. Neither of these amounts have been mentioned in the written material we have sighted as part of the community consultation.

The progressive degradation of the site away from its former- prime- open -space -multi -purpose -passive use to its current restricted use is not a part of your brief, but as a community advocacy group we remind council of its custodian role for Wigley Reserve.

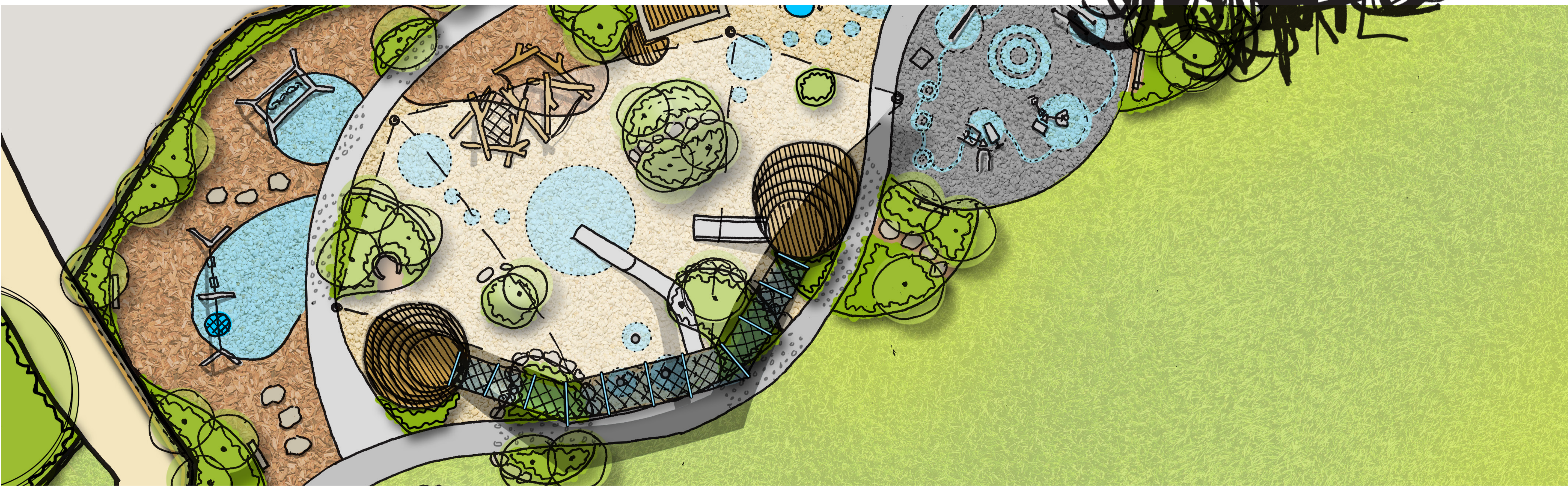
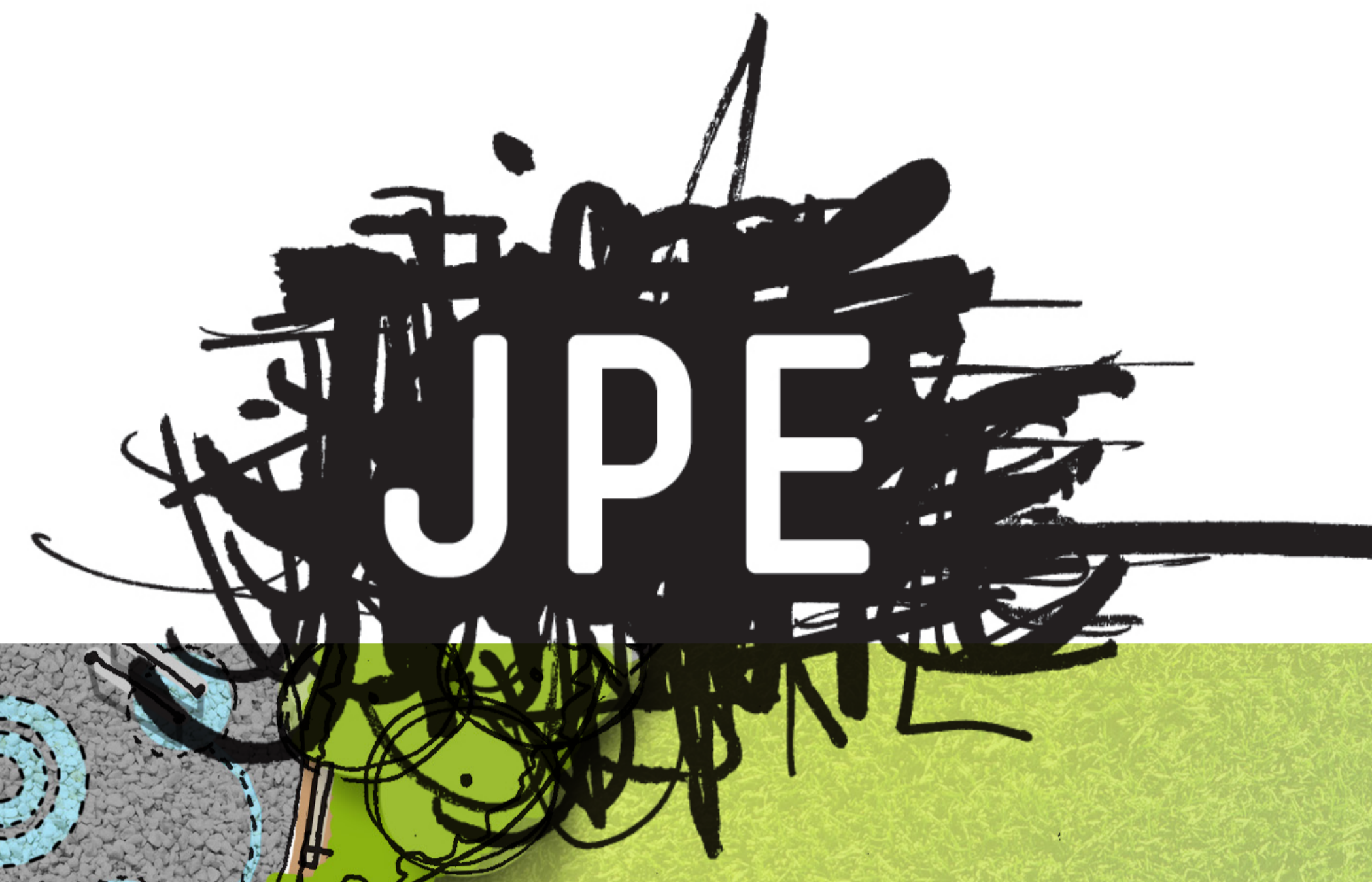
Given time we would have asked for the evidence on which the selection of some 52 options over 3 designs was selected to put to the community.

- Do the plans meet safety standards?
- Does the proximity of other public or school play-spaces affect the size and nature of the Wigley proposal?
- Does the proposal adequately meet the needs for carers of all target age children?
- Has consideration been given to the needs of visitors to this maritime scene?
- If noise is an issue, what has been done to address this matter?
- Is the design made to meet the needs of residents, or visitors?
- Do you have information on the distances parents currently bring their children to use the playstation?
- How does Holdfast Bay compare with other seaside councils in providing play-stations?
- Is there a design standard for play stations?
- Does your proposal meet this standard?
- If there is no standard, does this mean that the final recommendation will be personal choice of the 52 options?

I trust that the rate-payer funds to be spent on this project will produce the best possible outcome for Holdfast Bay. There are ratepayer groups of all ages and interests in this City who would like to share in a \$90,000 windfall from the Council, but this is not possible.

- I have used the Wigley Reserve exercise facilities for the past 5 years (everyday) and found great joy; I would very much appreciate if it could stay the way it is now. But with maintenance please, no need to spend a lot of money!
- If there is more land that can be used on that side of the reserve to spread out the playspace etc, it would be a good idea rather than confining it to the current area.





# WIGLEY RESERVE

## CONCEPT DESIGN



## CONCEPT PLAN: THE DUNES

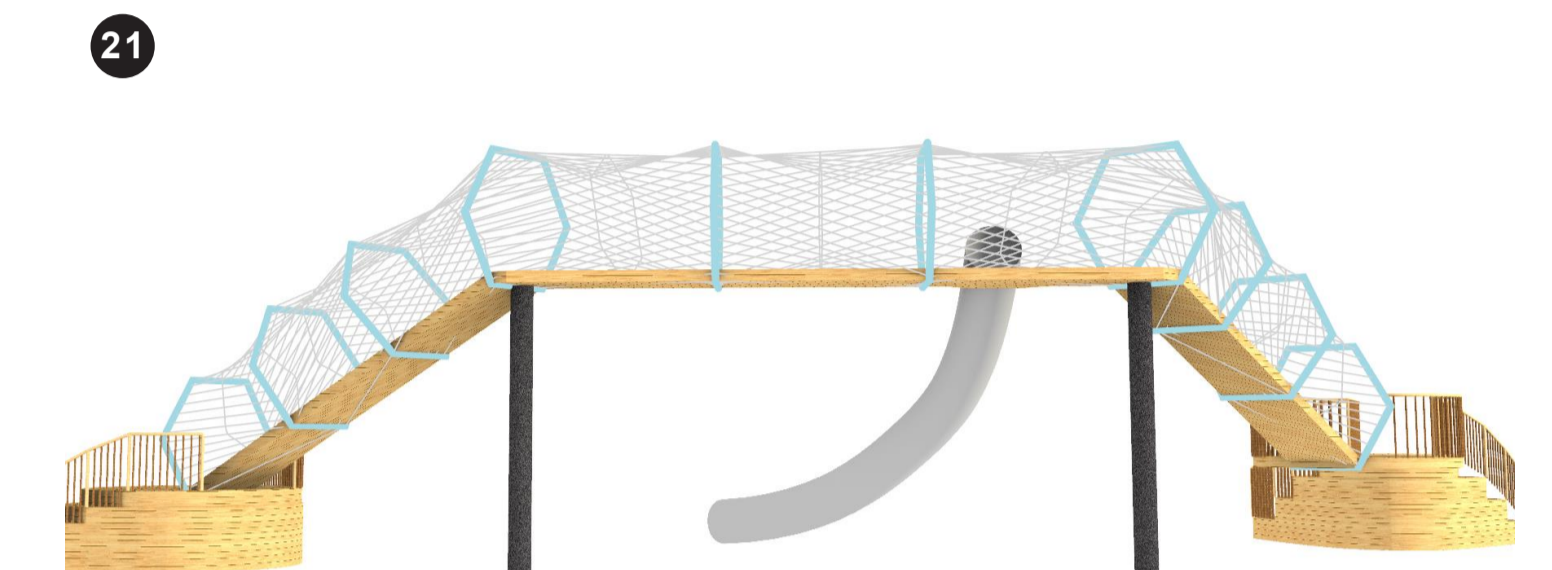


### LEGEND

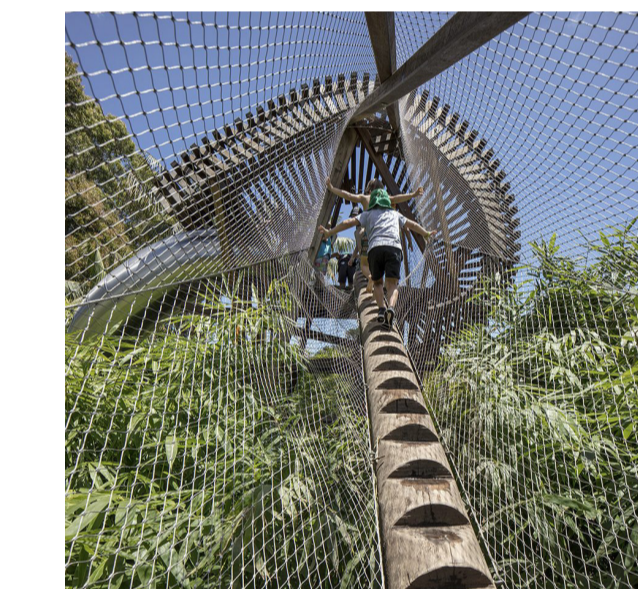
- |  |                  |  |                    |
|--|------------------|--|--------------------|
|  | accessible item  |  | low planting       |
|  | junior play item |  | pine chip softfall |
|  | main path        |  | rubber softfall    |
|  | secondary path   |  | rubber softfall    |
|  | lawn             |  | rubber softfall    |

### EXAMPLES

Climbing Tunnel Option Three: rope / steel mesh



steel mesh

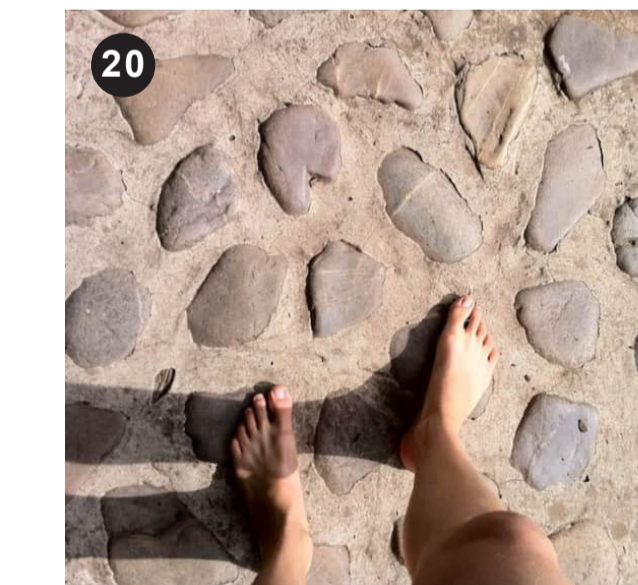


steel mesh



### Sensory Elements

sensory path inlays



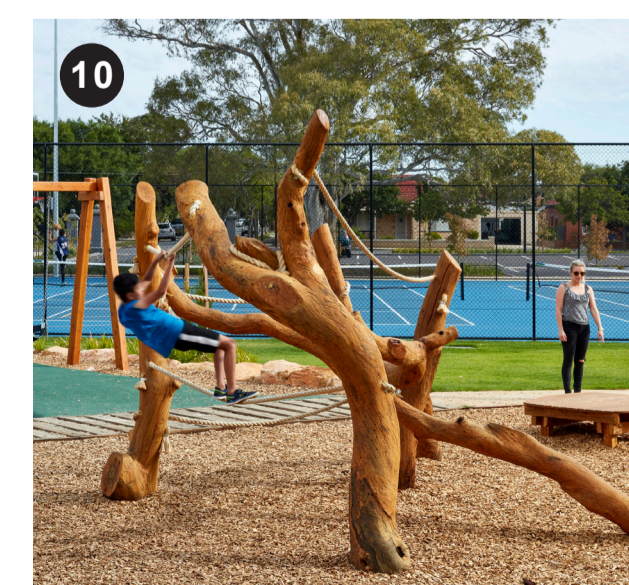
sensory planting zone



Custom Shade  
shown shaded in light yellow



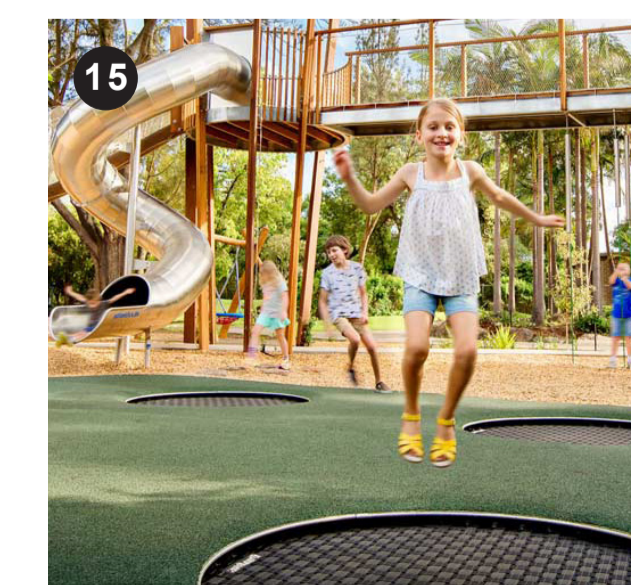
Log Climbing Structure



Viking Swing



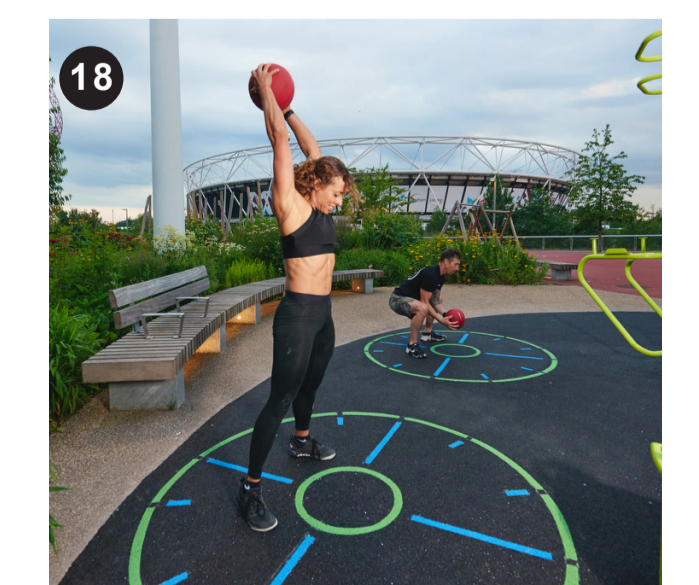
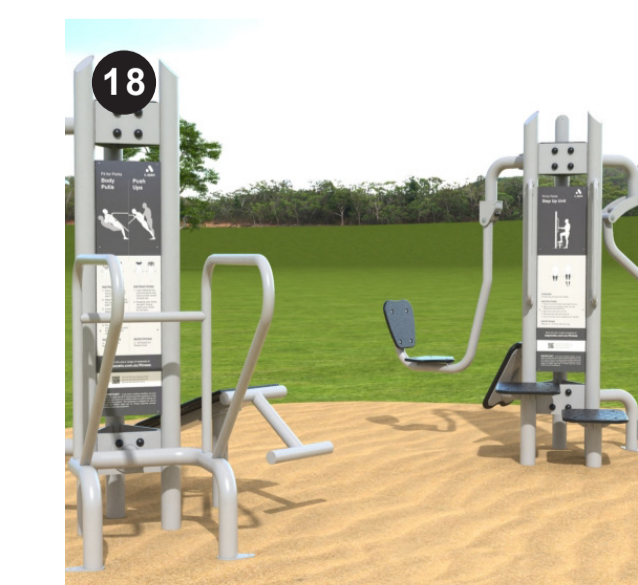
In-ground trampolines



Carousel



Circuit station: balance beam, parallel bars and 6 station mechanical gym with: leg press, chest press, body pulls/push ups, pull downs, step up station and sit up bench









Item No: **14.6**

Subject: **DUNBAR TERRACE CAR PARK – UTILISATION REVIEW**

Date: 9 April 2019

Written By: Traffic and Transport Technical Officer

General Manager: City Assets and Services, Mr H Lacy

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### **SUMMARY**

At the meeting on 29 January 2019, a Motion on Notice was approved seeking a report on options to improve utilisation of the Dunbar Terrace Car Park.

Since the car park was upgraded in 2015 and ticket machines were installed, revenue generated from the car park has been low and the car park remains underutilised.

In order to improve utilisation, Council Administration recommends that the ticket parking is removed and replaced with 2P 9am-6pm All Days.

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### **RECOMMENDATION**

1. **That Council endorses:**
    - a) **Retention of 6 existing permit parks for McGrath Real Estate as per current agreement.**
    - b) **Removal of the ticket machines and all paid parking.**
    - c) **Introduction of timed parking, being 2P 9am-6pm all days, in lieu of paid parking arrangements.**
  2. **That Administration notifies McGrath Real Estate of the introduction of the timed parking controls.**
- 

### **COMMUNITY PLAN**

A Place that Welcomes Visitors  
A Place that is Well Planned

### **COUNCIL POLICY**

Not applicable.



## STATUTORY PROVISIONS

Australian Road Rules 1999  
Local Government Act 1999

## BACKGROUND

On 22 April 2014, Report Number 114/4 recommended that:

- two ticket machines be located in the Dunbar Terrace Car Park when upgrading the car park was completed;
- that the hourly rate was set initially at \$2 per hour and intended to be reviewed annually in line with other fees and charges; and
- that the paid parking times be 9am-9pm seven days a week.

Council endorsed these recommendations and when the upgrade of the car park was completed in 2015, paid ticket parking was installed.

## REPORT

The Dunbar Terrace carpark is located on the northern side of Dunbar Tce Glenelg adjacent to Brighton Road. The carpark location and currently configuration are shown in Attachment 1 and comprises:

- 6 Permit Parks used by the estate agent;
- 4 motorbike parks;
- 1 disabled park (unticketed);
- 9 car parking spaces (full size);
- a further 7 car parking spaces marked for small cars only (restricted to small cars due to due to limited site dimensions)

*Refer Attachment 1*

Further unrestricted parking is located along the southern side of Dunbar Tce adjacent to Tram Stop 15 at Brighton Road. Free street/commuter parking is also available on Maxwell Tce which is located south of the tram line.

Since the car park was upgraded in 2015 and ticket machines were installed, revenue generated from the car park has been low and the car park remains underutilised.

Council subsequently lowered the parking fee from \$2 to \$1 per hour; however, utilisation of the paid car parking spaces remains underutilised.

In February 2017, at the request of McGrath Real Estate, 6 paid permit parks were created for this business given the car park was underutilised and this business was located immediately adjacent the carpark.

In the 2017-18 financial year, the revenue received from the car park was only \$2,000 with approximately half from ticket machine revenue and half from permits.

Council records show that since ticket machines were installed in the car park, residents have made several complaints to Council regarding underutilisation of this car park; and, the car park's underutilisation has been the subject of a Letter to the Editor in the Coastal City Weekly.

At its meeting on 29 January 2019, Council resolved as follows:

*'This carpark for some years has been metered for daily use of patrons. Paid parking has not been successful and many spaces in the carpark are left continually vacant. This motion requests Administration to bring a report before Council to consider alternatives to improve utilisation of these valuable parking spaces. Options should consider benefits for residents on eastern side of Brighton and Tapleys Hill Roads and others to park their car to go shopping on Jetty Road and return saving carpark spaces at Woolworths and provide added convenience to all especially the elderly.'*

### **Options**

As requested via the Motion, the following options have been considered:

#### **Option 1: Retain the Status Quo: Paid Parking 9am-9pm all days**

If the car park is retained between 9am-9pm (12 hours) seven days a week, it is probable the car park will remain underutilised and revenue will remain at approximately \$2,000 per annum, with approximately half from ticket machine revenue and half from permits. This option is not recommended.

#### **Option 2: 2 Hour Timed Parking**

A two hour time limit operating 9am-6pm all days will deter business employees and public transport commuters from utilising the car park, providing the maximum opportunity for local residents. The two hour time limit provides a medium term turnover for people to park in the car park and visit the Jetty Road shopping precinct immediately west of Brighton Road.

#### **Option 3: 3 Hour Timed Parking**

A three hour time limit operating 9am-6pm all days provides a longer term turnover. It takes approximately 40 minutes to catch a tram from Tram Stop 15 at Brighton Road to the Adelaide CBD. If three hour parking were installed, this may provide a window of opportunity for public transport commuters to catch the tram to the City and return, rather than provide a parking option for people seeking to visit and shop at Jetty Road, Glenelg. If the time limit was three hours, business employees may also begin to use the car park to park, only needing to move their vehicles once during lunch break. This option is not recommended.

**Option 4: A mixture of 2 Hour and 3 Hour Timed Parking**

A mixture of two or three hour timed parking could be implemented. This would provide a balance between medium term and longer term parking. For example, of the 16 car parks available, half could be 2P; and, half 3P (operating 9am-6pm all days). This increased flexibility may increase utilisation. This option is not recommended due to the increased complexity of signage possibly resulting in driver confusion and also because the 3hr timed parking is likely to encourage more commuter and/or local worker parking. This option is not recommended.

**Option 5: Unrestricted Parking**

This option would be of greatest benefit to business employees and public transport users who would use the car park to park all day. This would limit the availability of the car park for local residents who would find it difficult to obtain a free space during business hours. This option is not recommended.

**Recommendation**

Based on the low revenue, Council Administration agrees that paid parking has not been successful and the car park is underutilised.

On-balance, Option 2 (2 Hour Timed Parking operating 9am-6pm all days) appears to offer the greatest opportunity for local residents to park and shop in the Jetty Road precinct immediately west of Brighton Road. This option is forecast to provide the best trade-off between increase car park utilisation and advantage residents and visitors to the Jetty Road Precinct. It offers the best level of service for the local community. Installing one time limit of two hours, rather than a combination of time limits, will also provide consistency for car park patrons.

It is therefore proposed that, subject to Council agreement, the Dunbar Terrace Car Park be converted to 2P 9am-6pm time limit, applying all days. It is further proposed that the 6 existing permit parks supplied (at a fee) to McGrath Real Estate be maintained.

The two hour time limit will deter business employees and public transport commuters from utilising the car park, providing the maximum opportunity for local residents. The two hour time limit provides a medium term turnover for people to park in the car park and visit the Jetty Road shopping precinct west of Brighton Road.

The two (2) disused ticket machines will be retained in store as spares for future use.

Utilisation of the carpark will be monitored to confirm that the changes have been successful.

**BUDGET**

The installation of signage and removal of ticket machines can be funded from existing maintenance budgets.

**LIFE CYCLE COSTS**

After the signage is installed, ongoing maintenance of this signage and line marking will be funded from existing maintenance budgets.

ATTACHMENT 1  
DUNBAR TCE CARPARK – UTILISATION REVIEW





Item No: **14.7**

Subject: **DRAFT 2019-20 ANNUAL BUSINESS PLAN**

Date: 9 April 2019

Written By: Corporate Planning Officer

A/General Manager: Business Services, Ms P Jackson

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### **SUMMARY**

The Draft 2019-20 Annual Business Plan is presented for endorsement and release for community engagement. It has been developed having regard to the "Our Place" 2030 Strategic Plan (Our Place) Asset Management Plans, Long Term Financial Plan and directions provided by Council.

The draft budget has been developed with a general rate increase of 2.7% and meets all the key financial targets set out in the Long Term Financial Plan.

The Draft 2019-20 Annual Business Plan is due for review by Council's Audit Committee on 8 April 2019

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### **RECOMMENDATION**

- 1. That, subject to minor alterations and design, the Draft 2019-20 Annual Business Plan contained in Attachment 1 be released for community consultation.**
  - 2. That the process for community consultation on the Draft 2019-20 Annual Business Plan, as described in this report, be endorsed.**
- 

### **COMMUNITY PLAN**

Culture: Being Financially Accountable

### **COUNCIL POLICY**

Not Applicable.

### **STATUTORY PROVISIONS**

Section 123 of the *Local Government Act, 1999* (the Act).

## **BACKGROUND**

The Draft 2019–20 Annual Business Plan has not been previously considered by Council although its development has been the subject of workshops with Elected Members.

## **REPORT**

### **Development of the Draft 2019-20 Annual Business Plan and Budget**

The Draft 2019-20 Annual Business Plan is provided to members as Attachment 1.

*Refer Attachment 1*  
*(The Draft Annual Business Plan will be provided under separate cover)*

The Draft 2019-20 Annual Business Plan is Council's statement of its intended program of activities and outcomes for the coming financial year. It is developed concurrently with the budget, which outlines proposed revenue sources and allocations of funds required to implement the Annual Business Plan.

The Draft 2019-20 Annual Business Plan will be reviewed by Council's Audit Committee on 8 April 2019.

### **Key Parameters and Assumptions**

- 2.7% general rate revenue increase (excluding separate rates/NRM levy).
- 0.5% rate revenue increase for new development growth.
- No change to existing services.
- 2.7% Local Government Price Index (LGPI) applied where applicable to revenue and expenditure.
- Alwyndor budget to be self-funding.
- Jetty Road Mainstreet budget – cost neutral with 2.4% rate increase.
- NRM Levy expected to increase by 2.1% (\$26,000). Levy is collected by Council on behalf of NRM Board. The NRM has yet to advise of their exact increase.
- Fees and charges have been reviewed and assessed in accordance with a user pays principle, taking LGPI into account.
- Roads-to-Recovery grant of \$300,000 with the Capital Works program developed to meet the requirements of the grant.

- Exclusion of the supplementary roads grant which is not guaranteed for 2019-20. The 2018-19 amount was \$188,000.
- Marina separate rate increased by 2.5% (\$1,750) to maintain the upkeep of boat lock and walkway.
- Interest rates are expected to remain at current low levels.
- Employment costs reflect enterprise agreements, noting that the salaried staff enterprise agreement is still being negotiated
- Depreciation increased by \$255,000 reflecting revalued assets and providing for new assets.
- EPA landfill levy expected to increase from \$100 to \$103 per tonne (\$22,000 increase).
- Proposed operational new initiatives based on business cases included totaling \$829,306.
- Capital renewal program based on Asset Management Plans totaling \$6.04 million included.
- Proposed capital new initiatives based on business cases included totaling \$15.98 million.
- Capital grants totaling \$3.52 million and asset sales of plant and equipment totaling \$357,000.

### **Major Projects**

#### **Wigley Reserve Playspace and Fitness Hub**

The construction of the Wigley Reserve Playspace and Fitness Hub in line with the preferred detailed concept design based on community engagement findings is included in the draft budget. This project will upgrade the current playground and fitness area into a destination playspace with opportunities for all ages and abilities. The upgrade of this playspace will activate a largely under-utilised space turning it into a well utilised community asset. Construction is subject to successful grant funding from the State Government.

#### **Glenelg Oval Sporting Complex Masterplan Stage 1**

The Glenelg Oval Sporting Masterplan was endorsed in July 2017. This stage focuses on the Holdfast Tennis Club, located on Williams Avenue, Glenelg East, which includes the demolition and development of the clubroom on site, installation of new lighting and fencing around eight

courts. The project was unsuccessful in securing Grant Funding in 2018–19 Council is committed to completing Stage 1 in 2019–20.

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The Brighton Oval Masterplan is a \$13.5million redevelopment that commenced in 2018-19 with a \$2 million investment from the State Government. The Federal Government recently announced a \$5 million grant for the project, providing our community with the opportunity to complete the whole of the Masterplan by mid-2021. The Masterplan includes all new facilities including the construction of new club room facilities for the Rugby, Lacrosse and Football/Cricket clubs as a part of Stage 1 of the Masterplan. The Federal funding means we can now proceed with Stage 2 which includes upgrades to community recreation facilities, upgraded spectator and public amenities, cricket training facilities, car parking and safety upgrades to adjacent roadway. These upgrades will benefit the whole community with both formal and non-formal users provided with brand new facilities.

### **Glenelg Town Hall Restoration**

In 2017–18 Council engaged specialised heritage architects to undertake an assessment of the Glenelg Town Hall. This assessment identified a range of restoration works required to be undertaken to this important, historic State Heritage listed building over a multi-year program. In 2019–20 the draft budget has allocated \$1 million to continue the repair works to ensure the building can be enjoyed for many years to come.

### **Jetty Road Glenelg and Environs Masterplan**

Progressing the implementation of the Jetty Road Glenelg and Environs Masterplan, which was adopted in February 2018. Council was unsuccessful in receiving grant funding in 2018–19 for construction of the Chapel Street Community plaza and Coast stages 1 & 2. This Stage of the project requires \$2.55 million and comprises the construction of the Chapel Street Community Plaza project (which now includes upgrades to Hindmarsh Lane). Progression of the project is subject to grant funding. Notification of the grant funding outcome is expected in June.

### **The Buffalo Site**

Council recognises the importance of the Buffalo site to our community. Council is committed to finding a long term purpose for the site that will meet the current and future desires of our community for generations to come. The draft budget has provided for the rehabilitation of the site as well as determining long term plans for it.

### **Financial Management**

The formulation of the Draft 2019–20 Annual Business Plan is aimed to progress the objectives and directions of the Our Place Strategic Plan, Long Term Financial Plan and Asset Management Plans. These plans articulate the parameters that form the underlying assumptions upon which the Annual Business Plan and Budget have been developed, including:

- Council will continue to deliver a balanced budget with a modest operating surplus. In 2019-20 this operating surplus is to represent at least 0.7% of overall rate revenue (excluding the NRM levy).
- There will be a reasonable degree of stability and predictability in the overall rate burden.
- There will be a fair distribution of the cost of assets and services between current and future generations.

### Financial Performance and Position

The Draft 2019-20 Annual Business Plan contains a more detailed analysis of the projected financial performance for the coming year.

The draft budget features:

- Consolidated operating surplus of \$72,000 in 2019-20, composed of an operating surplus of \$252,000 for Council municipal activities and an operating deficit of \$180,000 deficit for Alwyndor activities.
- Capital expenditure of \$23.69m comprising \$6.87m on renewal and replacement of existing assets; \$844,063 for the Alwyndor Aged Care Facility; \$15.98m for new and upgraded assets.
- Council's key financial measures are all well within the targets set in our Long Term Financial Plan as identified below:

Measure	Target	2.7% Increase	Comments
<b>Operating Result</b> – after proposed new initiatives Forecast for 2019/20 <i>Operating revenue less operating expenditure</i>	≥ 0	\$252,000 surplus	<input checked="" type="checkbox"/> Draft result
<b>Net Financial Liabilities Ratio</b> – after allowing for proposed new initiatives Forecast to 30 June 2020 <i>Total liabilities less financial assets as a percentage of operating revenue (excluding NRM levy)</i>	≤ 75%	60%	<input checked="" type="checkbox"/> Current (18/19 forecast) ratio is 42%. Increase in ratio due to proposed new net borrowings (\$9.2m) required to fund proposed new capital projects including Brighton Sports Precinct; Stormwater Management; Glenelg Town Hall.



<b>Interest Cover Ratio</b> Forecast for 2019/20 <i>Net interest expense as a percentage of operating revenue (excluding NRM levy)</i>	≤ 5%	1.2%	<input checked="" type="checkbox"/> Low interest-bearing debt and historically low interest rates.
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### Fees and Charges

In accordance with Section 188 of the Act, Council's fees and charges have been reviewed and included in the Draft 2019–20 Budget. The fees have been assessed in accordance with a user pays principle, taking consumer price index into account.

### Impact on Rates

The major variable determining the ability to meet the above program of works and financial targets is rate revenue which is budgeted to increase by 2.7% excluding separate rates, development growth (estimated at 0.5%) and the NRM Levy.

The Patawalonga Marina Separate Rate of \$71,750 has been determined based on the expected annual maintenance cost of the boat lock and walkway, providing a 50% discount to account for the general public's use of the facilities.

The apportionment of rate revenue derived from industrial, commercial properties and vacant land will remain at 13.8%. The Differential Rate premium applied to these properties will be determined once land valuations are received by the Valuer-General. The premium applied to industrial, commercial properties and vacant land in the 2019-20 financial year is 60%.

### Community Engagement

The Act sets out the minimum requirements for community engagement. Copies of the Draft 2019-20 Annual Business Plan will be made available at the commencement of a 26 day community engagement period, commencing Monday 15 April 2019 and concluding on Friday 10 May 2019. The consultation will include a scheduled meeting of the Council where public submissions and comments may be heard. Councils are also required to establish an interactive web page to facilitate community's comments and questions.

Copies of the Draft 2019–20 Annual Business Plan will be available from Monday 15 April 2019:

- On Council's main website, [holdfast.sa.gov.au](http://holdfast.sa.gov.au)
- On Council's engagement website, [yourviewholdfast.com/DABP19\\_20](http://yourviewholdfast.com/DABP19_20)
- At the Council's Civic Centre, 24 Jetty Road Brighton
- At the Council's Brighton and Glenelg libraries.

Our community will be able to provide comments by:

- writing to the Council addressed to the Corporate Planning Officer, PO Box 19 Brighton 5048, or by email address [mail@holdfast.sa.gov.au](mailto:mail@holdfast.sa.gov.au) until Friday 10 May 2019;
- a designated consultation interactive web page that will be accessed through [yourviewholdfast.com/DABP19-20](http://yourviewholdfast.com/DABP19-20) between Monday 15 April and Friday 10 May 2019. This website will allow our community to comment on, ask questions or seek clarification on the information in the Draft 2019–20 Annual Business Plan;
- telephoning the Council’s Customer Service Centre on 8229 9999 during office hours between Monday 15 April and Friday 10 May 2019. All calls will be directed to the Corporate Planning Officer. Comments will be recorded and presented to Council at the end of the consultation period;
- making representations to Council at its meeting of Tuesday 7 May 2019;
- providing feedback and comments to their local Elected Member.

Details of how the community may participate in the consultation process or gain copies of the Draft 2019-20 Annual Business Plan will be advertised in the Messenger, and on Council’s website and social media pages.

Associated supporting documents including the Our Place Strategic Plan, Long Term Financial Plan, and Asset Management Plan will be contained or linked in the document library on the “Your View Holdfast” website. This allows interested community members the opportunity to assess the Draft 2019-20 Annual Business Plan in context with the underlining objectives, principles and directions articulated in these Strategic Management Plans.

#### **BUDGET**

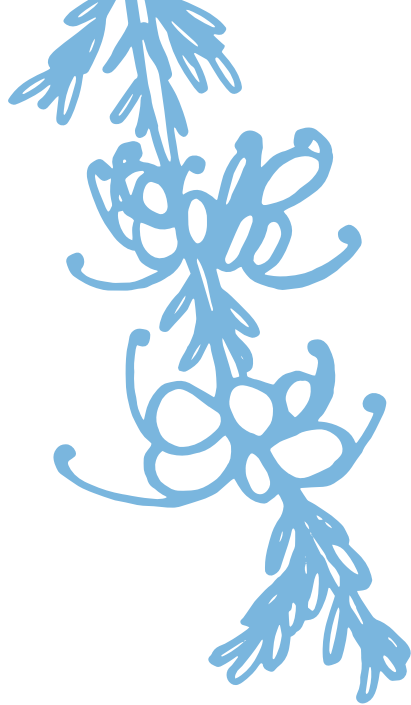
The cost of production of the 2019-20 Annual Business Plan and associated community engagement will be met within the current budget.

#### **LIFE CYCLE COSTS**

This report does not have any direct full lifecycle cost implications.

# OUR PLAN FOR OUR PLACE

**DRAFT 2019–20  
ANNUAL BUSINESS PLAN**



# OUR PLAN FOR OUR PLACE

## SHARE YOUR VIEW ON OUR DRAFT 2019–20 ANNUAL BUSINESS PLAN

The City of Holdfast Bay's 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 how your rates are invested.

We welcome your feedback on this draft version, which will be considered by Council before the 2019–20 Annual Business Plan is finalised in June 2019.

You can access additional copies of the Draft 2019–20 Annual Business Plan from Monday 15 April 2018 at:

- › [yourviewholdfast.com/DABP19-20](http://yourviewholdfast.com/DABP19-20)
- › **Brighton Civic Centre, 24 Jetty Road, Brighton**
- › **Brighton Library, 20 Jetty Road, Brighton (to read on-site)**
- › **Glenelg Library, 2 Colley Terrace, Glenelg (to read on-site).**

Feedback must be received by 5pm Friday 10 May 2019 to be considered by Council. You can provide comments by:

- › [visiting yourviewholdfast.com/DABP19-20](http://yourviewholdfast.com/DABP19-20)
- › **Completing a feedback form available at each of the locations listed above**
- › **writing to Corporate Planning Officer, PO Box 19, Brighton SA 5048**
- › **emailing the Corporate Planning Officer at [mail@holdfast.sa.gov.au](mailto:mail@holdfast.sa.gov.au)**
- › **or telephoning us on 8229 9999 during office hours**
- › **Making a representation to Council at its meeting on Tuesday 7 May 2018 (commences 7pm, Glenelg Town Hall, Moseley Square, Glenelg). Please contact the Corporate Planning Officer, Vivienne Holloway, on 8229 9999 by 5pm Tuesday 30 April 2019 if you wish to make a representation.**

For more information, please visit [www.yourviewholdfast.com/DABP19-20](http://www.yourviewholdfast.com/DABP19-20) or call Council on 8229 9999.

### TRADITIONAL CUSTODIANS

We acknowledge the Kurna people as the traditional custodians of this land. We respect their spiritual relationship with the country that has developed over thousands of years, and the cultural heritage and beliefs that remain important to the Kurna people today.

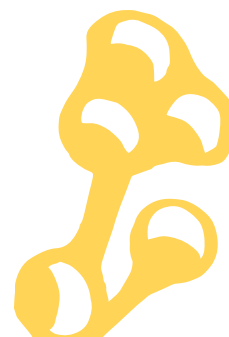


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## TRADITIONAL CUSTODIANS

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# WELCOME

On behalf of the City of Holdfast Bay, I am pleased to present our Draft 2019–20 Annual Business Plan.

The City of Holdfast Bay remains committed to keeping rates as low as possible, while maintaining a high quality of services for our residents, businesses and visitors, and funding projects that make the city a great place to live and to visit.

The Brighton Oval Masterplan is a \$13.5million redevelopment of a major sporting and recreation facility in our city. Stage 1 of the masterplan commenced in 2018–19 with a \$6.4 million investment from council along with a \$2 million investment from the State Government. The Federal Government recently announced a \$5million grant for Stage 2 of the project, providing our community with the opportunity to complete the whole of the Masterplan by mid 2021. The Masterplan includes all new facilities including the construction of new club room facilities for the Rugby, Lacrosse and Football/Cricket clubs along with upgrades to community recreation facilities, upgraded spectator and public amenities, cricket training facilities, car parking and safety upgrades to adjacent roadway. These brand new facilities will create significant economic, social and health benefits for the community.

The Draft 2019–20 Annual Business Plan includes a broad range of initiatives including:

- › **Progressing the Jetty Road Masterplan with the construction of the Chapel Street Community Plaza (subject to grant funding)**
- › **The Glenelg Town Hall Restoration**
- › **Glenelg Oval sporting complex Master plan Stage 1: the redevelopment of the Holdfast Tennis Club**
- › **Wigley Reserve Playspace and Fitness Hub (subject to grant funding)**
- › **Remediation of the Buffalo Site**
- › **Continuing to roll out our Economic Activation Plan 2018–2023**

All of our new capital projects have been calculated on a three year rolling budget which will ensure that our rates remain reasonable whilst we improve our City. We also aim to continue to leverage federal and state grant funding wherever possible.

We are very pleased to announce that this year we have managed to plan a comprehensive program with no reduction to services, with a low 2.7 percent rate increase. This is in line with Local Government Price Index to December 2018. All of our key financial indicators are positive.

The Annual Business Plan also outlines the costs for the necessary services we undertake to maintain our physical assets and services including:

- › **Open space and coastal—manage and maintain the community’s natural assets in an environmentally and financially sustainable manner for the benefit of our residents and the wider community. Including managing our open spaces and reserves, cleaning our streets and foreshore, managing and maintaining our coastal zones and foreshore**
- › **Waste management—safe, efficient and sustainable service for removing, recycling and disposing of our city’s waste.**

We will also be continuing our environmental works with improving our stormwater system, installing more sand retention groynes and continuing our street light conversion to LED. We will continue to install Water Sensitive Urban Design projects, and work on improvements to the three gullies: Pine Gully, Gilbertson Gully and Barton Gully, focusing on storm water flow path remediation and significant revegetation.

I look forward to your feedback on our draft plan for Our Place for the 2019-20 financial year.



**Amanda Wilson**

Mayor  
City of Holdfast Bay

# OUR CITY

The town of Glenelg was named on 28 December 1836 when Governor John Hindmarsh presented the Proclamation of South Australia to settlers assembled at the historic Old Gum Tree, at what is now Macfarlane Street in Glenelg North. The town, the first mainland settlement of South Australia, was named after Lord Glenelg.

In 1838, the Brighton district was surveyed by Colonel William Light. The area became a rural farming area but, because of its sand hills and long sandy beaches, it also became a place for holiday houses built by wealthy professionals and notable people of the day.

In 1855, Glenelg became a municipality, the City of Glenelg. The City of Brighton followed in 1858.

The City of Holdfast Bay was proclaimed in 1997 as a result of the amalgamation of the former cities of Glenelg and Brighton. It comprises 14 square kilometres and is home to over 35,000 people who all reside within 2.5 kilometres of our nine kilometre stretch of famous coastline.

Ideally located just 11 kilometres from the Adelaide city centre and five minutes from the Adelaide Airport, our place is one of the most celebrated places to live, work, visit and invest in the Adelaide metropolitan area. It boasts a rich heritage; beautiful natural environment; high-quality recreational and community facilities; superior education, health and retail options; a vibrant tourism sector; thriving retail precincts and a small light industrial area.

# OUR COMMUNITY

## TOTAL POPULATION



52.4% females  
47.6% males

## MEDIAN AGE

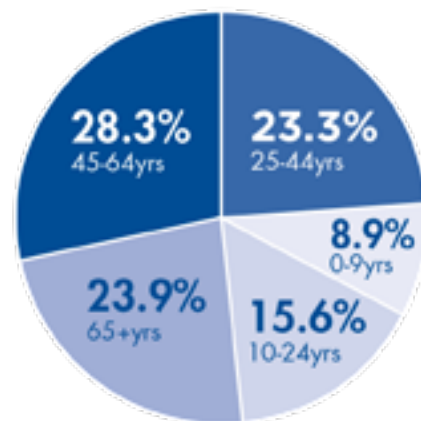


## NEW RESIDENTS

1854 since 2006



## AGE SEGMENTATION



## SNAPSHOT

Prosperous yet not necessarily a wealthy community



### HIGH

- Average Income
- Education
- Housing Mortgages



### LOW

- Unemployment

## CULTURAL DIVERSITY

18% of residents were born overseas



## HIGH DENSITY HOUSING MEDIAN

Compared to greater Adelaide

**50.9%**



## HOUSEHOLD TYPES



Couples with children

**21.5%**



Couples without children

**26.4%**



One parent families

**7.5%**



Lone person households

**34.6%**



Other

**10%**

## INTERNET ACCESS

By July 2019 all of Holdfast Bay with have NBN access



## LOWER VEHICLE USAGE

Households in Holdfast Bay have lower vehicle usage than greater Adelaide.





# OUR VISION

“Balancing our progress with our heritage, we lead in coastal management to deliver high-quality public spaces and services to build a welcoming, safe and active community where resident, visitor and business prosperity meet.”

## Our Place: 2030 Strategic Plan

To achieve this vision we have identified five focus areas, each of which are supported by key objectives:



**COMMUNITY**  
A healthy, creative,  
connected community

- › Building a healthy, active and resilient community
- › Celebrating culture and diversity
- › Providing welcoming, accessible facilities
- › Fostering an engaged, contributing community



**ENVIRONMENT**  
A community connected  
to our natural environment

- › Protecting biodiversity
- › Building an environmentally resilient city
- › Using resources efficiently
- › Fostering an environmentally connected community



**ECONOMY**  
A diverse and resilient  
local economy

- › Supporting and growing local business
- › Making it easier to do business
- › Harnessing emerging technology
- › Boosting our visitor economy



**PLACEMAKING**  
An accessible, vibrant and  
safe coastal city that  
celebrates our past to build  
for our future

- › Creating vibrant and safe places
- › Developing walkable, connected neighbourhoods
- › Building character and celebrating history
- › Housing a diverse population



**CULTURE**  
An effective, customer-centred  
organisation

- › Providing customer-centred services
- › Being financially accountable
- › Enabling high performance
- › Supporting excellent, efficient operations

# QUALITY OF LIFE SURVEY RESULTS (2019)

HOW YOU RATED YOUR COUNCIL OUT OF 10

## COMMUNITY



**8.5**

Providing library services



**7.95**

Providing sporting facilities



**7.85**

Delivering services for the elderly and people with a disability



**8.0**

Promoting programs and services that encourage an active lifestyle

## PLACEMAKING



**7.0**

Maintaining roads and kerbing



**7.2**

Maintaining cycle networks



**8.2**

Providing a sense of safety in neighbourhoods

## ENVIRONMENT



**8.0**

Maintaining beaches and coastal areas



**8.15**

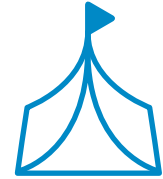
Providing adequate waste management services

## ECONOMY



**7.9**

Encouraging a diverse range of business and services in the area



**7.8**

Supporting and promoting tourism and events

## CULTURE



**6.8**

Quality of service provided by Council staff



**7.1**

Overall satisfaction with the quality of service and performance of the Council



**Overall rating of Holdfast Bay as a place to live**



**8.2**

Maintaining well laid out parks and reserve



**7.7**

Providing programs that foster social interaction and community wellbeing



**8.8**

Likelihood to recommend Holdfast Bay as a place to live



# HIGHLIGHTS

## Major projects

In 2019–20 we will fund and undertake a number of major projects to support the vision and objectives outlined in our strategic plan, *Our Place 2030*. These include:

› **Wigley Reserve Playspace and Fitness Hub**

We will commence construction of the Wigley Reserve Playspace and Fitness Hub in line with the preferred detailed concept design based on community engagement findings. This project will upgrade the current playground and fitness area into a destination playspace with opportunities for all ages and abilities. The upgrade of this playspace will activate a largely under utilised space turning it into a well loved community asset. Construction is subject to successful grant funding from the State Government.

› **Glenelg Oval Sporting Complex Masterplan Stage 1**

The Glenelg Oval Sporting Masterplan was endorsed in July 2017. This stage focuses on the Holdfast Tennis Club, located on Williams Avenue, Glenelg East, which includes the demolition and development of the clubroom on site, installation of new lighting and fencing around eight courts. The project was unsuccessful in securing Grant Funding in 2018–19. Council is committed to completing Stage 1 in 2019–20.

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› **Jetty Road Glenelg and Environs Masterplan**

Progressing the implementation of the Jetty Road Glenelg and Environs Masterplan, which was adopted in February 2018. Council was unsuccessful in receiving grant funding in 2018–19 for construction of the Chapel Street civic plaza and Coast stages 1 & 2. In 2019–20, Council has committed \$1.8 million to construct the Chapel Street Plaza project (which now includes upgrades to Hindmarsh Lane) and will apply to the State Government for funding the remaining \$1.8 million. In 2019–20 Council will progress the designs for Stage 2—Moseley Street to Colley Terrace.

› **The Buffalo Site**

Council recognises the importance of the Buffalo site to our community. We are committed to finding a long term purpose for the site that will meet the current and future desires of our community for generations to come. In 2019–20 Council will rehabilitate the site and determine long term plans for it.





## FINANCIAL OVERVIEW

In the 2019–20 financial year we predict we will be working with:

- › a consolidated operating surplus of \$72,000 (Alwyndor deficit of (\$180,000) and Municipal operations surplus of \$252,000)
- › a consolidated operating income of \$67.69 million to cover our operating expenditure of \$67.62 million
- › a 2.7 per cent increase in rate revenue (excluding separate rates and the Natural Resource Management Levy).

In the 2019–20 financial year we will invest \$79.19 million to provide services, implement programs and build or maintain essential assets. Our main areas of investment will include:

- › \$56.33 million to provide services to our community
- › \$7.71 million to upgrade and maintain our community assets
- › \$15.15 million for new capital infrastructure and service improvements.

# FINANCIAL SUMMARY



## 2019–20 REVENUE \$71.58 MILLION

We will receive \$71.58 million to provide services and infrastructure to the community.

### MUNICIPAL REVENUE

#### Rate Revenue

Rates General	\$35.22 million
Rates: Jetty Road Mainstreet Separate Rate	\$0.578 million
Rates: Patawalonga Marina Separate Rate	\$0.072 million
Rates: NRM Levy	\$1.28 million
<b>Total rate revenue</b>	<b>\$37.15 million</b>

#### Operational Revenue

Statutory charges	\$2.298 million
User charges	\$4.138 million
Investment income	\$0.084 million
Reimbursements	\$0.712 million
Other	\$0.565 million
<b>Total operational revenue</b>	<b>\$7.80 million</b>

#### External Revenue

Proceeds from the disposal of assets	\$0.357 million
Operating grants and subsidies	\$2.88 million
Capital grants, subsidies and contributions	\$3.52 million
Share of profit - joint ventures	\$0.23 million
<b>Total external revenue</b>	<b>\$7.0 million</b>

**TOTAL MUNICIPAL REVENUE** **\$51.95 million**

### ALWYNDOR REVENUE

#### Operational Revenue

User charges	\$3.97 million
Investment income	\$0.49 million
Reimbursements	\$3.07 million
Other	\$1.75 million
<b>Total operational revenue</b>	<b>\$9.29 million</b>

#### External Revenue

Operational grants and subsidies	\$10.34 million
<b>Total external revenue</b>	<b>\$10.34 million</b>

**TOTAL ALWYNDOR REVENUE** **\$19.63 million**

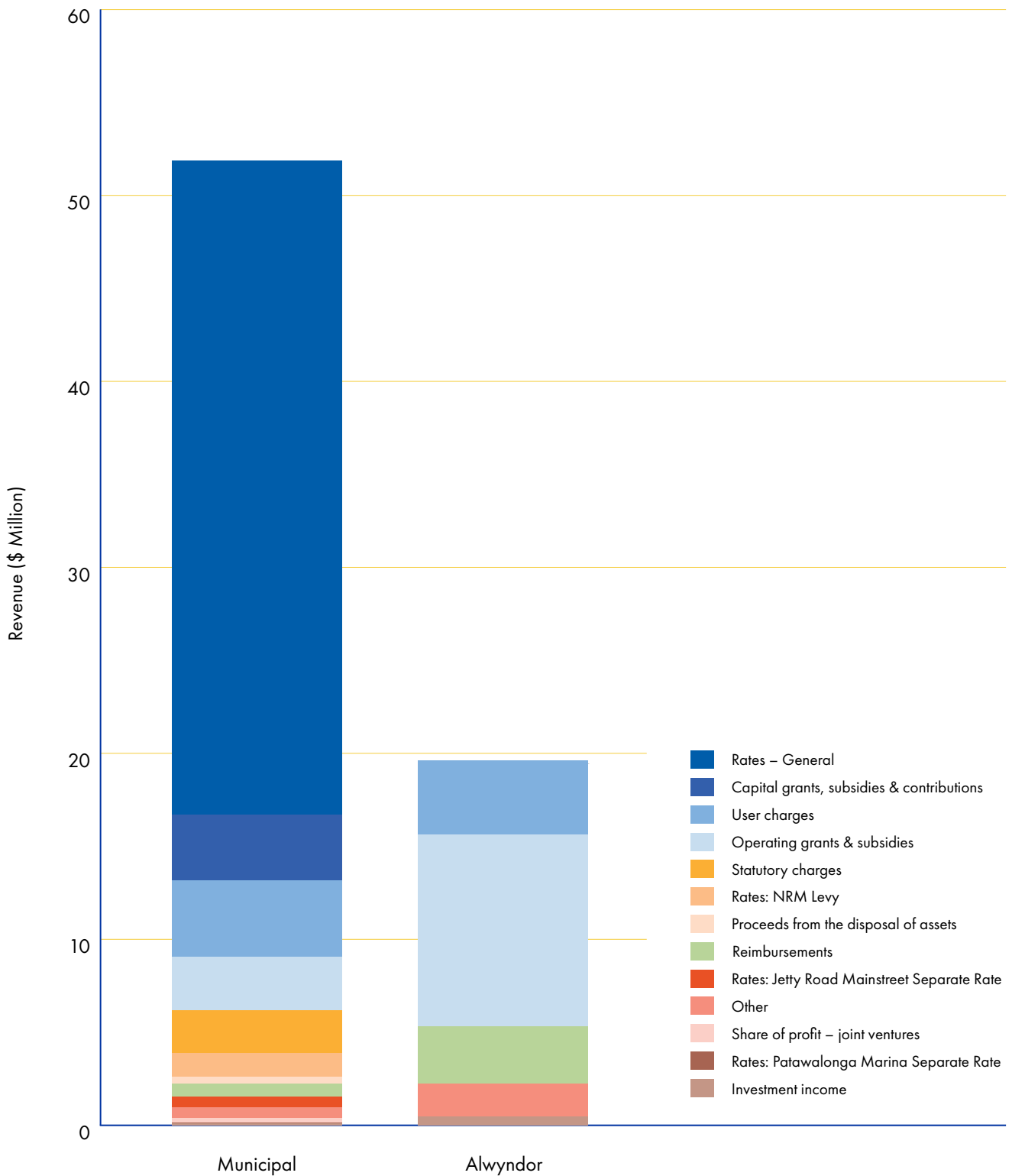
### CONSOLIDATED REVENUE

**TOTAL CONSOLIDATED REVENUE (INCLUDING CAPITAL & OPERATING REVENUE)** **\$71.58 million**





## 2019-20 REVENUE



## 2019–20 OPERATIONAL EXPENDITURE \$67.62 MILLION

We will spend \$67.62 million to deliver services to the community.

### MUNICIPAL OPERATIONAL EXPENDITURE

#### Services

Asset management	\$8.12 million
Corporate services	\$5.15 million
Open spaces & coastal assets	\$3.37 million
Waste management	\$3.94 million
Marketing & tourism	\$2.27 million
Regulatory services	\$1.97 million
Information & technology services	\$2.04 million
Library services	\$1.62 million
Community wellbeing	\$1.57 million
Development services	\$1.37 million
Commercial & economic enterprise	\$1.50 million
Community development	\$1.28 million
Financial services	\$1.18 million
Strategic planning & development policy	\$1.03 million
<b>Total expenditure on services</b>	<b>\$36.41 million</b>
<b>Other operational expenditure</b>	
Depreciation - municipal	\$9.29 million
NRM Levy	\$1.28 million
Operational new initiatives	\$0.83 million
<b>Total expenditure on other operational</b>	<b>\$11.40 million</b>
<b>TOTAL MUNICIPAL OPERATIONAL EXPENDITURE</b>	<b>\$47.81 million</b>

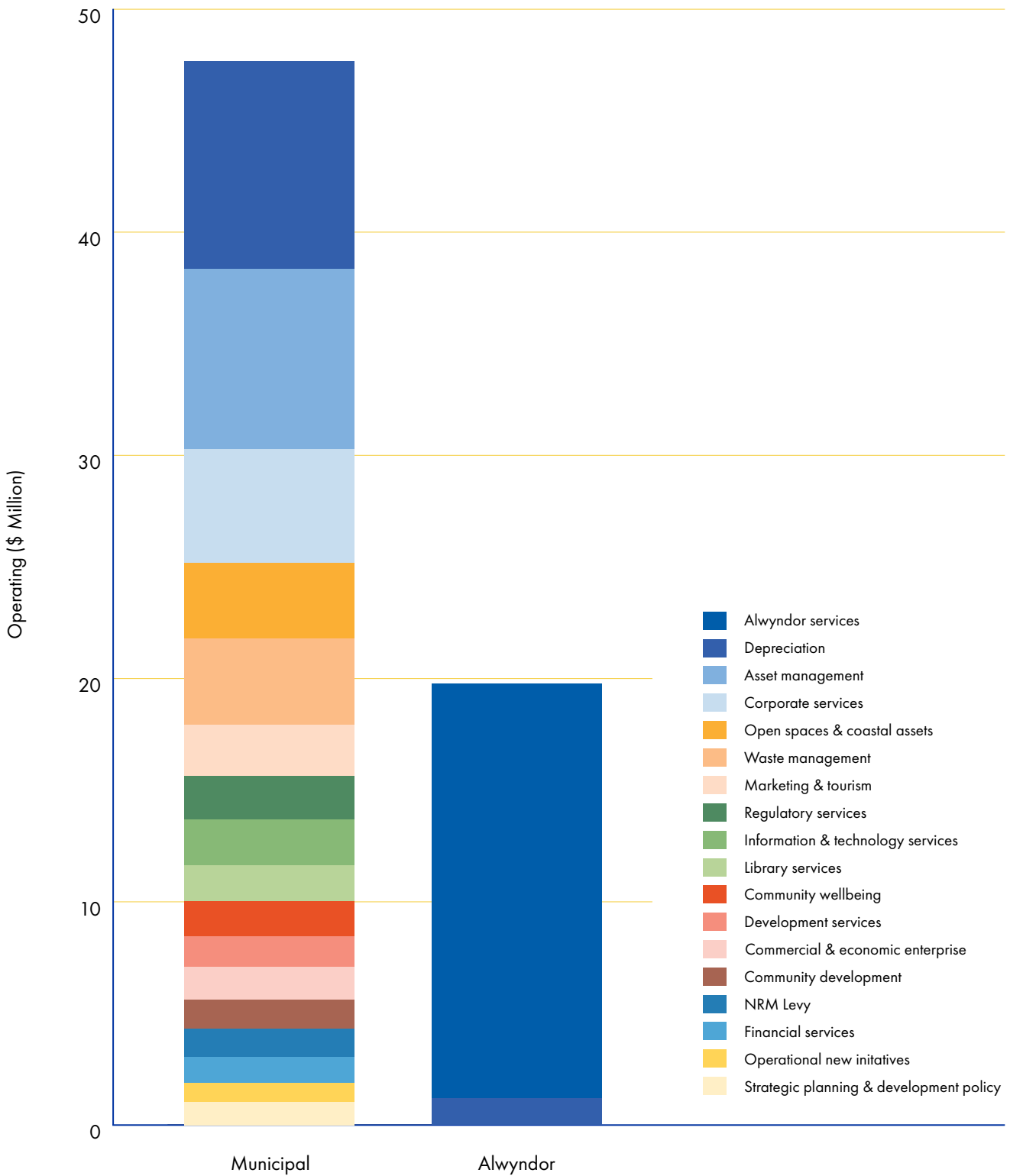
### ALWYNDOR OPERATING EXPENDITURE

Alwyndor services	\$18.63 million
<b>Total expenditure on services</b>	<b>\$18.63 million</b>
<b>Other operational expenditure</b>	
Depreciation - Alwyndor	\$1.18 million
<b>Total expenditure on other operational</b>	<b>\$1.18 million</b>
<b>TOTAL ALWYNDOR OPERATIONAL EXPENDITURE</b>	<b>\$19.81 million</b>

### CONSOLIDATED OPERATIONAL EXPENDITURE

<b>TOTAL CONSOLIDATED OPERATIONAL EXPENDITURE</b>	<b>\$67.62 million</b>
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## 2019–20 OPERATIONAL EXPENDITURE





## 2019–20 CAPITAL PROGRAM \$23.69 MILLION

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We will spend \$23.69 million on our capital program to update and maintain our community's assets in 2019–20.

### MUNICIPAL CAPITAL PROGRAM

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Capital new initiatives	\$15.98 million
Transport & access <sup>1</sup>	\$2.70 million
Buildings	\$0.87 million
Major plant & equipment replacement	\$1.23 million
Open space	\$0.73 million
Stormwater drainage	\$0.37 million
Library collection	\$0.09 million
Coastal	\$0.05 million
Project management capitalised <sup>2</sup>	\$0.83 million
<b>TOTAL MUNICIPAL CAPITAL EXPENDITURE</b>	<b>\$22.85 million</b>

### ALWYNDOR CAPITAL PROGRAM

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Alwyndor asset renewal and replacement	\$0.84 million
<b>TOTAL ALWYNDOR CAPITAL EXPENDITURE</b>	<b>\$0.84 million</b>

### CONSOLIDATED CAPITAL PROGRAM

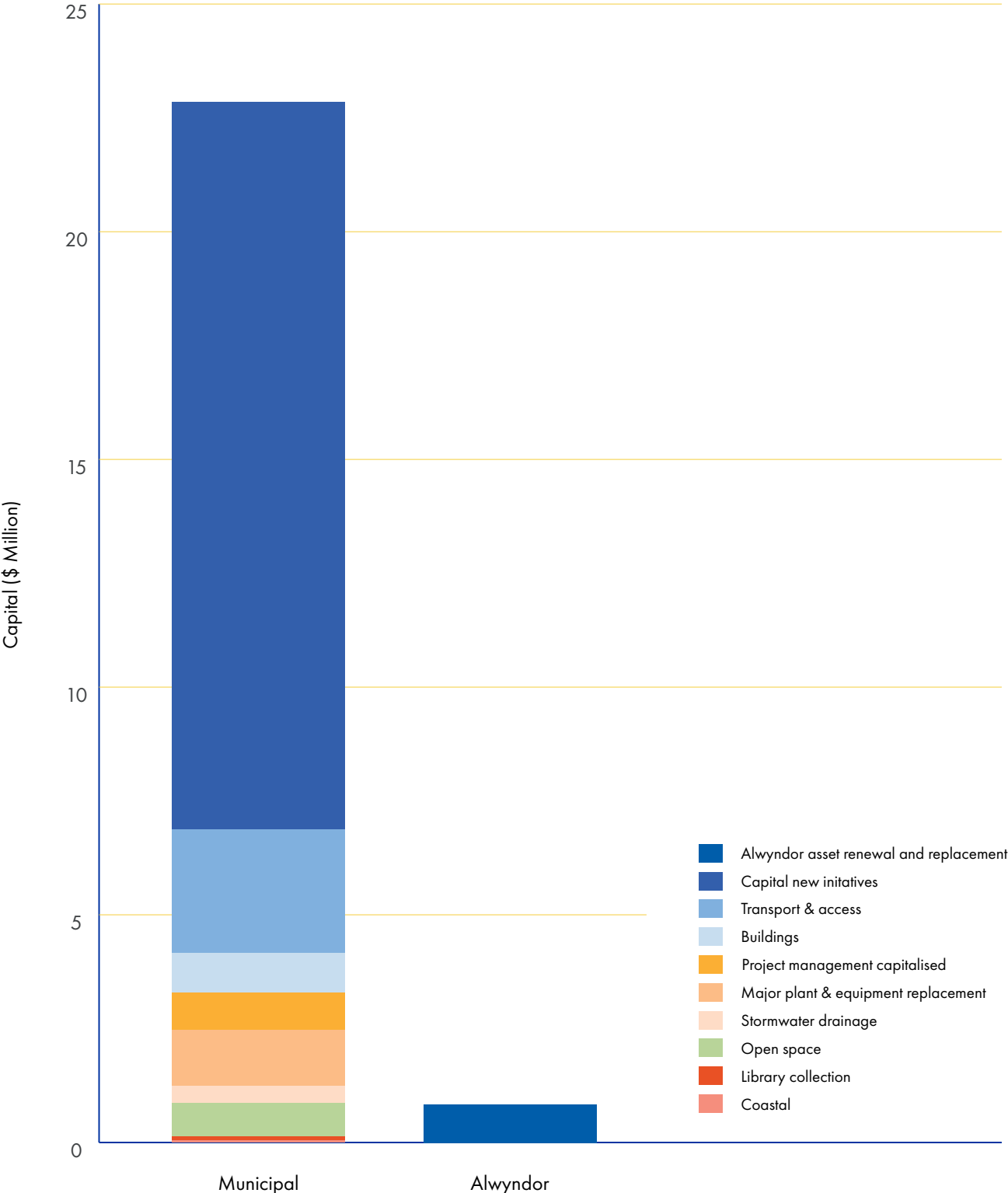
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<b>TOTAL CONSOLIDATED CAPITAL EXPENDITURE</b>	<b>\$23.69 million</b>
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<sup>1</sup> to be subsidised by \$300,000 Commonwealth Government Funding through the Roads To Recovery Grant Program.

<sup>2</sup> Project management capitalised is the amount of operational funding for design and project management work that is capitalised, and therefore attributed to the capital budget.

# 2019-20 CAPITAL PROGRAM



# OUR FINANCIAL GOVERNANCE

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

**CITY OF HOLDFAST BAY  
LONG-TERM FINANCIAL PLAN**





## ENSURING FINANCIAL SUSTAINABILITY

### Policies and practices

We adopt prudent financial governance policies and practices to enable us to consistently deliver cost-effective services to our community. Our policies and practices are based on three goals:

- 1. Program sustainability**  
To ensure the maintenance of our high-priority programs including the renewal and replacement of infrastructure
- 2. Rate stability**  
To ensure a reasonable degree of stability and predictability in the overall rates
- 3. Intergenerational equity**  
To ensure a fair sharing of the distribution of resources and their attendant financial burden between current and future users of our services and infrastructure.

## OUR FINANCIAL PRINCIPLES

The following key financial principles were adopted in the preparation of this plan:

- › **Presenting a balanced budget**  
We aim to fully fund the cost of services, including the depreciation of infrastructure and assets (ie, wear and tear), in order to share the costs of our services fairly between our current and future users. This is based on the understanding that insufficient funding would shift the cost burden of today's services on to future users in the form of higher rates or reduced services.
- › **Maintaining infrastructure and managing assets**  
We aim to maintain infrastructure (eg, buildings and bridges) and assets (eg, roads, kerbs, paving, machinery, trees, irrigation systems and playground equipment) to ensure the continued delivery of services to agreed standards. This involves developing and using long-term infrastructure and asset management plans to manage our asset portfolio efficiently, and continuing to invest in renewing and replacing our assets as they wear out.
- › **Providing predictable rates**  
We aim to provide our community with a reasonable degree of predictability for rates over the medium term. We aim to keep you fully informed about future rates and the corresponding services provided.
- › **Prudent debt management**  
We aim to keep our debt as low as practicable. We borrow funds to invest in new long-term assets or to replace and renew existing assets and thereby spread that cost over the longer term, consistent with the typical long lives of assets.

# SIGNIFICANT INFLUENCES

## BROAD TRENDS AND EMERGING ISSUES

We considered the impact of a number of global, national and state trends when developing our 2019–20 Annual Business Plan. They include:

### Waste management - China Sword

The Green Sword policy is a ruling introduced by China in 2017 to reduce the volume and contamination levels of recyclable materials it imports for reprocessing.

Twenty-four types of recyclables have been banned (ceasing of import licenses) across both industrial and household categories. Those most relevant to local recycling services are household plastics and waste paper recycling. Banned plastics include scrap PET, scrap polyethylene, scrap PVC and scrap polystyrene.

Paper and cardboard waste types are still imported but have to meet lower contamination levels of 0.5%, down from the previous 1.5% contamination rate. For impact of this on the 2019–20 budget we have provisioned \$383,000.

### Economic vitality

Turbulence in financial markets has increased in recent times, reflecting concerns around the outlook for major economies, as well as risks related to the US-China trade dispute, Brexit and the Italian-European Commission budget dispute. Equity and commodity markets have exhibited considerable volatility and this, together with a slowdown in global growth in the December quarter, has contributed to doubts around the strength of the global economy through this financial year.

However, the South Australian Tourism Economy has continued to exceed growth expectations, with the value of tourism to South Australia soaring to an all time high of \$6.9 million. Our City is perfectly positioned to benefit from this growth, with our premium offering, and award winning tourism campaign. The Council

continues to invest in the economic vitality of our City through the implementation of the Economic Activation Plan, supporting and growing local business, making it easier to do business, boosting our visitor economy and harnessing emerging technology.

### Health, wellbeing and aging

Today's modern society reportedly results in a number of lifestyle challenges for individuals, including an increasingly sedentary lifestyle, longer working hours and higher obesity rates, which are associated with a number of chronic health conditions and increasing social isolation. South Australia has a higher population of people aged over 55 than the rest of Australia, and the median age of City of Holdfast Bay residents is 46, which is significantly older than surrounding Council areas. As time passes, our portion of those aged over 65 will increase. To address these issues, we commit to providing facilities and services that promote healthy, active lifestyles, community wellbeing, opportunities for social engagement and healthy aging.

### Environmental sustainability

We are committed to protecting our valuable natural environment, with a focus on biodiversity and protecting our unique coastal environs. We are committed to reducing our reliance on fossil fuels, replacing streetlighting with LED lights, and conducting an energy audit of Council buildings. We continue our water sensitive urban design projects, remediating three gullies and maintaining our precious beaches. In 2019–20 we will develop an Environmental Strategy to provide a holistic approach and priority for our resources in tackling the impacts of climate change.

# THE 2019–20 BUSINESS ENVIRONMENT

The following factors are expected to influence our business environment in 2019–20

## Operating and utility costs

Just like households, all Councils are subject to a number of costs, and we have a limited ability to control these. In 2019–20 we expect the Environment Protection Authority Landfill Levy to rise by 3 per cent from to \$103 per tonne.

Depreciation on new assets has increased by \$255,000. This increase in depreciation is offset by the benefits that new and improved facilities provide to our community.

While the costs of providing assets and services differs from Council to Council according to the needs and expectations of their individual communities, we use the Local Government Price Index (LGPI) as a benchmark for monitoring the cost of service we provide. This is similar to the Consumer Price Index (CPI), but monitors price changes in goods and materials that are specifically relevant to local government. The annual LGPI for the December 2018 quarter was 2.7 per cent.

## Housing industry

The housing industry has remained steady over the past few years. Housing building approvals were up from the previous year and this growth is expected to continue into 2019–20. For this reason, we have prepared our *Draft 2019–20 Annual Business Plan* based on an estimated growth of 0.5 per cent. Potential changes to negative gearing legislation may have an impact on development levels.

## Economic and planning system reforms

The Government of South Australia has continued to progress a range of reforms to South Australia's planning and development system, to implement the *Planning, Development and Infrastructure Act 2016* and modernise the system.

Whilst some of the Government's reform agenda has been delivered, the remaining reforms are likely to continue to impact Council's business and financial operations in the area of local planning. Likely impacts may include:

- › A reduction in Council's influence in the assessment of development applications, particularly for larger-scale or high-value projects with an investment value of over \$5 million, and all development exceeding 4-storeys in height within areas of Glenelg, combined with further deregulation of planning assessment through Private Certification.
- › Increased costs to Council to fund infrastructure that is currently provided by the government or private sector, and the potential for reduced infrastructure funding at the local metropolitan level in favour of regional projects.
- › Increased costs to Council to manage an expanded building inspection regime, required to monitor and regulate the anticipated rise in non-conforming developments that will be approved independent of Council.
- › Improvements to our information technology systems and cost-shifting from the Government of South Australia to service a central online planning portal and e-planning system.

We will monitor the impact of the Government of South Australia's reforms package on our business operations as details emerge.

Likewise, the impact of the 2019 Federal Government Elections will require close monitoring.



## Aged care industry transformation

With the average age of the South Australian population rising, the demand for aged care services is increasing at a rapid rate. Not only is the overall demand for services increasing but, due to the 'baby boomer' generation beginning to enter the aged care market, the expectations of the variety and levels of service are also increasing. Correspondingly the cost of funding aged care services is also rising at what the Federal Government has described as an unsustainable rate. This is increasing pressure on all levels of government to provide and fund appropriate services and infrastructure. As a result, the Government has made significant changes to the funding arrangements associated with aged care targeted at promoting greater consumer choice, income testing so those that can afford it contribute to the cost of their care and encouraging providers to become more efficient and innovative.

One of the most significant changes in the past 18 months is funding for Home Care Packages now being provided directly to consumers, giving greater choice and control of the type of care received and of the provider delivering the care. Home Care Packages have therefore become portable, allowing consumers to change their service provider whenever they wish and retain their package if they relocate. This has resulted in a more competitive and open market for services and requires providers to become more focused on the specific needs to each consumer.

The Aged Care Funding Instrument (ACFI) is the classification instrument the Australian Government applies to fund Residential Accommodation aged care services. On 1 July 2016, a range of changes were implemented to the ACFI and further changes are expected, with a proposed new tool, the R-ACFI, currently under review. This new tool combined with the absence of any CPI increase in 2017, and potentially again in 2018, is designed to slow the 'unsustainable' growth in the costs of providing aged care which will challenge many current service providers as they will be required to deliver the same levels of care with a reduced (in real terms) level of funding.

The current government 'cost control' activity combined with the increased expectations of new Aged Care consumers indicates that it will be an extremely challenging transition in the Aged Care Industry over the next few years but also one with many opportunities to prosper.

### Council Community Wellbeing Program

Council continues to administer the grant-funded Commonwealth Home Support Program (CHSP), which offers older people subsidised basic maintenance and support services to enhance independence, promote social inclusion and support wellness. In October 2018, the Minister for Senior Australians and Aged Care, the Hon Ken Wyatt AM, MP announced \$50 million per year in growth funding over 2 years to a select number of existing CHSP service providers from 2018–19 with strong record of delivery. The City of Holdfast Bay has so far secured additional grant funding for domestic assistance and for home modifications and looks forward to continuing to provide these valued services to local residents of the City of Holdfast Bay for the 2019/20 financial year.

The National Disability Insurance Scheme (NDIS) (the new way of providing individualised support for people with disability, their families and carers) continues to roll out across South Australia. Local Holdfast Bay residents have been transitioning into the new scheme since June 2018 and continue to do so. The City of Holdfast Bay remains committed to continuity of care for all residents currently receiving support services through the SA-HACC program until the NDIS is fully in place and will also continue to provide services to those people who do not meet the eligibility for the NDIS and are not already receiving similar support through other specialist disability providers.

## External funding sources

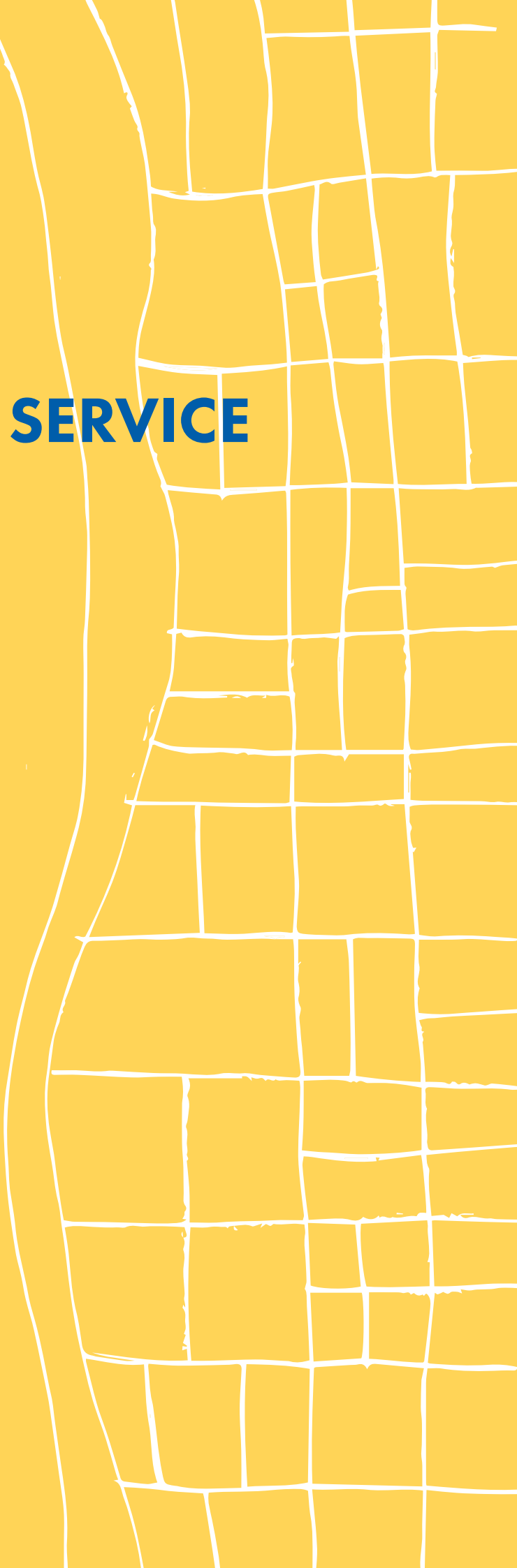
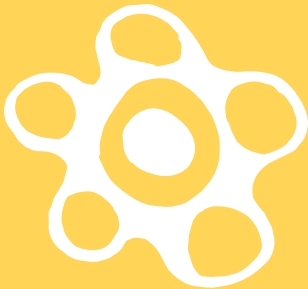
Our 2019–20 budget relies significantly on property rate revenue for our operations. Rates make up 77 per cent of our revenue, excluding Alwyndor and the NRM Levy. Whilst we are a leader in South Australia for non-rate revenue, we are still seeking to reduce this rate burden by increasing our revenue from other sources, such as rent from commercial leases, off-street car parks, income from the Brighton Caravan Park and Partridge House and grant funding from the Commonwealth and State Governments.

Reductions in Commonwealth and State Government funding levels have had a flow-on effect, reducing the grants available to local government. This affects our ability to undertake certain projects within our desired timeframes, and may influence our ability to commence this year. In 2019–20 these projects include:

- › Stormwater Management Plan implementation
- › Jetty Road Glenelg and Environs masterplan - phase 1 construction
- › Wigley Reserve Playspace and Fitness Hub

In addition to external cost increases, State and Commonwealth grant funding has decreased, with fewer opportunities and reductions of funds available to Councils. The Australian Government's Supplementary Roads Grant which allows Council to undertake significant repairs and make improvements to our local roads, kerbing and stormwater system is not guaranteed in 2019–20. This grant was \$188,000 in 2018–19.

# ACHIEVEMENTS, PRIORITIES AND SERVICE DELIVERY







## COMMUNITY

A healthy, creative, connected  
community.

In 2019–20 we will allocate \$35.53 million to building a healthy, active and resilient community; celebrating culture and diversity; providing welcoming, accessible facilities; and fostering an engaged, contributing community.



## OUR ACHIEVEMENTS

In 2018–19 we delivered many projects and services that supported our goal of building a strong community, creating a place with a quality lifestyle, for every generation, that celebrates culture and is safe and secure. Our activities included:

- › Upgraded playground equipment at Bindara Reserve and Susan Grace Benny Reserve
- › Undertook important maintenance works at Brighton Surf Life Saving Club
- › Installed shade sails at the Glenelg Oval
- › Increased Brighton Library opening hours to six days a week increasing patronage by over 16,500 visitors (31%)
- › Developed an Arts and Culture Strategy
- › Developed the Holdfast Bay Community Centre Masterplan
- › Installed automated defibrillators in council buildings
- › Completed cemetery improvements including new ashes memorial sites and design extension of burial areas. A full audit of the cemeteries was completed allowing updated cemetery maps and records to be made available online.
- › Undertaking preparatory design work for important restoration work at the Glenelg Town Hall
- › Commenced Stage 1 construction of the Brighton Oval Sporting Complex Masterplan including three new buildings for tenant clubs, additional public amenities including accessible toilets and enhanced spectator facilities. Council secured \$2million in State Government funding for this stage of the implementation.
- › Created detailed designs for Wigley Reserve Playspace and Fitness Hub
- › Constructed a playspace at Kauri Sports & Community Centre
- › Undertook concept plans and design options for the Glenelg Town Hall Museum and Gallery
- › Developed a Disability Access and Inclusion Strategy and Action Plan

Please visit [www.holdfast.sa.gov.au](http://www.holdfast.sa.gov.au) for a full list of our achievements.

## OUR PRIORITIES

In 2019–20 we will continue to deliver projects that build a healthy, creative, connected community, including:

- › Continuing restoration work at the Glenelg Town Hall
- › Implementing phase one of our new Arts and Culture Strategy
- › Commencing implementation of the Access and Inclusion Strategy
- › Undertaking an update on our Social Needs and Community Infrastructure Planning and Analysis Report
- › Construction of the Wigley Playspace and Fitness Hub upgrade (subject to grant funding)
- › Completing Stage 1 and commencing Stage 2 of the Brighton Oval Masterplan
- › Undertaking construction of Stage 1 of the Glenelg Oval Sporting Complex Masterplan, focusing on the Holdfast Tennis Club.

## OUR SERVICE DELIVERY \$25.07 MILLION

### Alwyndor Aged Care – \$18.63 million

We will accommodate the needs of the state’s ageing community by providing appropriate assets, services and programs including the high-quality residential and out-patient services offered by Alwyndor Aged Care. Operated by Council, Alwyndor is fully funded by the Commonwealth and State Governments and Alwyndor resident and client contributions.

Alwyndor Aged Care’s services include 134 residential accommodation beds, respite care, 10 transitional care beds, hospitality services, rehabilitation and support services, plus various community service in home packages (including consumer directed care and community options program).

### Community development – \$1.28 million

Our community development programs, services and events aim to promote interaction and minimise social isolation and disadvantage within our community. This includes providing places, infrastructure and funding support for people of all ages and abilities to meet, mix and build constructive connections, plus opportunities for people to participate in a wide range of sporting, recreational and cultural activities. This year, we will continue to support:

- › Sports and recreation, including local sporting clubs and recreational planning and development
- › Community development programs, including community gardens and community and youth sponsorship grants
- › Arts, youth and cultural activities
- › Volunteer services
- › Community centres, including the Holdfast Bay Community Centre, Glenelg Community Centre, Glenelg North Community Centre, Brighton Community Centre and Partridge House
- › Aboriginal reconciliation, through consultation and engagement.

### Community wellbeing – \$1.57 million

We will foster and support community programs and activities that promote wellbeing and resilience, help people to remain in their homes, and provide choices that enhance people’s quality of life and keep them connected to their communities. We will deliver this aim through:

- › **Commonwealth Home Support Program (CHSP)**  
a range of services including, but not limited to social support, domestic assistance and basic home maintenance for eligible residents who are frail and elderly or have a disability, and their carers
- › **Life Links**  
a program to engage residents from pension-only Supported Residential Facilities (SRFs) in social and recreational opportunities
- › **Community transport**  
a door-to-door community bus service with routes from home to local shopping centres and facilities for eligible residents.
- › Commencing implementation of our Access and Inclusion Strategy.

### Library services – \$1.62 million

We will provide accessible and progressive library services that meet our community’s informational and recreational reading needs while fostering a love of lifelong learning. This year, we will continue to develop our range of events, programs, services and activities through our two branches at Brighton and Glenelg.



### Regulatory services – \$1.97 million

We will keep our community safe with an emphasis on equity, fairness and compliance with local, state and national regulations, laws and standards. We will achieve this by:

- › Providing environmental health services, including inspecting premises where food is prepared and sold, and investigating public health risks
- › Monitoring public safety and security
- › Ensuring compliance with our animal management laws and local by-laws
- › Monitoring and enforcing parking laws
- › Educating our residents, visitors and business owners about our laws and local by-laws
- › Providing immunisation services to assist in preventing the spread of infectious diseases

## OUR CAPITAL PROJECTS \$1.24 MILLION

### Playgrounds – \$24,393

This year to ensure full enjoyment of the well loved Glenelg Foreshore Playground we are replacing the trampolines. See Our New Projects for a broad range of playground upgrades.

### Open space capital renewal – \$ 212,787

As part of our open space management plans, we have allocated \$212,787 to repairing or upgrading infrastructure in our reserves, including irrigation, fencing. We're also replacing a number of picnic settings, bins and park benches.

### Public reserve lighting - \$141,240

We are keeping our reserves safe and well lit.



### **Sporting and community clubrooms and facilities – \$698,000**

In 2019–20 we will repair and maintain a number of sporting and community facilities. This includes replacing tennis court surfaces at a number of locations, and maintenance works at Holdfast Bay Community Centre, Partridge House, Ringwood Community Centre, Seacliff Youth Centre, Brighton Table Tennis Clubrooms, Brighton Croquet Clubrooms, Brighton Bowling Club, Brighton Seacliff Yacht Club, Brighton Tennis Club and Glenelg North Community Centre.

### **Library collection and improvements – \$160,340**

In 2019–20 we will allocate \$85,340 to continue to maintain our library collection to ensure that materials are current, accessible and meet the cultural and informational needs of our community. We will continue to maintain our two important community libraries including external works at Glenelg and Brighton. See below for information on a new Mobile Digital Hub.

## **OUR NEW PROJECTS \$9.22 MILLION**

### **Glenelg Town Hall – \$1 million**

In 2017–18 we engaged specialised heritage architects to undertake an assessment of the Glenelg Town Hall. The results of this assessment has identified a range of restoration works are required. In 2019–20 we have allocated \$1 million to continue these important works at the State Heritage listed building. For more information see Highlights, page 9.

### **Glenelg Oval Sporting Complex Masterplan implementation – stage 1 (Holdfast Tennis Club) – \$889,949**

In 2019–20 we will undertake the construction of stage 1 of the Glenelg Oval Sporting Masterplan. Stage 1 of this multi-year project focuses on the Holdfast Tennis Club, which includes the demolition and development of the clubroom on site, installation of new lighting and fencing around the courts. Council was unsuccessful in attracting grant funding in 2018–19 and will pursue the project in the upcoming year as a fully Council funded proposition, should external funding not be achieved. For more information see Highlights, page 9.

### **Brighton Oval Masterplan – \$5,932,670**

We will complete Stage 1 of the Masterplan in 2019–20 which comprises the construction of new club room facilities for the Rugby, Lacrosse and Football/Cricket clubs, and commence construction of Stage 2 of the Masterplan which includes upgrades to community recreation facilities, upgraded spectator and public amenities, cricket training facilities, car parking and safety upgrades to adjacent roadway. For more information see Highlights, page 9.

### **Wigley Reserve Playspace and Fitness Hub – \$1 million**

We will commence construction of the Wigley Reserve Playspace and Fitness Hub in line with the preferred detailed concept design based on community engagement findings. This project will upgrade the current playground and fitness area into a destination playspace with opportunities for all ages and abilities. The upgrade of this playspace will activate a largely under utilised space turning it into a well loved community asset. Construction is subject to successful grant funding from the State Government.

### **Disability Access & Inclusion Strategy and Action Plan implementation – \$24,000**

Introduced in 2017, The Disability Bill 2017 requires that a disability access and inclusion plan must be prepared by all state authorities and Councils. The implementation of Disability Access & Inclusion Strategy & Action Plan will include an audit of Council's facilities and aspects of its operations to provide a prioritised action plan to address access and inclusion requirements, as per the bill.

### **Advanced Pump Track – \$71,810**

In response to a request from local residents Council will investigate options for an advanced pump track suited to more senior and experienced riders at a site on Cedar Avenue.

### **Kingston Park Masterplan – \$100,000**

Council will review the Masterplan and implement Stage 1.

### **Investing in our partnership with the Kaurua Nation – \$35,000**

We will continue to work together with Kaurua, other aboriginal groups, and State Government to promote projects and opportunities of cultural significance across the City, to promote a greater understanding of the Kaurua people's cultural heritage and spiritual beliefs.

### **Social Needs and Community Infrastructure Planning and Analysis Report – \$40,800**

This report describes the alignment between community infrastructure and current and projected social needs. The last assessment was conducted in 2012 and an update is required.

### **Library Mobile Digital Hub – \$10,000**

In pursuit of our endeavour to ensure our libraries become hubs of knowledge, creativity and innovation Council is investing \$10,000 in a Mobile Digital Hub to showcase digital technologies to the community, including schools, community centres and service clubs. Various technologies will be covered, such as: 3D printing, basic coding and robotics, drones, augmented and virtual reality.

### **Wattle Reserve multi-use court upgrade – \$34,000**

Upgrade current 3:3 basketball court into a multi-use netball and basketball court with separate rings and regulation goal ring/three point shooting lines. This investment will create a recreation asset with higher carrying capacity (including basketball 3 point arc and netball ring) and community interest at this well used community space.

### **Dulcie Perry Reserve Playspace Redevelopment – \$82,500**

A redevelopment of the Dulcie Perry Playspace including extending the play zone around the existing modular play equipment and slide to include a 4 way rocker/seesaw and the existing (or a new) swing set.







## ENVIRONMENT

A community connected to our natural environment.

In 2019–20 we will allocate \$9.66 million to protecting biodiversity; building an environmentally resilient city; using resources efficiently; and fostering an environmentally connected community.





## OUR ACHIEVEMENTS

In 2018–19 we delivered many projects and services that supported our goal of creating a place that values its natural environment and manages its environmental impacts. Our activities included:

- › Commenced a multi-year LED streetlight conversion program
- › Delivered improvements to and conservation of Barton, Gilbertson and Pine Gullies
- › Upgraded stormwater infrastructure in our city, including key sites in Somerton Park, Brighton and North Brighton
- › Upgraded stormwater drainage at Glenelg East and a number of stormwater pits across our City
- › Improved public safety and conservation of our coastal dunes at Glenelg and Seacliff
- › Installed a further two sand groynes at Brighton to reduce sand erosion
- › Implemented Water Sensitive Urban Design projects through stormwater integration in areas of Glenelg, Seacliff and Glenelg South
- › Established a Biodiversity Corridor along the Sturt River including design and installation of interpretive signs in a trail throughout the City's conservation sites
- › Undertook tours of our conservation sites.

Please visit [holdfast.sa.gov.au](http://holdfast.sa.gov.au) for a full list of our achievements.

## OUR PRIORITIES

In 2019–20 we will continue to deliver projects that support a more sustainable environment and an environmentally connected community, including:

- › Continue to deliver Water Sensitive Urban Design rain gardens around the Council area
- › Continue to deliver improvements to and conservation of our natural gullies
- › Continue upgrading stormwater infrastructure in our city, including key sites in Somerton Park, Brighton and North Brighton
- › Continue to establish our biodiversity corridor along the Sturt River
- › Install further bins along the esplanade at Brighton
- › Install further dog bag dispensers
- › Continue our program to improve household waste reduction.

## OUR SERVICE DELIVERY \$7.31 MILLION

### Open space and coastal assets – \$3.37 million

We will manage and maintain the community's natural assets in an environmentally and financially sustainable manner for the benefit of our residents and the wider community.

We will support this aim by:

- › Managing our open spaces and reserves
- › Planning and implementing environmental management programs
- › Planting and caring for trees in our streets and reserves
- › Cleaning our streets and foreshore
- › Maintaining our cemeteries (North Brighton Cemetery and St Jude's Cemetery)
- › Providing well-planned, well-maintained and appropriate street lighting
- › Managing and maintaining our coastal zones and foreshore.



### **Waste management – \$3.94 million**

Purchase additional kitchen organic baskets and compostable bags. Implement additional educational campaigns to assist in landfill diversion.

## **OUR CAPITAL PROJECTS \$412,200**

### **Flood management – \$367,000**

Upgrading our stormwater drainage throughout the area improves our capacity to protect against flooding. In 2019-20 we have allocated \$367,000 to continue with stormwater improvements across our city in line with our Stormwater Management Plan. This includes remedial work on the Harrow Road Headwall and a replacement of the Marine Parade Outfall, as well as works on a broad range of other pipes and pits.

### **Coastal works – \$45,200**

To improve public safety and conservation of our coastal dunes, we have allocated \$45,200 to install coastal fencing including Marlborough Street and Wheatland Street. We'll replace the drinking fountain at Whyte Street, and undertake repairs to Glenelg Jetty.

## **OUR NEW PROJECTS \$1.94 MILLION**

### **Plan development of beach width increase – \$10,000**

Our beaches are consistently rated as our most valuable asset in terms of quality of life and visitation. Council will develop a comprehensive plan to increase and sustain beach width.

### **Energy Audit and Program – \$35,000**

This project will undertake an audit of current energy use within the council and its buildings. It will recommend opportunities to reduce use of energy or implement alternative/renewable energy sources.

### **Street light conversion to LED – \$40,000**

To reduce our environmental impact and operating costs we will continue to convert our street lights from fluorescent lighting to more energy efficient LED lighting.

### **Sand bag groyne installation at Brighton beach – stage 2 – \$50,000**

Through community engagement it is evident that coastal protection is of great interest to our community. In conjunction with the Coastal Protection board, we will install a further two sandbag groynes at Brighton to reduce sand erosion.

### **Water Sensitive Urban Design – \$300,000**

Water Sensitive Urban Design (WSUD) is a landscape design approach to integrating stormwater into urban design to mitigate against flooding, improve amenity, replenish groundwater and improve the quality of stormwater entering the marine environment.

### **Dog bag dispensers – \$30,750**

Replace existing dog bag dispensers with compostable bag compatible models and install an additional 6 dispensers in various locations across Holdfast Bay.

### **Develop an environmental strategy – \$60,000**

This project will develop an environmental strategy which will assist to pull together the environmental pillar plans, climate change and emerging activities such as reducing single use plastic.

### **Continuing to support the Food 2 Green program – \$20,000**

Continue to support community uptake of the Food 2 Green program through the purchase of additional, compostable bags, increased promotion, bin inspections and a door knocking campaign.

### **Tree canopy – \$40,000**

This project will undertake activities such as planting new trees and protecting existing trees to increase the urban forest.



#### **Improve coastal dunes biodiversity – \$40,000**

Biodiversity baseline data was undertaken in 2018 to provide for improvement actions such as removal of weeds, pests and planting of new native plants.

#### **Stormwater Management Plan implementation – \$1 million**

Continuing to improve our stormwater systems across the city as part of our Stormwater Management Plan, to reduce the risk of flooding in our city. We have allocated \$1 million in 2019–20 to improvements to our stormwater infrastructure across the city.

#### **Improvements to Barton Gully, Gilbertson Gully and Pine Gully – \$200,000**

In 2019–20 we will allocate \$200,000 to implement the second stage of the Gully masterplans, which focuses on stormwater flow, path remediation and vegetation improvements.

#### **Additional inspector patrols along the foreshore area – \$32,000**

We will provide additional patrols along the foreshore area for 6 months (24 weeks) from September to February inclusive to cover the plover breeding and peak season to regulate, enforce and educate in terms of parking, protecting native flora and fauna and responsible dog ownership. A three year trial.

#### **Additional bins for Brighton Esplanade – \$1,800**

We will install additional bins to accommodate the popular covered seating areas along the esplanade at Brighton.

#### **Gross Pollutant Trap Cleaning – \$40,000**

To improve the efficacy of our stormwater systems, additional cleaning over and above the programmed cleaning of gross pollutant traps will be undertaken.



## ECONOMY

A diverse and resilient local economy.

In 2019–20, we will allocate \$4.22 million to supporting and growing local business; making it easier to do business; harnessing emerging technology; and boosting our visitor economy.





## OUR ACHIEVEMENTS

In 2018–19, we delivered many projects and services that supported our goal of delivering economic prosperity—creating a place to do business, that welcomes visitors and provides value for money. Our activities included:

- › Increasing support to local businesses in our area with a number of initiatives, including a business concierge, visiting business advisory service and improved interface for businesses on our website
- › Progressing the Economic Activation Plan, towards a five year horizon in supporting local economic development and investing in future growth industries
- › Progressing our economic objectives by dedicating a resource to economic development and business support in Holdfast Bay
- › Continuing the business start-up support scheme, which provides small businesses and start-ups to locate and/or expand in our city to increase job opportunities or invest in export opportunities
- › Continuing to increase the income and occupancy of the Brighton caravan park. As a key business asset, the park's income reduces the rate burden for our community
- › Providing a digital support program for local businesses to support and assist businesses entering or expanding an online presence
- › Upgrading our carpark facilities, replacing nine ticket machines in Glenelg with credit card enabled machines and introducing a new parking management system
- › Hosting more than 250 events, attracting over 500,000 event attendees. These events included New Year's Eve, TDU Street Party and Race Start, TDU People's Challenge, Christmas Pageant, Adelaide Fashion Festival Street Party, Moseley Beach Club, Winter Wonderland and the Skyline Ferris Wheel amongst many others
- › With over 7,000 registered participants which included 4,400 competing athletes from 45 nations, the LWC2018 hosted in Glenelg has been the largest Lifesaving World Championships ever conducted.

Please visit [holdfast.sa.gov.au](http://holdfast.sa.gov.au) for a full list of our achievements.

## OUR PRIORITIES

In 2019–20 we will continue to support our local economy, welcome tourism and attract a variety of events to our city. Our focus for 2019–20 includes:

- › Providing a digital support program for local businesses to support and assist businesses entering or expanding an online presence
- › Continuing to support small business start ups with our \$50,000 small business development grants
- › Attracting a broad range of events to our city, through upgrading our event infrastructure, continuing to resource a busy professional events team and introducing an event attraction fund
- › Progressing the objectives in our economic activation plan.

## OUR SERVICE DELIVERY \$3.77 MILLION

### Tourism and business marketing services – \$2.27 million

We will continue to develop an environment that assists the future viability of local businesses and creates opportunities to attract innovative industries. Our visitor and business services include:

- › Planning, implementing and supporting a wide range of community events to increase visitation and length of stay within our city
- › Actively consulting and communicating with our community through our community engagement program
- › Preserving and stabilising the Holdfast history collection while developing opportunities to make it more accessible to the community
- › Providing targeted tourism and marketing services aligned with community desires and needs
- › Developing city-wide commercial and economic opportunities
- › Providing a voice for the business and property owners in the Glenelg precinct through the Jetty Road mainstreet committee.

## Commercial and economic enterprises – \$1.50 million

We will ensure that our commercial activities, commercial leases, and the Brighton Caravan Park provide the best possible return on the community's investment.

## OUR CAPITAL PROJECTS \$26,000

### Car parking – \$26,000

We will continue to upgrade car-parking facilities in our City. In 2019–20 we have allocated \$26,000 to upgrades and maintenance in the Partridge Street carpark.

## OUR NEW PROJECTS \$424,456

### Economic Activation Plan

Economic prosperity has been a core element of Council's strategic planning and reflected in the Council's 'Our Place 2030' Strategic Plan as a core pillar to ensure 'A diverse and resilient local economy'.

In July 2018 Council endorsed the Economic Activation Plan 2018-2023 focusing on five strategic directions and working objectives that form the plan. These strategic directions form the basis of a five year action plan for the delivery of collaborative economic development programs and initiatives, resulting in ongoing economic prosperity for the city in the following key areas:

- › **Business Capacity Building**
- › **Investment Attraction and Growth**
- › **Innovation and Digital Evolution**
- › **Regional Collaboration**
- › **Adelaide's Premier Seaside Destination.**

## Small business development grants – \$50,000

The Business Grant program assists new and existing businesses in Holdfast Bay to innovate and to further develop and grow their business.

The grant aims to provide a level of ongoing benefit to the city through increased employment, potential export opportunities and increased participation by the local community ensuring a vibrant and sustainable community.

The initiative seeks to support new and existing businesses that:

- › Demonstrate innovation, creativity and sustainable practices
- › Increase employment and export opportunities
- › Ensure a level of collaboration to increase partnerships and business engagement across the city
- › Demonstrate exemplar business practices
- › Encourages new businesses to locate in Holdfast Bay.

## Western Adelaide Alliance – \$10,000

The four Western Adelaide councils are currently positioned well and are demonstrating growth that is leading the State. The Western Adelaide Alliance has the opportunity to continue this growth and partner with business in order to further capitalise on the economic prosperity for the region, with the end result being increased economic output for each member Council.

Project Initiatives:

- › Development of a western regional economic development strategy (activation plan)
- › Continuation of current initiatives in tourism, transport, business development, health, defence
- › Extend scope of projects to include waste management, business capacity building, smart cities, infrastructure.

### **Southern Business Advisory Service – \$10,000**

The Southern Business Advisory Service funded currently by cities of Marion and Onkaparinga and State Government operates within the four southern council areas. A new funding bid is required in 2019–20 and the current funding bodies have request both Holdfast Bay and Mitcham councils contribute to the program.

### **Circular Economy Audit – \$20,000**

Somerton Park Industry Precinct is a highly desirable and sought after area of Adelaide, unique in nature as the only light industrial area within Holdfast Bay bordering residential properties. The precinct has close access to major transport corridors, public transport services, is within 15 minutes of Adelaide International Airport and ideal to foster future industry growth sectors.

### **Digital training – \$20,000**

The Digital Training and Support Program for small businesses is designed to assist and align businesses online activities with their business goals and increase their knowledge and capabilities to improve bottom line results in a constantly changing environment.

### **New Signage for Jetty Road Brighton – \$25,000**

Council will install street banners to increase the visibility of Jetty Road Brighton and increase vibrancy for this popular mainstreet.



## **Major events support and attraction**

### **Open space electricity supply – \$150,000**

Upgrades to existing and installation of new electrical distribution services to support public functions and events in the Moseley Square and foreshore area.

### **Event investment and attraction Fund – \$50,000**

A fund that will allow us to develop, attract and support targeted events into the city that will align with new events strategy and new 3 year business plan including business events into the area.

### **Event Support – position continuation – \$79,456**

Resource continuation to continue to support and grow our annual events calendar.

### **Support for Jetty Road Brighton Winter Solstice Activation – \$10,000**

Council will support the traders to create a winter activation that focuses on Solstice 21-22 June. The Winter Solstice event proposes to create a Nordic themed event with tepees, fire drums and pines (wind breaks). This will be achieved through a street closure, family activities, acoustic performances and business engagement through street party activation both instore and on the street. The themed event will bring elements of the Jetty Road Brighton's relationship with sculptures and charitable involvement.





## PLACEMAKING

An accessible, vibrant and safe coastal city that celebrates our past to build for our future.

In 2019–20, we will allocate \$16.98 million to creating vibrant and safe places; developing walkable, connected neighbourhoods; building character and celebrating history; and housing a diverse population.



## OUR ACHIEVEMENTS

In 2018–19, we delivered a broad range of projects and services that supported our goal of enhancing city design and function, creating a place that is well planned, and providing choice and enhancing life. Our activities included:

- › Progressing the Jetty Road Glenelg and Environs Masterplan with detailed design for the Chapel Street Plaza and Coast sections
- › Developing an integrated transport and movement strategy
- › Constructing the Minda Dunes section of our coastal walking trail, the last section of the Coast Park walking trail for our city which was assisted by \$4.35 million of funding from the Government of South Australia.

Please visit [holdfast.sa.gov.au](http://holdfast.sa.gov.au) for a full list of our achievements.

## OUR PRIORITIES

In 2019–20 we will continue to build a well-planned, accessible and safe city by:

- › Progressing the Jetty Road Glenelg and Environs Masterplan with construction of the Chapel Street Plaza (subject to external funding)
- › Improving the amenity of the Buffalo site
- › Improving a number of locations around the Council area by installing traffic control devices
- › Implementing an accelerated footpath improvement program
- › Seacliff public toilets upgrade
- › Safety improvements at Parkinson Reserve
- › A pedestrian crossing at Angus Neill Reserve, Seacliff
- › Creating a new civic place with place making and landscaping around The Brighton Civic Centre.

## OUR SERVICE DELIVERY \$10.52 MILLION

### Asset management – \$8.12 million

We will continue to manage and maintain our community's assets and infrastructure in an environmentally and financially sustainable way. This includes maintaining our playgrounds, street furniture, footpaths, roads, kerbs, water table, stormwater drainage system and buildings; controlling traffic; and implementing our 'Roads to Recovery' projects.

### Development services – \$1.37 million

Our development assessment, development advice and building compliance services work to recognise opportunities while protecting the character and amenity of our suburbs. This year, we will continue to provide advice and make decisions about how to achieve an attractive and sustainable environment through well-planned buildings and places that reflect the way we'd like to live, including supporting heritage property owners via our Heritage and Shopfront Character Grant Scheme to assist in maintenance and restoration.

### Strategic planning and policy – \$1.03 million

We will deliver robust and comprehensive policies and strategies to guide future development, enhance our built environment and improve the function of our city.

## OUR CAPITAL PROJECTS \$2.77 MILLION

### Roads (including kerb and water table reconstruction) – \$2.49 million

Our *Asset Management Plan* allows for the systematic repair and replacement of our city's streets, kerbs and water table. In 2019–20, we have allocated \$1.33 million to renewing and upgrading roads; and \$1.16 million to renewing our kerb and water table.

### **Footpaths – \$152,841**

Our *Asset Management Plan* allocates \$152,841 for 2019–20 to maintaining our city’s footpaths to ensure they are safe. In addition to this we’ve included an accelerated program as part of our new projects outlined below.

### **Bus stops – \$30,000**

As part of our three-year program, we will continue with upgrading bus shelters this year to comply with the requirements of the *Disability Discrimination Act 1992*.

### **Public toilets – \$38,000**

Well maintained and well-located public toilet facilities in our open spaces is an important aspect of providing a liveable city. In 2019–20 we will allocate \$38,000 to undertaking works at a number of public toilets across the city.

### **Signage – \$56,100**

To support our goal of providing an attractive city that welcomes visitors and encourages tourism, we have allocated funding to improving our signage in reserves and throughout our suburbs. In 2019–2020 we have allocated \$56,100 for signage in reserves throughout the City.

## **OUR NEW PROJECTS \$3.69 MILLION**

### **Jetty Road Glenelg and Environs Masterplan – phase 1 construction – \$2.55 million**

We will commence the construction of the Chapel Street Public Plaza. This project is subject to receiving external funding. For more information see Highlights, page 9.

### **Buffalo site amenity improvements – \$300,000**

Council recognises the importance of the Buffalo site to our community. We are committed to finding a long term purpose for the site that will meet the current and future desires of our community for generations to come. In 2019–20 Council will rehabilitate the site and determine long term plans for it.

### **Traffic control studies and devices – \$140,000**

This project will improve a number of locations by installing traffic control devices. This project will complement the traffic studies undertaken.

### **Accelerated footpath improvement program – \$200,000**

Council has allocated an additional \$200,000 to accelerate the footpath improvement program.

### **Seacliff public toilets upgrade – \$15,000**

Council will undertake the design and specification for a replacement of the public toilet and shower facility located on the Esplanade at Seacliff. These toilets are very close to reaching the end of their serviceable life and their replacement needs developed. It is proposed the upgraded facility would provide additional capacity for male, female and disability. It would be designed to include additional public amenities such as beach showers and drinking facilities as well as complement the new surf lifesaving infrastructure.

### **Brighton Civic Centre – \$250,000**

Placemaking and landscape upgrade. Civic Centres have long been an important meeting and gathering place for communities. This project will transform the space into a lovely place for casual meetings, create opportunities for small markets, and improve the biodiversity of the area, as well as greening a dry urban space.

### **Pedestrian Crossing Angus Neill Reserve – \$200,000**

We will improve safety for pedestrians crossing the esplanade to and from this popular playspace and reserve.

### **Parkinson Reserve Safety Improvements – \$35,000**

We will provide additional lighting and CCTV coverage for the western pathway and playspace to reduce illegal and antisocial behaviour.

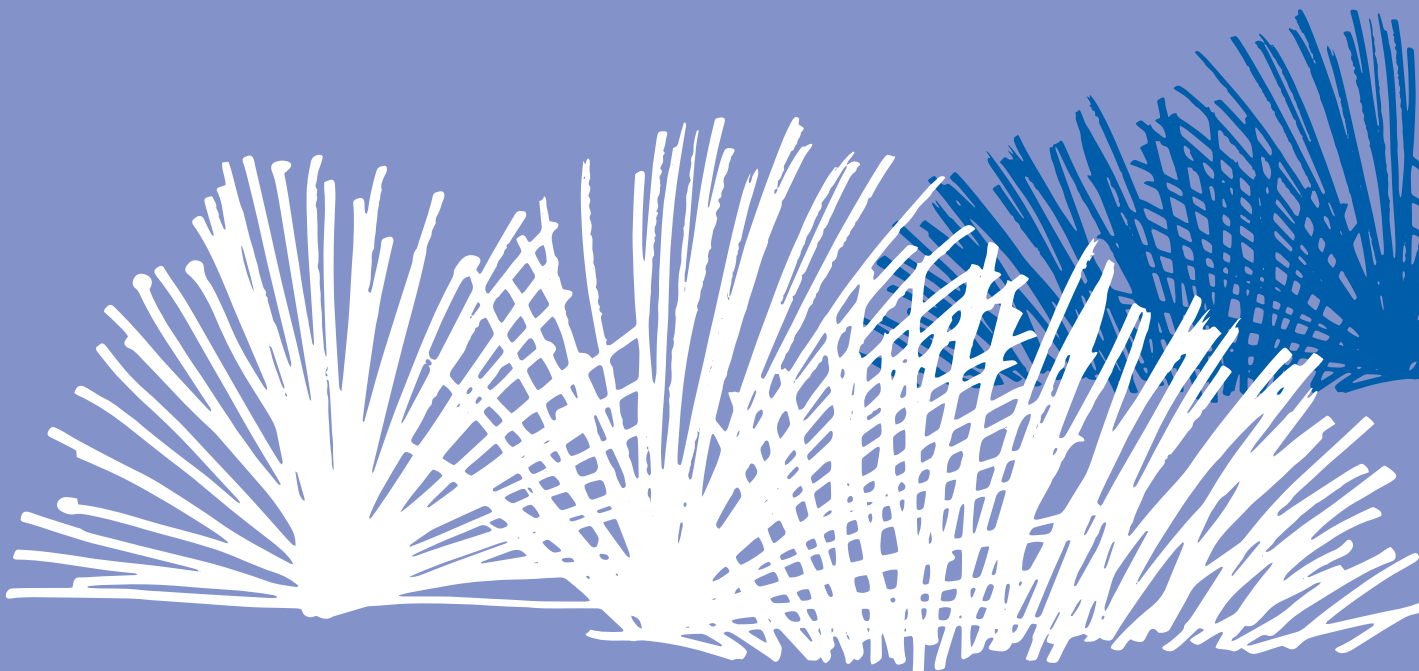




## CULTURE

An effective, customer-centred organisation.

In 2019–20, we will allocate \$11.22 million to providing customer-centred services; being financially accountable; enabling high performance; and supporting excellent, efficient operations.



## OUR ACHIEVEMENTS

In 2018–19, we progressed a number of projects to improve our service delivery and efficiency, including:

- › Progressing our multi-year Business Transformation Program to provide more intuitive, innovative and efficient operations. This will make it easier for our community to access information, interact with Council and lodge documents. In 2018/19 we completed the implementation of new payment software, development application software and budgeting software, for improved efficiency and convenience.
- › In 2018 the Council was awarded a Local Government Information Technology SA (LGITSA) Award for Excellence in Information Management.
- › Continuing the responsible management our operational and capital expenditure, allowing us to reduce our debts.
- › Resolving over 48,000 incoming calls via our customer service team.
- › Continued a school based trainee program, which gives the opportunity to local students to get support in gaining a qualification as well as workplace experience.
- › Conducted a comprehensive condition assessment of Council buildings.
- › Implemented an online grant application and assessment system to make it easier for our community members to apply for grants.
- › Held the Local Government Election for Holdfast Bay in November.
- › Continued our commitment to Leadership Development.

Please visit [holdfast.sa.gov.au](http://holdfast.sa.gov.au) for a full list of our achievements.

## OUR PRIORITIES

In 2019–20 we will continue to provide an effective customer-centred, responsible organisation by:

- › Continuing the transformation of our information technology system to provide a more intuitive and effective operating environment. This will also make it easier for our community to access information and transact with us.
- › We will develop a Customer Service Strategy which will develop an holistic approach to creating high quality customer service for Council.
- › We will provide a grant to support an Aboriginal Traineeship Program at the Visitor Information Centre which will strengthen community connections and sustainability as well as improve the Visitor Centre's staff's understanding of the indigenous culture.

## OUR SERVICE DELIVERY \$8.37 MILLION

### Corporate services – \$5.15 million

We will continue to provide an organisation that enables us to deliver our services to the community in an accountable, transparent way that meets legislative requirements and provides the best value for money. The broad business areas delivering our corporate services include:

- › Customer service
- › Governance and policy
- › Human resources
- › Risk management
- › Work health and safety
- › Elected member and CEO support
- › Records management
- › Corporate communications.

### **Financial and rating services – \$1.18 million**

We will ensure Council remains financially sustainable and accountable by providing sound financial management, including rating, investment and treasury management, grants administration and auditing services.

### **Information and technology services – \$2.04 million**

We will provide up-to-date information and technology services that support us in delivering effective and efficient services and offer a range of easy options for our customers to contact, and do business with us.

## **OUR CAPITAL PROJECTS \$2.44 MILLION**

### **Plant and equipment replacement – \$1.23 million**

To meet our operational needs and enable safe, effective delivery of services, we have allocated \$1.23 million to maintaining and replacing our major plant and equipment.

### **Alwyndor asset renewal and replacement – \$844,063**

Alwyndor will allocate \$844,063 to fund asset renewal and replacement works, including plant and equipment replacement.

### **Capital building works – \$363,868**

In 2018–19, we have allocated \$363,868 to renewing our buildings to ensure that they continue to provide safe and comfortable facilities.

## **OUR NEW PROJECTS \$413,500**

### **Customer Service Strategy 2019–2021 – \$56,000**

The strategy outlines a holistic approach to creating high quality customer service for Council, and aims to ensure that staff are fully equipped with the attitudes and skills to provide exceptional customer service and experiences, for all customers. Previously customer service has been exclusively the remit of the customer service team. This proposal creates opportunities to embed service ambassadors/champions, alongside systems and processes to support a successful dynamic experience for our customers. An essential factor will be the implementation of a project team – initially consisting of managers, and then filtering down to staff and team members to drive the success of the project and become staff ambassadors within business units.

### **Aboriginal Traineeship Grant – \$7,500**

Council will contribute \$7,500 to support an adult Aboriginal Trainee at the Visitor Centre.

### **Business Transformation – \$350,000**

Commence the upgrade of our core system to enable the delivery of our transactional services through a customer portal.





# DEVELOPING OUR ORGANISATION

“We will serve the community through services and programs that meet and exceed its needs by doing things right the first time and doing them well; by having the right people with the right skills; and by managing our resources to meet the expectations of our community.”

**CITY OF HOLDFAST BAY  
LONG-TERM FINANCIAL PLAN**



We are committed to our core values (ARISE):

- > **A**chievement
- > **R**espect
- > **I**nnovation
- > **S**implicity
- > **E**ngagement

Our objectives in each area of our business aim to provide the best value for our community.

### **Finance**

We will develop and maintain a long-term financial position that ensures our financial health and sustainability.

### **Assets**

We will drive a systematic approach to the development, maintenance and replacement of our assets and ensure that these assets meet the needs of our community.

### **People**

We will attract and maintain the right mix of people with the skills and experience to deliver our services and achieve our goals.

### **Systems and processes**

We will ensure that our organisation is appropriately governed, operates in a planned environment and continually works to improve services and programs.

### **Service delivery**

We will maintain and improve our current service delivery, quality, efficiency and cost effectiveness.



# FUNDING OUR CITY

## OPERATING RESULT

In 2019–20 we are proposing an extensive program of services and projects. To achieve this we expect to raise \$48.06 million in operating income and expend \$47.81 million in operating expenditure (excluding Alwyndor). The funds come from a variety of sources; while our income is predominantly from rates, it also includes grants from the State and Commonwealth Governments, as well as income from statutory and user charges. In 2019–20, 77 per cent of the revenue to fund municipal operations will come from rates.

We have budgeted for a consolidated operating surplus of \$72,000 in 2019–20, composed of an operating deficit for Alwyndor of \$180,000 and an operating surplus of \$252,000 for our municipal activities.

## OUR FINANCIAL STATEMENTS

We have included a summary of our projected financial statements for the 2019–20 financial year in the *2019–20 Annual Business Plan*. The plan's consolidated financial statements incorporate both our municipal operations and Alwyndor Aged Care, which is a self-funded component of our service delivery.

We intend to raise a net sum of \$35.87 million (excluding NRM Levy) from rates in 2019–20.

We own infrastructure and assets (such as roads, drains, footpaths and buildings etc) with a current value of approximately \$369 million (excluding land). These assets deteriorate over time through wear and tear, and must be replaced or renewed at appropriate intervals in order to prolong their useful lives and continue delivering services to our community. We are mindful of the impact on ratepayers and we are committed to developing options to ease the rate burden through increasing other sources of revenue.





## FINANCIAL MANAGEMENT

Our financial principles include our commitment to prudent debt management. Our treasury policy recognizes the use of borrowings to spread the investment in community assets over time in support of the principle of intergenerational equity. Any funds that are not immediately required to meet approved expenditure or minimum liquidity are applied to reduce existing borrowings or defer the timing of new borrowings, or are invested in interest bearing deposits. We regularly consider the financial environment, prevailing interest rates and the life of our community assets, to ascertain a treasury position that provides an optimum balance of long- and short-term loans, and fixed and floating interest rates.

We understand that our community has high service expectations because of our coastal proximity and our high tourism focus, amongst other factors. The 2019–20 *Annual Business Plan* is forecasting a projected requirement to borrow \$10 million to fund our program of capital works and projects. The current financial environment allows borrowing at low, fixed, long-term interest rates. We believe it is prudent to borrow to renew and replace infrastructure and assets for the benefit of the community as outlined within our *Long-Term Financial Plan* and *Asset Management Plan*, which aim to deliver service levels at lowest overall life-cycle cost. Running down the value of assets or not replacing them is very short-sighted and can lead to a lack of community and business confidence, and increased expenditure in future years.

We have a risk management framework, and an Audit Committee that comments on strategic and operational risk management. This is done holistically, having regard for all aspects of financial and overall risk management. Guided by our *Long-Term Financial Plan*, our financial management takes a long-term view that ensures we maintain a sustainable financial and asset management position.

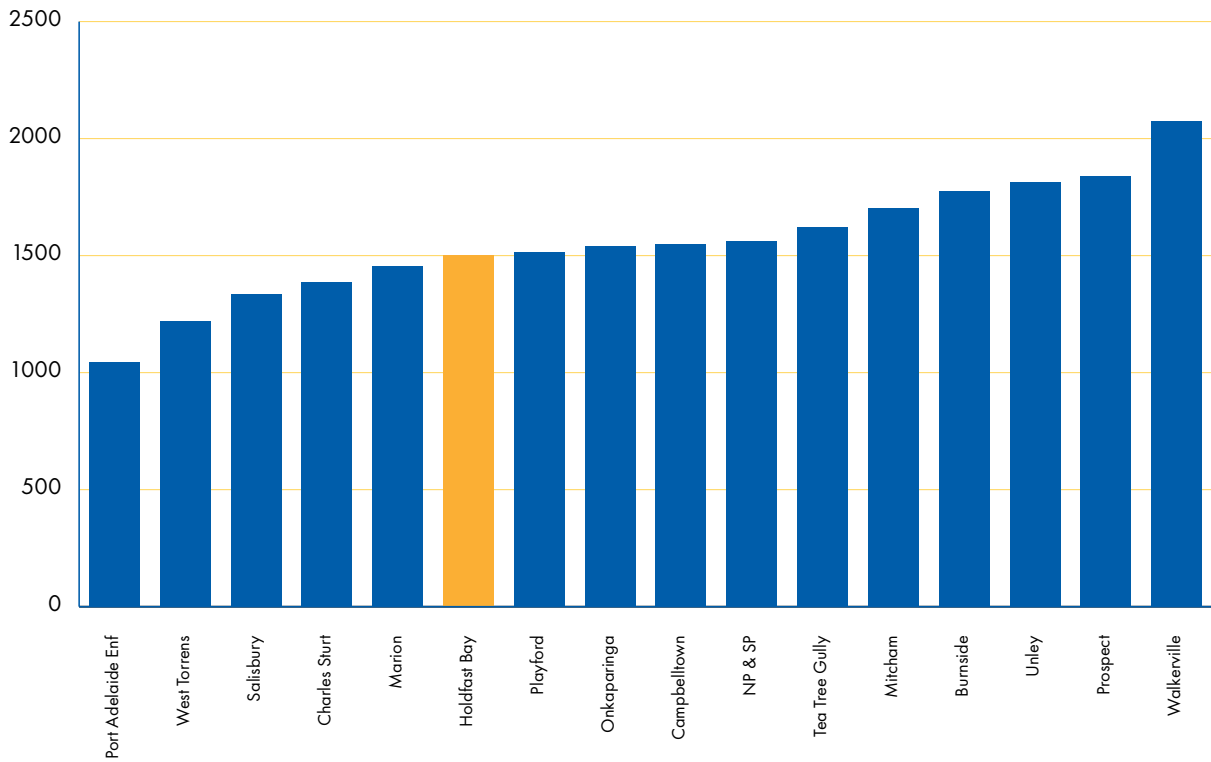
### Rate comparisons

Comparing our rates with those of other councils is a complex issue. Each council has different characteristics (such as size, demographics, residential base and growth etc) and provides either different services or similar services at different standards. Councils provide a broad range and level of services to our communities and, although some of these are statutory requirements, the majority are determined by the expectations of our specific communities. The cost of providing and maintaining these services is spread across the community in the form of rates. We determine a rate in the dollar, based on the amount of revenue that will be required to meet the ongoing cost of providing services to our community for the coming year.

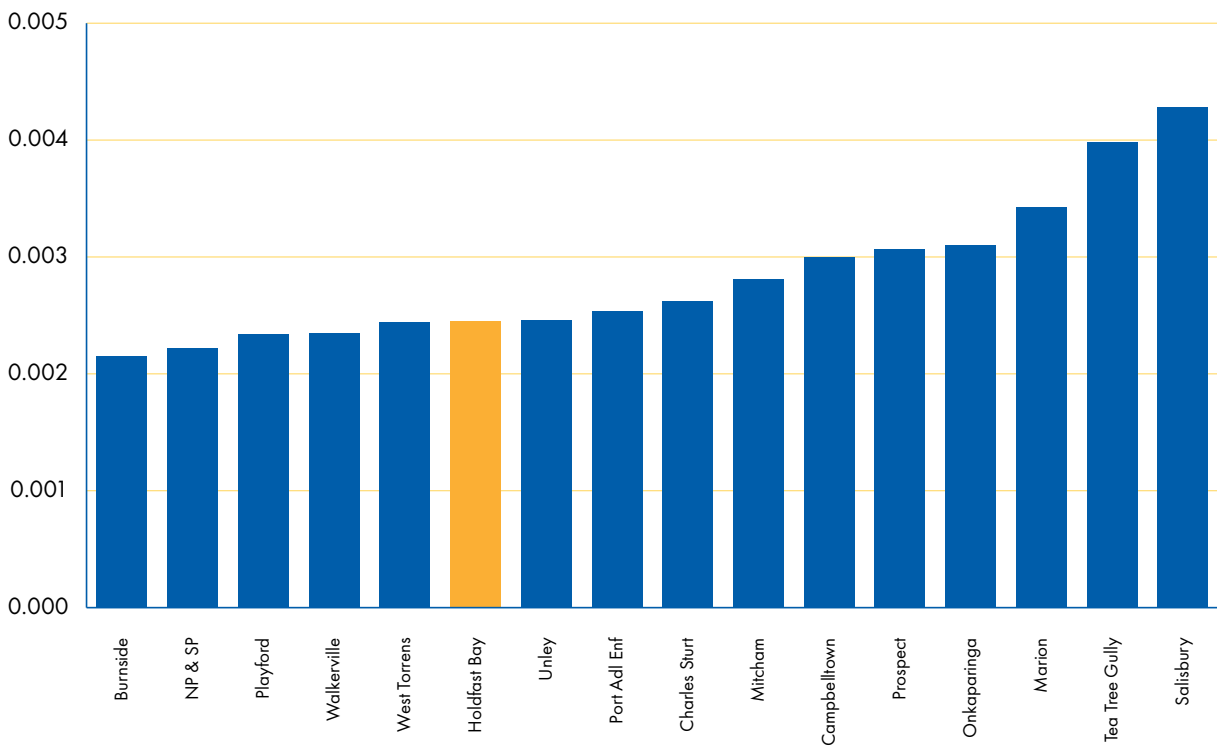
The amount of rates you pay is determined by multiplying your property's value by the rate in the dollar. For example, if the property value is \$500,000 and the rate in the dollar is 0.00223 cents in a dollar, the rates payable will be \$1,115.

The charts on the following page show a comparison of the average residential rate for Adelaide metropolitan councils for 2018–19. The average (mean) residential rate for the City of Holdfast Bay in 2018–19 was \$1,500. This represented a rate of 0.0024474 cents in the dollar of property value. We were able to deliver our program of services and projects outlined in the 2018–19 *Annual Business Plan*, with a residential rate that compares favourably to other South Australian Council areas.

### 2018-19 Average (mean) residential rate comparison



### 2018-19 Residential rate-in-the-dollar comparison



## What will you pay in rates?

The amount you pay is determined by the valuation of your property and the way we apportion rates across the community. We endeavour to apportion rates across the community in an equitable fashion. At this stage we have not received the relevant property valuations information and, therefore, have yet to make a decision on how the rates will be apportioned.

## Rating policy

Section 147 of the *Local Government Act 1999*, provides Council with the power to rate all land within the City of Holdfast Bay – except for land specifically exempted, such as Crown land and land occupied by Council. We continually review our rating policy to ensure that it is fair and equitable to all. Our current rating policy, adopted in June 2018, is available at the Brighton Civic Centre and can be downloaded at [holdfast.sa.gov.au](http://holdfast.sa.gov.au).

## Land valuation method

We use the capital value determined by the State Valuation Office as the basis for valuing land and calculating rates, as we feel this method provides the fairest and most efficient method of distributing the rate burden across all ratepayers. If you are dissatisfied with your valuation, you can object to the State Valuation Office in writing within 60 days of receiving the notice of valuation, explaining why you object. The Valuer General may extend the 60 day objection period where it is shown there is reasonable cause to do so.

## Residential rates

The residential rate for 2019–20 has yet to be determined. Our *Draft 2019–20 Annual Business Plan* and financial statements have been based on a rate revenue increase of 2.7 per cent, excluding new building construction and separate rates. The average (mean) value of properties in the City of Holdfast Bay in 2018–19 was \$612,537, with the average (mean) rate of \$1,500.

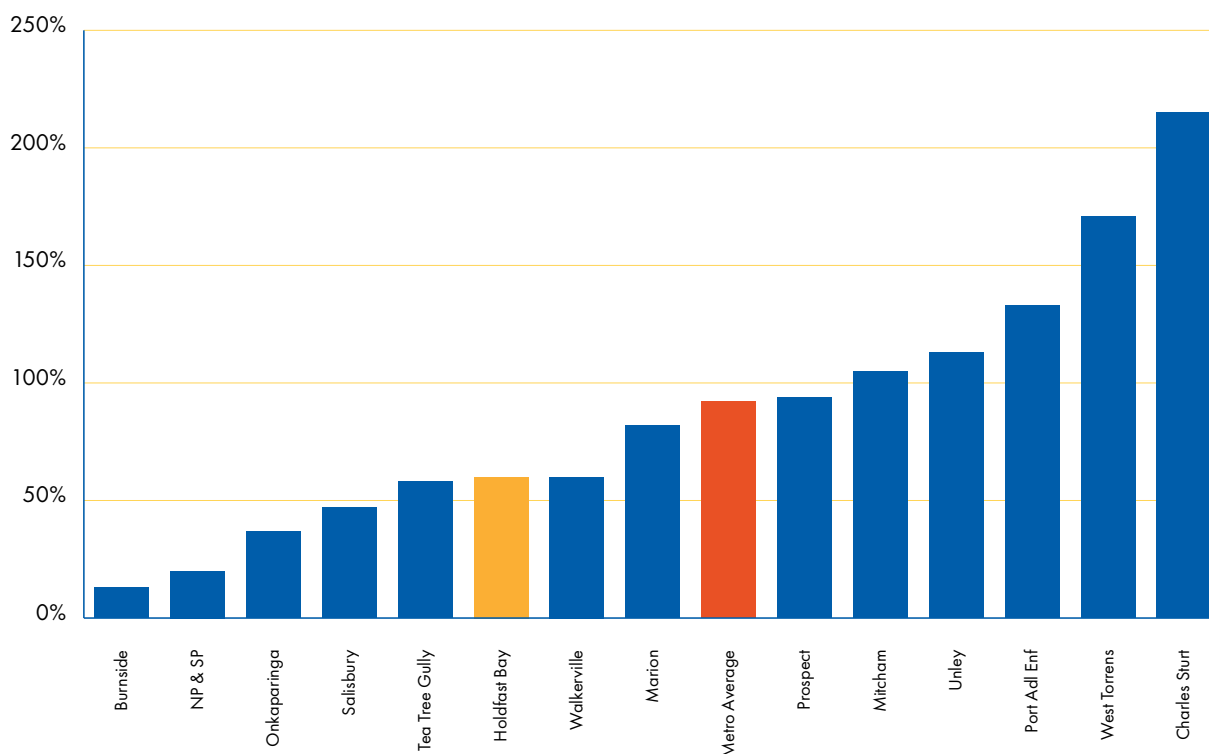
## Industrial, commercial property and vacant land rates

We apply a differential rate to industrial, commercial properties and vacant land. This applies a premium based on the principle that industrial and commercial properties place a greater burden on infrastructure and achieve direct benefits from Council parking and health regulations, event and tourism etc. For vacant land, the differential rate provides an incentive to encourage property development.

In 2018–19 a differential premium of 60 per cent above the residential rate was applied, equating to 13.8 per cent of total rate revenue (\$4.81 million) being paid by this sector. This premium compares favourably with the metropolitan average of 92 per cent as shown in the following page.



## 2018–19 Metropolitan differential rate premium comparison



In 2019–20 it is proposed to maintain the rate revenue from commercial, industrial and vacant properties will be maintained at 13.8 per cent of our overall general rate. The premium to apply has yet to be determined.

### Separate rate

We levy two separate rates on specific ratepayers to provide funding for activities and services related to those ratepayers. They are as follows:

1. The Jetty Road Mainstreet Separate Rate, which is applied to properties within the Jetty Road Mainstreet precinct to promote and enhance business viability and trade in the Jetty Road shopping precinct. Revenue from this separate rate is expected to be \$578,088 in 2019–20, which represents an increase of 2.4 per cent in the rate levied in 2018–19
2. The Patawalonga Marina Separate Rate, which is applied to properties that are within the basin of the Patawalonga bounded by the high water mark and comprised of marina berths. This separate rate provides funding for the ongoing maintenance of the Patawalonga lock. Because the lock is also widely used by the general public, this rate is adjusted by

50 per cent. The Patawalonga Marina Separate Rate for 2019–20 is expected to raise \$71,750. We will continue to calculate this rate this way, adjusting slightly to account for the actual maintenance costs occurred each year, as it offers the greatest amount of certainty for ratepayers.

## Natural Resource Management levy

The Natural Resource Management (NRM) Levy is collected on behalf of the Government of South Australia's Adelaide and Mount Lofty Ranges Resource Management Board. In 2018–19 the NRM Levy for properties in the City of Holdfast Bay was increased by \$26,192 to \$1.28 million. The NRM Board has yet to advise us of the final increase in the levy for this year, however the Draft 2019–20 Annual Business Plan has been developed based on an anticipated 2 per cent increase on the levy for the coming year.

## Rebates

We are required to provide mandatory rebates under Sections 160 to 165 of the *Local Government Act 1999* in relation to properties:

- › Predominantly used for service delivery or administration by a hospital or health centre (section 160)
- › Predominantly used for service delivery or administration by a community service organisation (section 161)
- › Containing a church or other building used for public worship or used solely for religious purposes (section 162)
- › Being used for the purpose of a public cemetery (section 163)
- › Occupied by a government school under a lease or licence or a non-government school being used for educational purposes (section 165).

In addition, we may provide discretionary rebates under Section 166 where:

- › The rebate is desirable for the purpose of securing the proper development of the area or assisting or supporting a business
- › The land is being used for educational purposes, agricultural, horticultural or floricultural exhibitions, a hospital or health centre, to provide facilities or services for children or young people, to provide accommodation for the aged or disabled, for a residential aged care facility or a day therapy centre, or by an organisation which, in the opinion of council, provides a benefit or service to the local community

- › The rebate relates to common property or land vested in a community corporation over which the public has a free and unrestricted right of access and enjoyment
- › The rebate is considered by council to be appropriate to provide relief against what would otherwise amount to a substantial charge in rates payable due to a change in the basis of valuation.

## Minimum rate

We impose a minimum amount payable by way of rates. In 2018–19 this rate was set at \$976. For 2019–20, the minimum rate is yet to be set.

## Rate relief

Support is available for people experiencing difficulty in paying their rates. For further information please contact our Customer Service team on 8229 9999. A residential rate cap is applied to provide relief to ratepayers who own properties that have been subject to increases in valuations that are deemed excessive. In 2018–19 Council determined that residents could apply for a reduction in their rates where they could demonstrate an increase in their annual rate bill in excess of 6 per cent. No decision about the residential rate cap for 2019–2020 has been made at this time.

# OUR FINANCIAL TARGETS

Our financial targets are:

- 1. To achieve an operating ratio of 0–10 per cent over a five-year period**
- 2. To achieve a net financial liabilities ratio of less than 75 per cent**
- 3. To improve our asset sustainability ratio to be within the range of 90–110 per cent over a five-year period.**

- 1. To achieve an operating ratio of 0–10 per cent over a five-year period**

In 2019–20 we will raise \$35.87 million in rate revenue (including separate rates and but excluding the NRM levy) and this will yield an operating surplus ratio of 0.5 per cent. Currently our operating ratio measure over the five-year period from 2014-2015 to mid 2019 is 1.8 per cent. The operating ratio is the operating result expressed as a percentage of total operating revenue. Our operating result is the difference between recurrent income and recurrent operating expenditure.

Recurrent income is made up of revenue received each year in the ordinary course of our activities, such as rate revenue, user and statutory charges and operating grants, but excluding capital grants. Recurrent operating expenditure is incurred in the ordinary course of providing services, including a charge for depreciation of our infrastructure and assets. Depreciation can be regarded as the cost of wear and tear. The operating result is expressed as a surplus (where income exceeds expenditure) or a deficit (where expenditure exceeds income).

While we strive to maintain a balanced budget or small surplus each year, we recognise that current cost movements, particularly in areas where we have little control, will increase the possibility of an operational deficit being forecast in future years. An operating deficit indicates that the cost of services we provide are not being adequately funded and current users are not paying enough for the use of our services and infrastructure. Continued operational deficits would indicate that we were not

able to maintain a financially sustainable outcome into the future. As a result we continue to review our revenue and expenditure, to supply services that are efficient and effective in meeting the needs of the community.

We are committed to a balanced budget or modest operating surplus. To achieve this we constantly undertake reviews of the services provided to our community, and our business processes, to provide the most cost-effective and efficient service delivery. In 2019–20, we will continue to monitor and review Council's operations to ensure that we can continue to meet our community's expectations in a financially sustainable way.

- 2. To achieve a net financial liabilities ratio of less than 75 per cent**

Our current ceiling for our net financial liabilities ratio is 75 per cent. The net liabilities ratio is a measure of the size of our net financial liabilities (which is what we owe others, minus what others owe us), as a percentage of its total operating revenue.

However from time to time it is acceptable to exceed this ceiling, particularly when low interest rates offer the opportunity to develop infrastructure and facilities that will provide long-term benefit to the community. In 2019–20 the net financial liabilities ratio is forecast to increase from 48 per cent to 60 per cent (excluding Alwyndor Aged Care). The ratio is expected to decline in subsequent years as our fixed-term debt is reduced.

An additional, and arguably more relevant, indicator of our ability to manage and service debt is its interest cover ratio. It is measured by calculating our net financial interest as a percentage of the overall operating revenue. Council has set a ceiling of 5 per cent for this ratio. A ratio of 5 per cent indicates that, for every \$100 of revenue, \$5 is spent on net interest payments. In 2019–20 our interest cover ratio is forecast to be 1.2 per cent (excluding Alwyndor Aged Care). Our net financial liabilities the interest cover ratio indicates that Council remains in a strong and sustainable financial position to manage our debt levels.



**3. To improve our asset sustainability ratio to be within the range of 90–110 per cent over a five-year period**

The asset sustainability ratio measures the level of our capital expenditure on the renewal and replacement of existing infrastructure and assets. It is measured against the level proposed in the Asset Management Plan. For 2019–20 this is forecast to be 125 per cent due to increased building and equipment renewal requirements.



# MEASURING OUR PERFORMANCE

We have appointed an audit committee, which includes three independent members with relevant qualifications and experience to provide advice and recommendations on financial and governance matters.

Our performance is measured against the following:

- › a range of financial reports including monthly financial statements, budget updates, four annual comprehensive budget reviews and the presentation of audited financial statements as required under the *Local Government Act 1999*
- › strategic plan measures, which measure how we are working towards achieving our strategic objectives outlined in *Our Place*
- › corporate measures, which track our internal operations that aim at improving the way we deliver services.

## STRATEGIC PLAN MEASURES

In addition to outlining our vision and direction, *Our Place* identifies the measures used to monitor and assess our performance. These measures are expressed as key performance indicators. This underlines our obligation to be accountable, assure our community that we are properly managing a steady progress towards achieving the objectives promised in *Our Place*, and build a high level of trust that we will deliver these objectives.

## CORPORATE MEASURES

Our corporate measures are reported on a quarterly basis to track the health of our organisation and its fitness and ability to deliver our objectives as expressed in *Our Place*. These include:

- › Capital works: Progress on the capital works program
- › *Annual business plan*: Progress on achieving projects in the *Annual Business Plan*
- › Financial management: Reviews of the budget position
- › Workplace health and safety: Review health and safety compliance and key performance indicators
- › Human resources: Review internal resources and training
- › External grants: Review of position of current grants and grant applications.

## REPORTING CURRENT PERFORMANCE

We will report on our progress towards our objectives outlined in our strategic plan in our 2019–20 Annual Report.

### Table of measures and targets



#### COMMUNITY

MEASURE	TARGET
Increase resident wellbeing	5% increase
Deliver wellbeing and resilience workshops	2 per annum
Achieve high community satisfaction with playgrounds and open space	70% satisfaction
Complete sporting and community hubs	2 completed
Attract new community initiatives through our Community Donations Program	3 per annum
Achieve high community satisfaction with our range and quality of services and programs	70% satisfaction
Engage people in culture and heritage, Aboriginal cultural programs, events and activities	200 people per annum
Increase the number of people accessing our community centres and libraries	5% increase per annum
Achieve high community satisfaction with our community facilities including, libraries, services and programs	70% satisfaction
Increase the number of opportunities for volunteering	5% increase per annum
Increase the online engagement with our "YourView" website to better represent our city's population	10% sample of the population of the city
Establish and maintain successful partnerships with Flinders University, Adelaide University, SAHMRI, local schools, community groups and centres, Alwyndor, local government partners and other relevant bodies	Establish and maintain partnerships





## ENVIRONMENT

MEASURE	TARGET
Increase native flora (species and population) in natural areas	10% increase
Increase native fauna habitats in natural areas	10% increase
Increase the tree canopy within the City	10% increase
Increase the width of our recreational beaches and maintain the dune systems	10% increase
Reduce heat island areas	10% reduction
Reduce flash floods within the City for rain events less than 20mm	0 flash floods
Reduce Council's greenhouse emissions	12% reduction
Divert more waste from landfill	10% increase
Reduce stormwater discharge to the ocean	30% reduction
Increase the number of environmental volunteering opportunities	50% increase



## ECONOMY

MEASURE	TARGET
Achieve high satisfaction from businesses in Council's support for business	70% satisfaction
Achieve high satisfaction from businesses in doing business with Council	70% satisfaction
Develop and begin implementing a digital economy strategy	Plan developed and begin implement by 1 July
Increase number of properties with access to high-speed internet	100% of properties
Increase number of visitors to the area (by 2022)	15% increase





## PLACEMAKING

MEASURE	TARGET
Achieve high level of community satisfaction with the quality and feel of our major main street precincts	70% satisfaction
Achieve high level of community satisfaction with walkability and access to local shops, services, public transport and open space	70% satisfaction
Increase the number of people travelling to local destinations via active travel options	20% increase
Achieve high level of community satisfaction with the design of new buildings and their contribution to local character	70% satisfaction
Increase the proportion of non-detached dwelling types (the “missing middle”) in our city	10% increase



## CULTURE

MEASURE	TARGET
Deliver all ‘Our New Projects’ in the <i>Annual Business Plan</i>	100% completion
Achieve a high level of internal satisfaction with Culture Brand	90% satisfaction
Achieve a high score in our Annual Leadership survey	80% score
Achieve a high level of community satisfaction with Council’s services	70% satisfaction
Increase the number of customer services available through a digital platform in addition to other service channels	100% of services
Achieve annual financial targets	<ul style="list-style-type: none"> <li>› Operating result <math>\geq 0</math></li> <li>› Operating ratio <math>\geq 0</math></li> <li>› Net financial liabilities ratio <math>\leq 75\%</math></li> <li>› Interest cover ratio <math>\leq 5\%</math></li> </ul>
Achieve a high level of community satisfaction with Council providing good financial management and value for the rate dollar	70% satisfaction
Reduce our reliance on rate revenue	< 70% revenue from rates
Be benchmarked as one of the top five metropolitan councils in operating efficiency	> or equal to 5
Achieve a high level of community satisfaction on Council’s performance	70% satisfaction
Receive recognition for our efforts through prestigious awards of excellence	3 per annum

The background is a solid yellow color with white, hand-drawn style contour lines that resemble a topographic map. The lines are irregular and wavy, creating a sense of depth and movement. They are distributed across the page, with some areas having more closely spaced lines and others having more widely spaced lines.

# **FINANCIAL STATEMENTS – MUNICIPAL**



**CITY OF HOLDFAST BAY**  
**BUDGET FUNDING STATEMENT - MUNICIPAL FUNDS**

<b><u>Municipal</u></b> <b><u>18/19 Original</u></b> <b><u>BUDGET</u></b> \$		<b><u>Municipal</u></b> <b><u>19/20</u></b> <b><u>BUDGET</u></b> \$
34,199,000	Rates - General	35,222,300
564,539	Rates - Jetty Road Glenelg	578,088
70,000	Rates - Patawalonga Marina	71,750
1,254,308	Rates - NRM Levy	1,280,500
2,246,405	Statutory Charges	2,298,430
4,034,965	User Charges	4,137,639
3,014,246	Operating Grants & Subsidies	2,884,766
42,400	Investment Income	84,400
682,370	Reimbursements	711,795
511,975	Other	564,661
230,000	Net Equity Gain - Joint Ventures	230,000
<b>46,850,208</b>	<b>Operating Revenue</b>	<b>48,064,329</b>
17,561,902	Employee Costs	18,205,071
18,882,016	Materials, contracts and other expenses	19,660,240
761,230	Finance Charges	661,643
9,033,000	Depreciation	9,288,000
( 815,987)	Less full cost attribution - % admin costs capitalised	( 832,307)
1,155,971	New Initiatives - Operating	829,306
<b>46,578,132</b>	<b>Less Operating Expenditure</b>	<b>47,811,953</b>
<b>272,076</b>	<b>= Operating Surplus/(Deficit)</b>	<b>252,376</b>
9,033,000	Depreciation	9,288,000
17,240	Other non-cash provisions	22,185
<b>9,050,240</b>	<b>Plus Non-Cash items in Operating Surplus/Deficit</b>	<b>9,310,185</b>
<b>9,322,316</b>	<b>= Funds Generated from Operating Activities</b>	<b>9,562,561</b>
9,584,707	Capital (External Contributions)	3,524,000
1,202,000	Proceeds from disposal of assets	357,250
<b>10,786,707</b>	<b>Plus funds sourced from Capital Activities</b>	<b>3,881,250</b>
( 4,782,700)	Capital Expenditure-Asset Renewal and Replacement	( 6,035,588)
( 815,987)	Capital Expenditure-Full Cost Attribution	( 832,307)
( 16,958,904)	New Initiatives - Capital (Gross Expenditure)	( 15,982,679)
<b>(22,557,591)</b>	<b>Less total capital expenditure</b>	<b>( 22,850,574)</b>
208,431	Plus: Repayments of loan principal by sporting groups	202,966
<b>208,431</b>	<b>Plus/(less) funds provided (used) by Investing Activities</b>	<b>202,966</b>
<b>(2,240,137)</b>	<b>= FUNDING SURPLUS/(REQUIREMENT)</b>	<b>( 9,203,797)</b>
<b>Funded by:</b>		
-	Increase/(Decrease) in cash and cash equivalents	
( 3,380,697)	Less: Proceeds from new borrowings	( 10,150,397)
1,140,560	Plus: Principal repayments of borrowings	946,600
<b>(2,240,137)</b>		<b>( 9,203,797)</b>

**CITY OF HOLDFAST BAY**  
**PROJECTED INCOME STATEMENT- MUNICIPAL FUNDS**  
**FOR THE YEAR ENDED 30TH JUNE 2020**

<u>Municipal</u> <u>18/19 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>19/20</u> <u>BUDGET</u>
\$	REVENUES	\$
34,199,000	Rates - General	35,222,300
564,539	Rates - Jetty Road Glenelg	578,088
70,000	Rates - Patawalonga Marina	71,750
1,254,308	Rates - NRM Levy	1,280,500
2,246,405	Statutory Charges	2,298,430
4,034,965	User Charges	4,137,639
3,014,246	Operating Grants & Subsidies	2,884,766
42,400	Investment Income	84,400
682,370	Reimbursements	711,795
511,975	Other	564,661
230,000	Net Equity Gain - Joint Ventures	230,000
<u>46,850,208</u>	<b>TOTAL REVENUES</b>	<u>48,064,329</u>
	<b>EXPENSES</b>	
17,561,902	Employee Costs	18,205,071
18,882,016	Materials, contracts and other expenses	19,660,240
761,230	Finance Charges	661,643
9,033,000	Depreciation	9,288,000
(815,987)	Less full cost attribution	( 832,307)
1,155,971	New Initiatives - Operating	829,306
<u>46,578,132</u>	<b>TOTAL EXPENSES</b>	<u>47,811,953</u>
<u>272,076</u>	Operating Surplus/(Deficit) - Before Capital Revenue	<u>252,376</u>
9,584,707	Amounts specifically for new or upgraded assets	3,524,000
<u>9,856,783</u>	<b>NET SURPLUS/(DEFICIT)</b>	<u>3,776,376</u>

**CITY OF HOLDFAST BAY**  
**PROJECTED BALANCE SHEET - MUNICIPAL FUNDS**  
**AS AT 30TH JUNE 2020**

<u>Municipal</u> <u>18/19 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>19/20</u> <u>BUDGET</u>
\$		\$
	<b>CURRENT ASSETS</b>	
593,154	Cash and cash equivalents	( 306,714)
2,351,000	Trade and Other Receivables	2,093,034
9,000	Inventory	10,000
2,953,154	<b>TOTAL CURRENT ASSETS</b>	1,796,320
	<b>NON-CURRENT ASSETS</b>	
1,276,772	Financial Assets	1,287,569
3,215,000	Equity accounted investments-Council businesses	3,072,000
710,964,809	Land, Infrastructure, Property, Plant & Equipment	713,362,899
715,456,581	<b>TOTAL NON-CURRENT ASSETS</b>	717,722,468
718,409,735	<b>TOTAL ASSETS</b>	719,518,788
	<b>CURRENT LIABILITIES</b>	
4,363,000	Trade and Other Payables	3,721,000
1,036,804	Borrowings	1,130,000
2,808,200	Short-term Provisions	2,837,425
8,208,004	<b>TOTAL CURRENT LIABILITIES</b>	7,688,425
	<b>NON-CURRENT LIABILITIES</b>	
18,129,137	Long-term Borrowings	24,367,131
641,240	Long-term Provisions	311,000
18,770,377	<b>TOTAL NON-CURRENT LIABILITIES</b>	24,678,131
26,978,381	<b>TOTAL LIABILITIES</b>	32,366,556
691,431,354	<b>NET ASSETS</b>	687,152,232
	<b>EQUITY</b>	
174,956,354	Accumulated Surplus	179,916,232
516,439,000	Asset Revaluation Reserve	507,236,000
36,000	Other Reserves	
691,431,354	<b>TOTAL EQUITY</b>	687,152,232

**CITY OF HOLDFAST BAY**  
**PROJECTED STATEMENT OF CHANGES IN EQUITY - MUNICIPAL FUNDS**  
**FOR THE YEAR ENDED 30TH JUNE 2020**

<u>Municipal</u> <u>18/19 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>19/20</u> <u>BUDGET</u>
\$		\$
	<b>ACCUMULATED SURPLUS</b>	
165,099,571	Balance at beginning of period	176,139,856
9,856,783	Net Surplus/(Deficit)	3,776,376
174,956,354	Balance at end of period	179,916,232
516,439,000	<b>ASSET REVALUATION RESERVE</b>	507,236,000
36,000	<b>MUNICIPAL RESERVES</b>	-
516,475,000	<b>TOTAL RESERVES CLOSING BALANCE</b>	507,236,000
691,431,354	<b>TOTAL EQUITY</b>	687,152,232



**CITY OF HOLDFAST BAY**  
**PROJECTED BUDGETED STATEMENT OF CASH FLOWS - MUNICIPAL FUNDS**  
**FOR THE YEAR ENDED 30TH JUNE 2020**

<u>Municipal</u> <u>18/19 Original</u> <u>BUDGET</u> \$ (OUTFLOWS)	<u>Municipal</u> <u>19/20</u> <u>BUDGET</u> \$ (OUTFLOWS)
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
<u>Receipts</u>	
46,620,208	Operating Receipts 48,064,329
<u>Payments</u>	
(36,536,662)	Operating payments to suppliers and employees ( 37,840,125)
(761,230)	Finance Payments ( 661,643)
9,322,316	9,562,561
<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
<u>Receipts</u>	
9,584,707	Grants specifically for new or upgraded assets 3,524,000
202,000	Sale of replaced assets 357,250
1,000,000	Sale of surplus assets -
208,431	Repayments of loans (principal) by community groups 202,966
<u>Payments</u>	
( 5,103,933)	Expenditure on renewal/replacement of assets ( 6,867,895)
( 17,453,658)	Expenditure on new/upgraded assets ( 15,982,679)
(11,562,453)	( 18,766,358)
<b>NET CASH (USED IN) INVESTING ACTIVITIES</b>	
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>	
<u>Receipts</u>	
3,380,697	Proceeds from Borrowings - External 10,150,397
<u>Payments</u>	
(1,140,560)	Repayments of Borrowings - External ( 946,600)
2,240,137	9,203,797
<b>NET CASH PROVIDED BY FINANCING ACTIVITIES</b>	
-	<b>NET INCREASE (DECREASE) IN CASH HELD -</b>
593,154	<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF REPORTING PERIOD ( 306,714)</b>
593,154	<b>CASH AND CASH EQUIVALENTS AT END OF REPORTING PERIOD ( 306,714)</b>

**RECONCILIATION OF INCOME STATEMENT TO BUDGETED STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 30TH JUNE 2020**

9,856,783	<b>SURPLUS FROM INCOME STATEMENT 3,776,376</b>
<b>NON-CASH ITEMS IN INCOME STATEMENT</b>	
9,033,000	Depreciation 9,288,000
17,240	Movements in provisions 22,185
9,050,240	9,310,185
<b>TOTAL NON-CASH ITEMS</b>	
<b>CASH ITEMS NOT IN INCOME STATEMENT</b>	
(22,557,591)	Capital Expenditure ( 22,850,574)
(1,140,560)	Loan Repayments - External ( 946,600)
3,380,697	Proceeds from Borrowings - External 10,150,397
208,431	Repayments of loans (principal) by community groups 202,966
1,202,000	Proceeds from Disposal of Assets 357,250
(18,907,023)	( 13,086,561)
<b>TOTAL CASH ITEMS</b>	
<b>NET INCREASE/(DECREASE) -</b>	
<b>IN CASH AND CASH EQUIVALENTS -</b>	

**CITY OF HOLDFAST BAY**  
**PROJECTED SUMMARY OF OPERATING AND CAPITAL INVESTMENT ACTIVITIES**  
**FOR THE YEAR ENDED 30TH JUNE 2020**

<u>Municipal</u> <u>18/19 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>19/20</u> <u>BUDGET</u>
\$		\$
46,850,208	Operating Revenues	48,064,329
<u>(46,578,132)</u>	less Operating Expenses	<u>( 47,811,953)</u>
272,076	Operating Surplus/(Deficit) before Capital Amounts	252,376
<b>Less net outlays on Existing Assets</b>		
5,103,933	Capital Expenditure on renewal & replacement of existing assets	6,867,895
<u>(9,033,000)</u>	Less Depreciation	<u>( 9,288,000)</u>
(3,929,067)		( 2,420,105)
<b>Less outlays on New and Upgraded Assets</b>		
17,453,658	Capital Expenditure on new & upgraded assets	15,982,679
<u>(9,584,707)</u>	Less amounts received for for new & upgraded assets	<u>( 3,524,000)</u>
7,868,951		12,458,679
<u>(3,667,808)</u>	<b>Net lending/(borrowing) for financial year</b>	<u>( 9,786,198)</u>

**PROJECTED FINANCIAL INDICATORS - MUNICIPAL FUNDS**  
**FOR THE YEAR ENDED 30TH JUNE 2020**

<u>Municipal</u> <u>18/19 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>19/20</u> <u>BUDGET</u>
\$		\$
	<b>OPERATING SURPLUS/(DEFICIT) - BEFORE CAPITAL AMOUNTS</b>	
\$272,076		\$252,376
	<b>OPERATING SURPLUS RATIO</b> (Operating surplus/(deficit) before capital amounts as % of total operating revenue)	
0.6%		0.5%
	<b>NET FINANCIAL LIABILITIES - (Total liabilities less financial assets)</b>	
\$22,757,455		\$28,985,953
	<b>NET FINANCIAL LIABILITIES RATIO</b> (Total liabilities less financial assets as % of total operating revenue)	
49%		60%
	<b>INTEREST COVER RATIO</b> (Net interest expense as % of total operating revenue less investment income)	
1.6%		1.2%
	<b>ASSET SUSTAINABILITY RATIO</b> (Capital expenditure on renewal/replacement of existing assets, excluding new capital expenditure as % of asset management plan)	
98%		127%



**FINANCIAL STATEMENTS  
– ALWYNDOR**



**CITY OF HOLDFAST BAY**  
**PROJECTED FINANCIAL STATEMENTS**  
**BUDGET FUNDING STATEMENT - ALWYNDOR FUNDS**

<u>Alwyndor</u> <u>18/19 Original</u> <u>BUDGET</u>		<u>Alwyndor</u> <u>19/20</u> <u>BUDGET</u>
\$		\$
3,723,292	User Charges	3,970,562
10,224,308	Operating Grants & Subsidies	10,339,428
423,861	Investment Income	490,650
3,144,828	Reimbursements	3,073,592
1,934,069	Other	1,753,378
<u>19,450,358</u>	<b>Operating Revenue</b>	<u>19,627,610</u>
14,039,400	Employee Costs - Salaries & Wages	13,915,273
4,248,011	Materials, contracts and other expenses	4,590,834
70,000	Finance Charges	125,000
906,639	Depreciation	1,176,579
<u>19,264,050</u>	<b>Less Operating Expenditure</b>	<u>19,807,686</u>
<u>186,308</u>	<b>= Operating Surplus/(Deficit)</b>	<u>( 180,076)</u>
906,639	Depreciation	1,176,579
127,250	Other non-cash provisions	128,097
<u>1,033,889</u>	<b>Plus Non-Cash items in Operating Surplus/Deficit</b>	<u>1,304,676</u>
<u>1,220,197</u>	<b>= Funds Generated from Operating Activities</b>	<u>1,124,600</u>
<u>( 889,190)</u>	Capital Expenditure-Asset Renewal and Replacement	<u>( 844,063)</u>
<u>( 889,190)</u>	<b>Less total capital expenditure</b>	<u>( 844,063)</u>
<u>331,007</u>	<b>= FUNDING SURPLUS</b>	<u>280,537</u>
 <b>Funded by:</b>		
<u>331,007</u>	Increase/(Decrease) in cash and cash equivalents	<u>280,537</u>
<u>331,007</u>		<u>280,537</u>

**CITY OF HOLDFAST BAY**  
**PROJECTED INCOME STATEMENT - ALWYNDOR FUNDS**  
**FOR THE YEAR ENDED 30TH JUNE 2020**

<u>Alwyndor</u> <u>18/19 Original</u> <u>BUDGET</u>		<u>Alwyndor</u> <u>19/20</u> <u>BUDGET</u>
\$	<b>REVENUES</b>	\$
3,723,292	User Charges	3,970,562
10,224,308	Operating Grants & Subsidies	10,339,428
423,862	Investment Income	490,650
3,144,828	Reimbursements	3,073,592
<u>1,934,068</u>	Other	<u>1,753,378</u>
<u>19,450,358</u>	<b>TOTAL REVENUES</b>	<u>19,627,610</u>
	<b>EXPENSES</b>	
14,039,400	Employee Costs	13,915,273
4,248,011	Materials, contracts and other expenses	4,590,834
70,000	Finance Charges	125,000
<u>906,639</u>	Depreciation	<u>1,176,579</u>
<u>19,264,050</u>	<b>TOTAL EXPENSES</b>	<u>19,807,686</u>
<u>186,308</u>	Operating Surplus/(Deficit) - Before Capital Revenue	<u>( 180,076)</u>
<u>186,308</u>	<b>NET SURPLUS/(DEFICIT)</b>	<u>( 180,076)</u>

**CITY OF HOLDFAST BAY**  
**PROJECTED BALANCE SHEET - ALWYNDOR FUNDS**  
**FOR THE YEAR ENDED 30TH JUNE 2020**

<u>Alwyndor</u> <u>18/19 Original</u> <u>BUDGET</u>		<u>Alwyndor</u> <u>19/20</u> <u>BUDGET</u>
\$		\$
	<b>CURRENT ASSETS</b>	
18,103,399	Cash and cash equivalents	20,775,333
2,697,564	Trade and Other Receivables	765,559
20,800,963	<b>TOTAL CURRENT ASSETS</b>	21,540,892
	<b>NON-CURRENT ASSETS</b>	
40,369,224	Land, Infrastructure, Property, Plant & Equipment	39,562,753
40,369,224	<b>TOTAL NON-CURRENT ASSETS</b>	39,562,753
61,170,187	<b>TOTAL ASSETS</b>	61,103,645
	<b>CURRENT LIABILITIES</b>	
33,392,245	Trade and Other Payables	34,829,344
1,541,577	Short-term Provisions	1,760,092
34,933,822	<b>TOTAL CURRENT LIABILITIES</b>	36,589,436
	<b>NON-CURRENT LIABILITIES</b>	
162,370	Long-term Provisions	128,440
162,370	<b>TOTAL NON-CURRENT LIABILITIES</b>	128,440
35,096,192	<b>TOTAL LIABILITIES</b>	36,717,876
26,073,995	<b>NET ASSETS</b>	24,385,769
	<b>EQUITY</b>	
10,588,985	Accumulated Surplus	8,900,758
9,070,656	Asset Revaluation Reserve	9,070,657
6,414,354	Other Reserves	6,414,354
26,073,995	<b>TOTAL EQUITY</b>	24,385,769

**CITY OF HOLDFAST BAY**  
**PROJECTED STATEMENT OF CHANGES IN EQUITY - ALWYNDOR FUNDS**  
**FOR THE YEAR ENDED 30TH JUNE 2020**

<u>Alwyndor</u> <u>18/19 Original</u> <u>BUDGET</u>		<u>Alwyndor</u> <u>19/20</u> <u>BUDGET</u>
\$		\$
	<b>ACCUMULATED SURPLUS</b>	
10,402,677	Balance at beginning of period	9,080,834
186,308	Net Surplus/(Deficit)	( 180,076)
-	Transfers from reserves	-
10,588,985	Balance at end of period	8,900,758
9,070,656	<b>ASSET REVALUATION RESERVE</b>	9,070,657
6,414,354	<b>ALWYNDOR RESERVES</b>	6,414,354
15,485,010	<b>TOTAL RESERVES CLOSING BALANCE</b>	15,485,011
26,073,995	<b>TOTAL EQUITY</b>	24,385,769



**CITY OF HOLDFAST BAY**  
**PROJECTED BUDGETED STATEMENT OF CASH FLOWS - ALWYNDOR FUNDS**  
**FOR THE YEAR ENDED 30TH JUNE 2020**

<u>Alwyndor</u> <u>18/19 Original</u> <u>BUDGET</u>		<u>Alwyndor</u> <u>19/20</u> <u>BUDGET</u>
\$		\$
(OUTFLOWS)		(OUTFLOWS)
	<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
	<u>Receipts</u>	
19,450,358	Operating Receipts	19,627,610
	<u>Payments</u>	
( 18,160,161)	Operating payments to suppliers and employees	( 18,378,010)
( 70,000)	Finance Payments	( 125,000)
<u>1,220,197</u>	<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	<u>1,124,600</u>
	<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
	<u>Payments</u>	
( 889,190)	Expenditure on renewal/replacement of assets	( 844,063)
<u>( 889,190)</u>	<b>NET CASH (USED IN) INVESTING ACTIVITIES</b>	<u>( 844,063)</u>
331,007	<b>NET INCREASE (DECREASE) IN CASH HELD</b>	280,537
	<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF</b>	
17,772,392	<b>REPORTING PERIOD</b>	20,494,796
	<b>CASH AND CASH EQUIVALENTS AT END OF</b>	
<u>18,103,399</u>	<b>REPORTING PERIOD</b>	<u>20,775,333</u>

**RECONCILIATION OF INCOME STATEMENT TO BUDGETED STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 30TH JUNE 2020**

186,308	<b>SURPLUS/(DEFICIT) FROM INCOME STATEMENT</b>	( 180,076)
	<b>NON-CASH ITEMS IN INCOME STATEMENT</b>	
906,639	Depreciation	1,176,579
127,250	Increase (decrease) in provisions - nett	128,097
<u>1,033,889</u>	<b>TOTAL NON-CASH ITEMS</b>	<u>1,304,676</u>
	<b>CASH ITEMS NOT IN INCOME STATEMENT</b>	
( 889,190)	Capital Expenditure	( 844,063)
<u>( 889,190)</u>	<b>TOTAL CASH ITEMS</b>	<u>( 844,063)</u>
	<b>NET INCREASE/(DECREASE)</b>	
<u>331,007</u>	<b>IN CASH AND CASH EQUIVALENTS</b>	<u>280,537</u>



**CITY OF HOLDFAST BAY**  
**PROJECTED SUMMARY OF OPERATING AND CAPITAL INVESTMENT ACTIVITIES**  
**FOR THE YEAR ENDED 30TH JUNE 2020**

<u>Alwyndor</u> <u>18/19 Original</u> <u>BUDGET</u> \$	<u>Alwyndor</u> <u>19/20</u> <u>BUDGET</u> \$
19,450,358 Operating Revenues	19,627,610
( 19,264,050) less Operating Expenses	( 19,807,686)
186,308 Operating Surplus/(Deficit) before Capital Amounts	( 180,076)

**PROJECTED FINANCIAL INDICATORS - ALWYNDOR FUNDS**  
**FOR THE YEAR ENDED 30TH JUNE 2020**

<u>Alwyndor</u> <u>18/19 Original</u> <u>BUDGET</u> \$	<u>Alwyndor</u> <u>19/20</u> <u>BUDGET</u> \$
<b>OPERATING SURPLUS/(DEFICIT) - BEFORE CAPITAL AMOUNTS</b>	
\$186,308	-\$180,076
<b>OPERATING SURPLUS RATIO</b>	
(Operating surplus/(deficit) before capital amounts as % of general revenue)	
1.0%	-0.9%
<b>NET FINANCIAL LIABILITIES - (Total liabilities less financial assets)</b>	
\$14,295,229	\$15,176,984
<b>NET FINANCIAL LIABILITIES RATIO</b>	
(Total liabilities less financial assets as % of total operating revenue)	
73%	77%
<b>INTEREST COVER RATIO</b>	
(Net interest expense as % of total operating revenue less investment income)	
0.4%	0.7%
<b>ASSET SUSTAINABILITY RATIO</b>	
(Capital expenditure on renewal/replacement of existing assets, excluding new capital expenditure as % of depreciation expense)	
98%	72%



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