

Agenda

Council

NOTICE OF MEETING

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

**Council Chamber - Glenelg Town Hall
Moseley Square Glenelg**

23 July 2024 at 7.00pm



Roberto Bria
Chief Executive Officer



1. Opening

The Mayor will declare the meeting open at 7.00pm.

2. Kurna Acknowledgement

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

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

3. Service to Country Acknowledgement

The City of Holdfast Bay would like to acknowledge all personnel who have served in the Australian forces and services, including volunteers, for our country.

4. 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.

5. Apologies

5.1 Apologies received

5.2 Absent

6. Items Presented to Council

7. Declaration Of Interest

If a 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.

8. Confirmation Of Minutes

That the minutes of the Ordinary Meeting of Council held on 9 July 2024 be taken as read and confirmed.

9. Public Presentations

9.1 **Petitions - Nil**

9.2 **Presentations - Nil**



9.3 Deputations

9.3.1 Temporary Street Traders

Mayor Wilson has approved a deputation from Mr Ryan Fox regarding the Mobile Trading Policy. Due to a longstanding family commitment Mr Fox is unable to attend the meeting in person and has requested that Mr Grant Freeman present to Council on his behalf.

10. Questions by Members

10.1 Without Notice

10.2 On Notice - Nil

11. Member's Activity Reports

11.1 Mayor's Activity Statement – 1 April to 30 June 2024 (Report No: 228/24)

12. Motions on Notice

12.1.1 Leave of Absence – Councillor O'Donohue (Report No: 249/24)

13. Adjourned Matters - Nil

14. Reports of Management Committees and Subsidiaries

14.1 Information Report – Southern Region Waste Resource Authority – 27 June 2024 (Report No: 250/24)

14.2 Minutes – Jetty Road Mainstreet Committee – 3 July 2024 (Report No: 225/24)

15. Reports by Officers

15.1 Items in Brief (Report No: 226/24)

15.2 Internal Review of a Council Decision (Section 270) Report (Report No: 246/24)

15.3 Council Temporary Street Traders Policy (Report No: 248/24)

15.4 Local Government Finance Authority Annual General Meeting, Call for Nominations and Notice of Motions (Report No: 227/24)

16. 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.

17. Urgent Business – Subject to the Leave of the Meeting



18. Items in Confidence

18.1 Beach Activation (Report No: 247/24)

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 considers the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Council will receive, discuss or consider:

- d. commercial information of a confidential nature (not being a trade secret) the disclosure of which –
 - i. 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
 - ii. would, on balance, be contrary to the public interest.

19. Closure



Roberto Bria
Chief Executive Officer

Item No: 11.1

Subject: **MAYOR'S ACTIVITY REPORT – 1 APRIL TO 30 JUNE 2024**

Summary

Presented for the information of Members is the Activity Report for the Mayor for 1 April to 30 June 2024.

After noting the report any items of interest can be discussed, if required with the leave of the Meeting.

Recommendation

That the Mayor's Activity Report for 1 April to 30 June 2024 be received and noted.

Report

Date	Activity	Location
02/04/2024	Chief Executive Officer and Mayor weekly catch up	Via phone
	Council Executive Committee Meeting	Kingston Room, Brighton Civic Centre
	Council Workshop – Wellbeing Strategy	Kingston Room, Brighton Civic Centre
03/04/2024	ABC Radio Interview	Via phone
	5AA Radio Interview	Via phone
	Civic Event – Opening of Kingston Park 'Nest' Kiosk	Kingston Park
	Mayors & CEs – Tree Canopy Mapping Briefing	Online - MS Teams
23/04/2024	Alwyndor ANZAC Day Service	Alwyndor Shed
	Chief Executive Officer and Mayor Agenda discussion	Brighton Civic Centre
	Pre-Council Workshop – Gullies Briefing	Council Chamber, Glenelg
	Council Meeting	Council Chamber, Glenelg
24/04/2024	Council Wrap-up Video	Brighton Jetty
25/04/2024	ANZAC Day Dawn Service	Moseley Square, Glenelg
	SANFL Match - Glenelg vs Sturt	Stratarama Stadium
29/04/2024	Radio Italiana 531am Interview	Port Road, Hindmarsh
30/04/2024	5049 Coastal Community Meeting	Brighton Civic Centre
	Council Workshop – Economic Development Strategy	Brighton Civic Centre
01/05/2024	Coastal Protection Field Trip and Board Meeting	MS Teams
02/05/2024	Chairman's Match Day Function – Adelaide vs Port Adelaide	Riverbank Stand, Adelaide Oval
04/05/2024	Somerton Surf Lifesaving Club Annual Awards Night	Somerton SLSC Bar and Bistro, Somerton Park

Date	Activity	Location
06/05/2024	Margaret Messenger Reserve/Glenelg Oval Upgrades Official Opening	Margaret Messenger Reserve, Glenelg East
	Chief Executive Officer and Mayor weekly catch up	Via phone
07/05/2024	Coast Protection Board Meeting	MS Teams
	Transforming Jetty Road Project discussion	Brighton Civic Centre
	Meeting with Chair of Jetty Road Mainstreet Committee	Jetty Road, Glenelg
	Council Workshop – The Planning System – A Reflection on recent cases	Brighton Civic Centre
10/05/2024	Meeting with Mayor, City of Mitcham	Mayor's Parlour, Glenelg Town Hall, Glenelg
11/05/2024	SANFL Glenelg Home Game vs West Adelaide	Stratarama Stadium
13/05/2024	Chief Executive Officer and Mayor weekly catch up	Via phone
	Meeting with General Manager, Community and Business	Brighton Civic Centre
	Mawson Oval Management Committee Meeting	McAuley Community School, Hove
14/05/2024	Chief Executive Officer and Mayor Council Agenda Meeting	Brighton Civic Centre
	City Activation Briefing Meeting	Mayor's Office, Brighton Civic Centre
	Kim Steer, Bay Sheffield	Via phone
	Council Meeting	Council Chamber, Glenelg Town Hall, Glenelg
15/05/2024	Glenelg Football Club Meeting with Justin Scripps	Brighton Civic Centre
	Council Wrap up video	Vet Shed, Kibby Avenue
16/05/2024	Coast FM Road Interview	In Studio,
	Metropolitan Mayors Forum	Local Government House, Adelaide
17/05/2024	Somerton Yacht Club Presentation Night	Somerton Yacht Club
18/05/2024	Brighton Seacliff Yacht Club Presentation Night	Brighton Seacliff Yacht Club
20/05/2024	Phone call with Mark Harrington	Via phone
	Chief Executive Officer and Mayor weekly catch up	Via phone
23/05/2024	Glenelg Winter Arts Festival Launch	Glenelg Jetty
27/05/2024	Chief Executive Officer and Mayor weekly catch up	Via phone
	ABC 891 Radio	Via phone
28/05/2024	Chief Executive Officer and Mayor Council Agenda Meeting	Brighton Civic Centre
	Meeting with General Manager, Community and Business	Brighton Civic Centre
	5AA Radio Interview	Via phone
	Pre-Council Workshop – Alwyndor Budget	Glenelg Town Hall, Glenelg
	Council Meeting	Council Chamber, Glenelg Town Hall

Date	Activity	Location
29/05/2024	Radio Adelaide Interview	Via phone
	Council Wrap up video	Glenelg Rotunda
	Meeting with Mark Harrington	Jetty Road, Glenelg
	Transforming Jetty Road Committee – Induction Meeting	Brighton Civic Centre
30/05/2024	Coastal Conference	McLaren Vale Function Centre, McLaren Vale
03/06/2024	Chief Executive Officer and Mayor weekly catch up	Via phone
04/06/2024	Council Workshop – Draft 2024/25 Annual Business Plan Consultation Results	Brighton Civic Centre
05/06/2024	Jetty Road Mainstreet Committee Meeting	Mayor’s Parlour, Glenelg Town Hall
06/06/2024	Life’s a Beach – The Role of a Council in Managing the Foreshore	Webinar
10/06/2024	SANFL Glenelg vs North Adelaide Home Game	Stratarama Stadium
11/06/2024	Minister Pre-Briefing Meeting	Brighton Civic Centre
	Chief Executive Officer and Mayor Council Agenda Meeting	Brighton Civic Centre
	Council Communications discussion	Brighton Civic Centre
	Jetty Road Meeting	Brighton Civic Centre
	Council Meeting	Kingston Meeting Room, Brighton Civic Centre
12/06/2024	ABC Radio Interview	Via phone
	Council Wrap up video	Council Chamber, Glenelg Town Hall
14/06/2024	Jetty Road Mainstreet Committee Vacancy Panel	MS Teams
	Meeting with Minister Koutsantonis	Pirie Street, Adelaide
17/06/2024	Glenelg Film Festival Meeting	Brighton Civic Centre
	Minda and City of Holdfast Bay Meeting	Brighton Civic Centre
	Chief Executive Officer and Mayor weekly catch up	Via phone
18/06/2024	Council Executive Committee Meeting	Kingston Meeting room, Brighton Civic Centre
19/06/2024	Inaugural Transforming Jetty Road Committee Meeting	Brighton Civic Centre, Brighton
21/06/2024	Coast Protection Board Meeting	Waymouth Street, Adelaide
	SA Climate Ready Coasts Workshop – Adaptation Planning Standards	Waymouth Street, Adelaide
24/06/2024	Santos Tour Down Under 25 Year event	Light Square, Adelaide
	Chief Executive Officer and Mayor weekly catch up	Via phone
	ABC Radio Adelaide Interview	Via phone
	Elected Member Briefing	Kingston Meeting Room, Brighton Civic Centre
25/06/2024	Chief Executive Officer and Mayor Council Agenda Meeting	Brighton Civic Centre, Brighton

Date	Activity	Location
25/06/2024	Council Meeting	Council Chamber, Glenelg Town Hall
26/06/2024	Council Wrap up video	CIBO, Glenelg
	Staff Recognition event	Brighton Bowling Club, Brighton
	Landlords Meeting/Briefing	Jetty Road, Glenelg
28/06/2024	Gillam Building Official Opening	St Peter's Woodlands School

Written By: Executive Officer and Assistant to the Mayor

Chief Executive Officer: Mr R Bria

Item No: 12.1.1

Subject: MOTION ON NOTICE – LEAVE OF ABSENCE – COUNCILLOR
O'DONOHUE

Proposed Motion

Councillor O'Donohue proposed the following motion:

That Council grant Councillor O'Donohue a Leave of Absence from Council for the period 20 to 27 August 2024.

Item No: 14.1

Subject: **INFORMATION REPORT – SOUTHERN REGION WASTE RESOURCE AUTHORITY BOARD MEETING – 27 JUNE 2024**

Summary

The Information Report of the Southern Region Waste Resource Authority Board meeting held 27 June 2024 is provided for information.

Recommendation

That Council notes the Information Report of the Southern Region Waste Resource Authority Board meeting held 27 June 2024.

Background

Southern Region Waste Resource Authority (SRWRA) is a regional subsidiary established by the Cities of Onkaparinga, Marion and Holdfast Bay (the "Constituent Councils"), pursuant to section 43 of the *Local Government Act 1999*. The functions of SRWRA include providing and operating waste management services on behalf of the Constituent Councils.

In accordance with Section 4.5.2 of the SRWRA Charter - 2024, there shall be at least six ordinary meetings of the Board held in each financial year.

Furthermore, Section 4.5.11 states that prior to the conclusion of each meeting of the Board, the Board must identify which agenda items considered by the Board at that meeting will be the subject of an information report to the Constituent Councils.

Report

In accordance with the above, the Information Report from the Board Meeting held on 27 June 2024 is provided for Members' information.

Refer Attachment 1

Budget

Not applicable

Life Cycle Costs

Not applicable

Strategic Plan

A city, economy and community that is resilient and sustainable.

Council Policy

Not applicable

Statutory Provisions

Not applicable

Written By: Executive Assistant to the Chief Executive Officer

Chief Executive Officer: Mr R Bria

Attachment 1

Constituent Council Information Report – Public

Board Meeting: 27 June 2024

Report By: Chief Executive Officer

In accordance with Section 4.5.11 of the Southern Region Waste Resource Authority Regional Subsidiary Charter - 2024, the SRWRA Board identified the following Agenda Items to be the subject of a Public Information Report to the Constituent Councils (Cities of Onkaparinga, Marion, and Holdfast Bay).

Report Name	Report Summary
<p>Draft Business Plan & Budget FY25</p>	<p>The SRWRA Draft Business Plan and Budget for FY25 was tabled for adoption, following circulation to the constituent councils for feedback.</p> <p>The adopted budget forecasts a surplus of \$976,000 with capital expenditure of \$6.9 million.</p>
<p>LMS Energy Innovation Proposals</p>	<p>SRWRA and LMS Energy, who operate landfill gas and solar farm power generation from the SRWRA site, continue to work together to explore innovative power generation projects.</p> <p>LMS Energy are undertaking trials over the next 12 months to investigate organics processing through anaerobic digestion, leachate evaporation and biogas storage. These trials are cutting edge innovations for Australian bioenergy and landfill facilities.</p>

Item No: 14.2

Subject: **MINUTES – JETTY ROAD MAINSTREET COMMITTEE – 3 JULY 2024**

Summary

The Minutes of the Jetty Road Mainstreet Committee meeting held on 3 July 2024 are attached and presented for Council's information.

Jetty Road Mainstreet Committee Agenda, Report and Minutes are available on council's website and the meetings are open to the public.

Recommendation

That Council notes the minutes of the Jetty Road Mainstreet Committee of 3 July 2024.

Background

The Jetty Road Mainstreet Committee (JRMC) has been established to undertake work to benefit the traders on Jetty Road Glenelg, using the separate rate raised for this purpose. Council has endorsed the Committee's Terms of Reference.

Jetty Road Mainstreet Committee Agendas, Reports, and Minutes are available on council's website and the meetings are open to the public.

Report

Minutes of the meetings of JRMC held on 3 July 2024 are attached for member's information.

Refer Attachment 1

Budget

Not applicable

Life Cycle Costs

Not applicable

Strategic Plan

Building an economy and community that is inclusive, diverse, sustainable and resilient.

Council Policy

Not applicable

Statutory Provisions

Not applicable

Written By: General Manager, Community and Business

General Manager: Community and Business, Ms M Lock

Attachment 1



Minutes of the Jetty Road Mainstreet Committee Held in the Mayor's Parlour, Glenelg Town Hall on Wednesday 5 June 2024 at 6.00pm

ELECTED MEMBERS PRESENT

Councillor A Kane

COMMITTEE REPRESENTATIVES PRESENT

Attitudes Boutique, Ms G Martin
Glenelg Finance, Mr D Murphy
Yo-Chi, Ms B Millard
Echelon Studio – Architecture and Design, Mr C Morley
Cibo Espresso, Mr T Beatrice
The Colley Hotel, Ms K Bailey
Independent Member, Mr C Brown

STAFF IN ATTENDANCE

General Manager, Community and Business, Ms M Lock
Manager, City Activation, Ms R Forrest
Jetty Road Development Coordinator, Ms A Klingberg

1. OPENING

The Chair, Ms G Martin declared the meeting open at 6.02pm.

2. KAURNA ACKNOWLEDGEMENT

With the opening of the meeting the Chair, Ms G Martin stated:

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

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

3. APOLOGIES

3.1 Apologies Received: Councillor R Abley, Ms S Mills, Ms J Chudasama,
Mr A Warren

3.2 Absent: Mr A Fotopoulos

4. DECLARATION OF INTEREST

Members were reminded to declare their interest before each item.

5. CONFIRMATION OF MINUTES

Motion

That the minutes of the Jetty Road Mainstreet Committee held on 2 June 2024 to be taken as read and confirmed.

Moved T Beatrice, Seconded D Murphy

Carried

6. QUESTIONS BY MEMBERS

6.1 **Without Notice:** Nil

6.2 **With Notice:** Nil

7. PRESENTATIONS: Nil

8. REPORTS/ITEMS OF BUSINESS

8.1 New Member Welcome (Report No: 215/24)

The Jetty Road Mainstreet Committee (JRMC) comprises up to 13 persons who are a mix of the Jetty Road Mainstreet Precinct business owners, commercial property owners (nine persons) and Elected Members of Council (two persons) and independent members (two persons).

Following the resignation of two committee members, previous trader applicants from the February 2023 and 2024 calls for nominations were contacted to fill the positions, with three of the four applicants still interested. Applications were assessed against a skills matrix by the Selection Panel.

The Selection Panel met on 14 June 2024 and this report notes and acknowledges Council's endorsement for the appointment of the committee members to fill the two vacancies until the end of the current term, 31 March 2025.

Motion

That the Jetty Road Mainstreet Committee notes this report.

Moved T Beatrice, Seconded Councillor Kane

Carried

9. URGENT BUSINESS – SUBJECT TO THE LEAVE OF THE MEETING

- The General Manager, Community and Business provided an update on the scheduling of the special meeting in relation to the Transforming Jetty Road project.

10. DATE AND TIME OF NEXT MEETING

The next meeting of the Jetty Road Mainstreet Committee will be held on Wednesday 7 August 2024 to commence at 6.00pm in the Mayor's Parlour Glenelg Town Hall.

11. CLOSURE

The meeting closed at 6.10pm.

CONFIRMED 7 August 2024

CHAIR

Item No: 15.1

Subject: ITEMS IN BRIEF

Summary

These items are presented for the information of Members.

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

Recommendation

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

1. **South Australia History Festival 2024**
 2. **Illumination Request – DonateLife Week**
 3. **New Year’s Eve State Government Funding**
 4. **State Government’s Housing Roadmap**
 5. **National Urban Policy**
 6. **Jetty Road, Glenelg – Letter to the Leader of the Liberal Party**
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Report

1. **South Australia’s History Festival 2024**

South Australia’s History Festival ran from 1-31 May 2024, with the City of Holdfast Bay offering eleven events and exhibitions in collaboration with Holdfast Bay Libraries, Cancer Council SA, Sacred Heart College and community members who opened their private residence. The History Festival aims to promote the unique history and heritage of South Australia and is run annually by the History Trust of South Australia.

320 people attended events throughout May, with 31% of attendees being local residents, 62% from Metropolitan Adelaide and 7% from regional South Australia. Two existing exhibitions at the Bay Discovery Centre, Tiati Wangkanthi Kumangka (Truth-Telling Together) and Sand Castles, were also promoted as part of the Festival. Some of the highlights included guided walking tours of the historic mansions of Glenelg, a Devonshire Tea and tour of Dunluce Castle, and guided tours of the Glenelg Air-Raid Shelter.

A special thank you to the numerous volunteers from across Council who helped deliver the Festival for 2024.

2. **Illumination Request – DonateLife Week**

Council received correspondence from Jen Uebergang, Communications and Community Engagement Officer from DonateLife inviting the City of Holdfast Bay to light up landmarks in magenta to encourage more Australians to get behind organ and tissue donation. Around 80% of Australian's aged 16+ support organ and tissue donation – yet only 7 million have registered. The number should be closer to 16 million.

Council will join in the campaign by illuminating Michael Herbert Bridge and Chapel Plaza during their national awareness DonateLife Week 2024, taking place from 28 July to 4 August 2024.

3. **New Year's Eve State Government Funding**

On 23 April 2024, the Mayor wrote to the Premier of South Australia requesting State Government support for New Year's Eve celebrations in Glenelg and Brighton. Funding was specifically requested to subsidise the significant costs of public safety measures (e.g. first aid, security, safety lighting and additional toilets) required for an occasion that attracts large numbers of people from across Adelaide, wider South Australia and beyond. A total of \$100,000 was requested, with the Government providing a grant of \$50,000, which is the same amount received in 2023.

Refer Attachment 1

4. **State Government's Housing Roadmap**

On 13 June 2024 the State Government released its Housing Roadmap to address the current housing affordability and availability crisis in South Australia. A centrepiece of this policy is reforming the processes for code amendments, land division assessments, and engineering approvals specifically to turn vacant blocks of land into houses quicker. Other key planning reforms announced include introducing private planning professionals to assess small land division applications, and automated development assessments for simple applications. In addition, a State Government Land Division Assessment Panel is proposed to be created if councils do not achieve the timeframes to assess land division applications. While faster assessments are always a goal, maintaining the quality and consistency of planning decisions remains a concern that the City of Holdfast Bay has consistently raised in its submission to the Planning System Implementation Review. Although the policies in the Housing Roadmap are geared more towards unlocking land supply in greenfield areas, Council Administration is working with the State Government to better understand what implications, if any, the reforms will have for Holdfast Bay and the assessment of infill development. A copy of the Housing Roadmap is accessible via the following link: www.treasury.sa.gov.au/Growing-South-Australia/a-better-housing-future

5. **National Urban Policy**

Following the announcement by the Commonwealth Government to build 1.2 million new homes over five years nationwide from 1 July 2024, the National Urban Policy has been released to support achievement of the target through the following measures:

New Home Bonus

The \$3 billion New Home Bonus program aims to provide performance-based funding to states and territories that achieve more than their share of the one million well located homes target under the National Housing Accord. The Bonus will incentivise states and territories to undertake the reforms necessary to boost housing supply and increase housing affordability, making a positive and practical difference for Australians planning to buy a home.

Housing Support Program

The \$500 million Housing Support Program is a competitive funding program for state, territory and local governments to kick start housing supply in well located areas. The program will provide targeted activation payments for initiatives such as connecting essential services, amenities to support new housing development, or building planning capability.

National Planning Reform Blueprint

National Cabinet also agreed to a National Planning Reform Blueprint to outline planning, zoning, land release and other measures to improve housing supply and affordability. The Blueprint's measures include:

- updating state, regional, and local strategic plans to reflect housing supply targets; and
- promoting medium and high-density housing in well located areas close to existing public transport connections, amenities and employment.

Streamlining approval pathways

The Commonwealth Government's National Urban Policy outlines the goals and objectives to enable urban areas accommodate the additional housing supply. The key will be to ensure that sustainable growth in our cities and suburbs is achieved, developed in partnership with state and local governments. The National Urban Policy is aimed at the regional level and is therefore very broad in its vision and objectives. In this regard, Council Administration is working closely with its local government colleagues through the LGA in providing a coordinated response to the National Urban Policy, which is available via the following link:

www.infrastructure.gov.au/department/media/publications/draft-national-urban-policy

6. Jetty Road, Glenelg – Letter to the Leader of the Liberal Party

On 18 July 2024, Mayor Wilson provided a response to the Leader of the South Australian Liberal Party, in response to his correspondence titled *Proposed rate rise to support upgrade of Jetty Road, Glenelg*.

Refer Attachment 2

Written By: Executive Officer and Assistant to the Mayor

Chief Executive Officer: Mr R Bria

Attachment 1



THE HON PETER MALINAUSKAS MP

PREMIER OF SOUTH AUSTRALIA

Ms Amanda Wilson
Mayor
City of Holdfast Bay
Via email: krowntree@holdfast.sa.gov.au

FB410620

Dear Mayor

Thank you for your correspondence requesting financial support from the South Australian Government for costs associated with the City of Holdfast Bay's New Year's Eve celebrations for 2024.

I am pleased to offer a grant of \$50,000 (excluding GST) to support the staging of this year's event.

Officers from the Grant Programs Unit within the Department of the Premier and Cabinet will contact you to finalise the details.

Once again, thank you for writing to me and best of luck with this important event.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Peter Malinauskas', written over a white background.

Peter Malinauskas
PREMIER

2 / 6 / 2024

Attachment 2

18 July 2024

The Hon. David Speirs MP
Leader of the Liberal Party
Parliament House
North Terrace
ADELAIDE SA 5000

Via email: leaderoftheopposition@parliament.sa.gov.au

Dear David

Proposed rate rise to support upgrade of Jetty Road, Glenelg

Thank you for your letter dated 8 July 2024 regarding the above subject.

As you know, I am immensely proud to call Holdfast Bay my home and place of business and I know it is a sentiment shared by many in our community, including yourself.

We are privileged to experience this amazing part of the world daily and our city, in particular Glenelg, is the destination of choice for a million visitors each year.

To cement ourselves as a must-visit location in Adelaide, and to ensure we have a mainstreet that meets the needs of our local community and that we can be proud of, we made the commitment to deliver one of the biggest projects our council has ever undertaken – the multi-stage, \$40 million transformation of Jetty Road, Glenelg.

We have listened to our community crying out for years for an upgrade of Jetty Road, Glenelg which supports more than 300 local businesses and is also our flagship shopping, dining, entertainment and tourism precinct.

We want to transform our much-loved Jetty Road into a modern, vibrant, safe and accessible mainstreet that meets the needs of the local community but is also a world-class destination.

We have carefully analysed the project over several years and we have made this decision in the best interest of our whole community.

Importantly, an independent business case undertaken for Council has demonstrated that on completion of the project, there is predicted to be an uplift of existing and new visitor spending of \$11,683,650 per annum from 2027-28. This will also support approximately 161.5 FTE jobs per annum.

It is interesting to note the results of an independent that we've provided below, from a statistically reliable survey that was undertaken by Intuito Market Research earlier this year. As part of the survey, 402 residents from each of Holdfast Bay's 12 suburbs were interviewed along with 105 business operators/owners.

The survey found that:

- Jetty Road, Glenelg is visited at least once a week by 76% of Holdfast Bay residents
- 70% of residents and 77% of businesses believed that Jetty Road Glenelg needs upgrading
- 69% of residents surveyed believed the Transforming Jetty Road Glenelg project would have long term benefit for residents.

You are correct that the Australian Government has committed \$10 million towards the delivery of the Transforming Jetty Road, Glenelg project and in your letter, you have asked Council to "expend the \$10 million of Federal funding already promised and committed to upgrading Jetty Road, Glenelg".

It is important to note that this significant contribution from the Australian Government is for the Coast Zone – which extends west of Nile Street along Jetty Road and includes the Moseley Street junction with Jetty Road, Colley Terrace and the fringes of Moseley Square. Construction is planned for 2026 and the funding is also contingent on a number of other obligations within the project scope including a funding contribution by Council.

There have been ongoing attempts to secure State Government funding, however to date no such funding has been made available.

I would urge you and the Member for Morphett Stephen Patterson, to campaign on our behalf for a State Government contribution to this project, which will be of state significance.

Each year, as part of our budget and planning process, we release our draft Annual Business Plan and budget for community consultation and feedback.

This year we received 110 responses as part of the community engagements held in April-May 2024, which is significantly more than previous years. We are so grateful that our residents share our passion and drive for seeking the best outcomes for our community.

Given the significance of the Transforming Jetty Road Glenelg project, we also undertook an additional independent survey, of 507 people as previously mentioned, to ensure we had a broad representation of the community.

All community feedback was essential to inform Council ahead of making a final decision on the Annual Business Plan and budget, which occurred at the Council meeting held on Tuesday 25 June 2024.

As detailed in our 2024-25 Annual Business Plan, the \$30 million to fund the Transforming Jetty Road, Glenelg project will come from new borrowings, through a fixed interest loan for 15 years.

Of this year's rate increase, 2.3% (and a similar increase for two further years) will fund these borrowings and the loan will be paid off within 15 years.

Council very much appreciates current economic pressures being faced by all South Australians.

While we have always had a Financial Hardship Policy in place, it was reviewed this year to ensure that we could provide assistance for those who may experience financial hardship due to rising costs.

I would ask that you encourage your constituents, if they are Holdfast Bay residents, to contact Council to discuss relief options if they have difficulty in paying their rates.

Further information can be found on Council's website: www.holdfast.sa.gov.au/rates or by contacting us via telephone 8229 9999.

There are also special provisions for Seniors in recognition of the impact of rising property values. Further information regarding postponement of rates for Seniors can be found on Council's website: www.holdfast.sa.gov.au/council/council-rates/rates-for-seniors or by contacting us via telephone 8229 9999.

We are confident that the transformation of our main street will benefit everyone who uses Jetty Road and will result in a significant economic boost across the breadth of the city from Glenelg North to Kingston Park.

It will also unlock redevelopment potential and further private investment in and around Glenelg, which will have further positive outcomes for our local economy.

In your letter, you have asked Council to "pause the proposed work to allow time to prepare, cost and release the proposed upgrade designs and extensive community consultation on the project".

Plans for the upgrade of Jetty Road are based on feedback received from the community consultation on the Jetty Road Masterplan in 2017-18, which was published on our website yourholdfast.com and is still available to review.

Further to that, we consulted with the community and released draft concept plans in 2019, ahead of stage one of the Jetty Road masterplan, which saw the creation of Chapel Plaza and Bouchee Walk. This is also public information on our website, yourholdfast.com

That project was completed in 2021 and saw Chapel Plaza converted from a small, one-way road into a spacious public plaza with seating, new lighting, public art, more trees and greened resting spots.

The upgrade of Hindmarsh Lane, which then became Bouchee Walk, helped strengthen pedestrian connections within the precinct, along with new public toilets, a parent room and a fully accessible Changing Places toilet.

Further to this, Council has received additional feedback about Jetty Road, Glenelg during other formal community engagement projects including the annual Quality of Life Survey, the Annual Business Plan and the proposed extension of the Glenelg Dry Area, which was conducted in 2023.

On 27 March 2024, I made a public announcement about the Transforming Jetty Road, Glenelg project and Council's intention to allocate \$30 million to fund the project along with \$10 million received by the Australian Government.

I said then, and have reiterated numerous times, that we will continue to engage with the community at each stage of the project.

Plans for the City Zone, which starts at the Brighton Road intersection and extends west to the Partridge Street/Gordon Street intersection, will be released to the community in August/September 2024. This is public information on our website transformingjettyroad.com.

Concept designs for the Coast and Transition zones are currently being developed and will be released for community consultation in November/December 2024, which again is public information on our website.

The Transition zone runs west from the Partridge Street/Gordon Road intersection and finishes at Nile Street.

As mentioned above, the Coast zone includes the Moseley Street junction with Jetty Road, Colley Terrace and the fringes of Moseley Square.

We encourage anyone who is interested in following the project, to register on our website, as we will be providing updates as the project progresses. Through the website, there is also the opportunity to provide feedback and ask questions at any time.

While construction is being undertaken in each of the zones, Council will be ensuring that Jetty Road businesses are supported and that they experience minimal disruption.

We will be widely promoting that Jetty Road is open for business and will work in collaboration with the Jetty Road Mainstreet Committee to co-invest in additional efforts to attract people to the precinct.

We will work closely with businesses along Jetty Road to understand their operational requirements during the construction periods and ensure that they are able to trade with minimum disruption during their normal hours of operation.

We will provide wayfinding for visitors and local residents to navigate construction areas and access businesses and services along Jetty Road Glenelg. This will also include promoting off-street and side-street parking.

Our commitment to the transformation of Jetty Road, Glenelg will allow us to keep up with the developments taking place around the state while also ensuring Glenelg – and by extension Holdfast Bay – remains relevant and front of mind as Adelaide's best coastal shopping, dining, entertainment and tourism precinct.

Yours sincerely



Amanda Wilson
Mayor

Item No: 15.2

Subject: INTERNAL REVIEW OF A COUNCIL DECISION (SECTION 270) REPORT

Summary

An application was made to the City of Holdfast Bay (the Council) for an internal review of a Council decision to install a new Public Toilet at the Patawalonga Lake, Glenelg North. The application was made under section 270 of the *Local Government Act 1999* (the Act).

The Chief Executive Officer determined, in accordance with the Internal Review of a Council Decision Policy (s270), to engage Kelledy Jones Lawyers (Kelledy Jones) to conduct an independent investigation. The investigation report is provided as Attachment 1.

In summary, the independent report has found that “the decision:

7.1.1 was within the Council’s powers under the Act

7.1.2 was open to be made on the information available to the Council

7.1.3 was not and is not improper or legally flawed

7.1.4 was reasonable and, in all respects, lawful, in the circumstances

7.1.5 that in the circumstances, the Council was able (but chose not) to refuse to accept the application as being ‘out of time’.”

There was no cause found by the investigation to amend the existing decision, but it is Council’s discretion whether to reaffirm, revoke or vary the decision.

Recommendation

That Council, having considered the Kelledy Jones Lawyers report into Council’s decision to install a new public toilet at Patawalonga Lake, Glenelg North:

1. reaffirm the decision.

or

2. revoke or otherwise vary the decision.

Background

At the Council Meeting held 24 January 2023, Councillor Smedley proposed the following Motion on Notice, that was carried unanimously:

That:

- 1. Administration conduct a review of current toilet facilities along the banks of Patawalonga Lake and bring back a report to Council recommending suitable locations for installation of appropriate self-cleaning toilets on both western and eastern banks.*

2. *The report and its recommendations, confirming feasibility, options and costs is to be brought back to Council in sufficient time to form the basis of a capital works initiative for consideration as part of the 2023/24 Capital Budget allocations.*

The review requested in the Council resolution 1 above, resulted in a report being presented at item 2 at the Ordinary Council meeting on 14 March 2023 (Council Report No: 79/23).

Four possible sites for the proposed toilets were considered by Administration on the basis of the following criteria:

- Location to existing public toilets, both City of Holdfast Bay's and third-party facilities
- Likely demand
- Proximity and capacity of utility services, electrical, sewer and water
- Location to existing pathways and DDA access
- Security, CPTED principles (Crime Prevention Through Environmental Design)
- Risk of vandalism or other anti-social behaviours
- Constructability, maintenance and serviceability
- Cultural Heritage
- Extent of earthworks and risk of contaminated materials
- Proximity to other facilities such as BBQ, shelters, bus stops and playgrounds
- Proximity to on-street parking.

At the conclusion of that portion of the report which considered and assessed all four potential sites, it is stated:

"Based on the above assessment the preferred locations are Patawilya Reserve and the Patawalonga Banks West (Opposite 21/22)."

Council thus resolved unanimously:

C140323/7378

That Council notes the report and considers the inclusion of new toilet facilities along the Patawalonga Banks in the 2023/24 Annual Business Plan Budget process.

At its Ordinary Meeting of 9 May 2023 the Council's Draft 2023-2024 Annual Business Plan was endorsed for release for community consultation. The Draft Annual Business Plan contained a budget allocation of \$220,000 for the major project of the public toilets 'around the Patawalonga Lake'.

The Annual Business Plan and Budget were adopted by the Council at its Ordinary Meeting of 27 June 2023. The agenda report prepared for the Draft Annual Business Plan included the community consultation responses for the proposed new toilets, which were focussed on the costs thereof and not the location.

On 11 March 2024, [REDACTED] contacted council via email and made an Application to the City of Holdfast Bay (the Council) for an internal review of a Council decision to install a new Public Toilet – Patawalonga Lake, Glenelg North. The Application was made under section 270 of the *Local Government Act 1999* (the Act).

On 13 March 2024 a reply was sent via email to the Applicant explaining the Council's reasoning for the decision. On 5 April 2024 the Acting Chief Executive Officer of the Council sent a subsequent email to the Applicant confirming that an error had been made in treating the Application as a request for information rather than an Application for an internal review of a Council decision under section 270 of the Act. The Applicant was asked to indicate whether he wished to pursue the Application, and replied on 6 April 2024 that he did. On 11 April 2024, the council confirmed that the internal review would proceed and that the fees were waived.

Report

The Chief Executive Officer determined, in accordance with the Internal Review of a Council Decision Policy (s270), to engage Kelledy Jones Lawyers (Kelledy Jones) to conduct an independent investigation of the Council's decision. The investigation report is provided as Attachment 1.

Refer Attachment 1

Kelledy Jones reviewed all relevant information, in line with policy, focusing on:

- the merits of information available to the Council at the time of the decision and any new information provided by the Applicant during the review.
- the legality and procedural correctness of the decision, considering whether:
 - the decision-maker had the authority to make the decision;
 - all relevant matters were considered, and irrelevant ones were not;
 - no discretion or power was exercised in bad faith or for improper purposes;
 - there was no conflict of interest or bias;
 - the findings were based on evidence;
 - the decision was reasonable;
 - relevant legislation, policies, or processes were considered.
- Kelledy Jones also evaluated if a different decision, based on available or new evidence, would yield a better outcome.

Kelledy Jones found that on 26 June 2023, the council decided to construct a toilet block on the site as part of its Annual Business Plan and Budget, allocating \$220,000. The Council considered the Applicant's recent concerns about the visual impact and nighttime use of the toilet block. The site is a road reserve owned by the Council, which will also maintain the toilet block. There was no legal obligation for public consultation before approving the construction.

Public consultation was conducted for the expenditure of funds on a toilet block around Patawalonga Lake during the 2023-24 Draft Annual Business Plan period, but the Applicant did not comment. Although the location was described generally, the lack of specific details did not constitute a legal or procedural error.

The Council obtained the required development approval under the PDI Act, with the development application exempt from public notification. The Applicant could have challenged this exemption under section 202(1)(g) of the PDI Act but cannot do so through this review.

This decision by the relevant authority is not reversible by the Council and can be reviewed only through a separate statutory process under the PDI Act.

There is no evidence to suggest that the decisions of Council regarding this matter are anything but reasonably made by a responsible public authority, in what the Council reasonably considered to be in the best interests of its community. Additionally, the decision aligns with the Council's role and functions as outlined under the Act.

Irrespective of how the Council resolves to determine this matter, it is acknowledged that the Applicant has recourse to the South Australian Ombudsman if he remains dissatisfied with the outcome of the review.

Budget

The legal fees were covered by the existing budget.

Life Cycle Costs

Not applicable

Strategic Plan

This proposal contributes to achieving the objectives and aspirations in the Strategic Plan by ensuring that members of the primary decision-making body act with the highest integrity, for the benefit of the whole community.

Council Policy

Council Internal Review of Council Decisions (s270) Policy

Statutory Provisions

Local Government Act 1999.

Planning, Development and Infrastructure Act 2016

Written By: Strategy and Governance Lead

General Manager: Assets and Delivery, Ms P Jackson

Attachment 1

CITY OF HOLDFAST BAY

SECTION 270 REVIEW

**NEW PUBLIC TOILET –
PATAWALONGA LAKE,
GLENELG NORTH**

**CITY OF HOLDFAST BAY
INTERNAL REVIEW PURSUANT TO SECTION 270 OF LOCAL GOVERNMENT ACT 1999
NEW PUBLIC TOILET – PATAWALONGA LAKE, GLENELG NORTH**

1. INTRODUCTION

- 1.1 By email dated 11 March 2024, [REDACTED] (the **Applicant**) made application to the City of Holdfast Bay (the **Council**) for an internal review of a Council decision (the **Application**). The Application is made under section 270 of the *Local Government Act 1999* (the **Act**). A copy of the Application is at **Appendix 1**.
- 1.2 On 13 March 2024, Mr Jeff Thomas, the Council's Buildings & Facilities Project Officer sent an email to the Applicant explaining the Council's reasoning for the decision, the subject of the Application. This email is at **Appendix 2**.
- 1.3 On 13 March 2024, the Council acknowledged receipt of the Application and assigned it as Request REQ20204-023976. A copy of the acknowledgement email from the Council is at **Appendix 3**.
- 1.4 On 5 April 2024, Ms Pamela Jackson, Acting Chief Executive Officer of the Council sent an email to the Applicant confirming that an error had been made in treating the Application as a request for information rather than an application for an internal review of a Council decision under section 270 of the Act. Ms Jackson asked the Applicant to indicate whether he wished to pursue the Application. The Applicant replied on 6 April 2024 that he did. On 11 April 2024, the Council confirmed that the internal review would proceed and that the fees were waived. The emails referred to above are at **Appendix 4**.
- 1.5 The Application is for a review of a Council decision to install a new public toilet within the road reserve area near the western bank of the Patawalonga Lake, opposite 21 and 22 Patawalonga Frontage (the **Site**). The decision was made on 27 June 2023 (the **Decision**).

2. THE APPLICATION

- 2.1 The Applicant seeks a review of the Decision on the following basis:

“The installation of this new facility near the existing public barbeque and shelter will encourage habitation of the area by those seeking nightly or short term shelter creating disturbance. In addition it will limit the view of the lake to those residences situated along the Patawalonga Frontage adjacent to the installation resulting in reduction of property values.

This decision was taken without consultation with local residents and in some cases without advising property owners. There are many other locations along the lakefront where this installation could be placed improving the public facilities along the walking trail with minimal disruption to residents. The council decision should be reviewed to arrive at a more suitable location in the interests of all users of the lake area”.

3. THE SECTION 270 REVIEW PROCESS

- 3.1 Section 270 of the Act requires the Council amongst other things, to establish procedures for the review of decisions of the Council, its employees and other persons acting on behalf of the Council.
- 3.2 The previous Ombudsman opined that section 270 of the Act requires councils to consider the merits of the decision under review¹. Accordingly, a review of a decision under section 270 of the Act encompasses a review of the legality of the decision as well as whether, on merit, the decision was the best or preferable one in the circumstances.
- 3.3 A merits review requires all aspects of a decision to be reviewed and a determination made as to the correct and preferable decision. All relevant evidence and information are considered afresh, together with any new evidence and information.
- 3.4 The Council may, pursuant to section 270(4)(c) of the Act, refuse to consider an application if the applicant does not have a sufficient interest in the matter.
- 3.5 This review process has been guided by the Council's *Internal Review of Council Decisions (s270) Policy* (the **Policy**) and facilitated by the engagement Kelley Jones Lawyers (**KJL**)
- 3.6 The role of KJL in this process is to assist the Council. This is by way of an independent, 'arms-length' review of all relevant information available to the Council at the time the Decision was made and, having regard to the concerns raised by the Applicant, to review the decision-making processes and prepare a report for the consideration of the Council (the **Report**).
- 3.7 In undertaking this review, KJL has assessed whether the Decision was:
- 3.7.1 a reasonable decision to be made in the circumstances;
 - 3.7.2 open to be made by the Council on the facts before it;
 - 3.7.3 made in the public interest; and
 - 3.7.4 subject to any legal flaws in the decision-making process.
- 3.8 The objective of this Report is to assist the Council to finalise the review process.
- 3.9 The Report sets out:
- 3.10 the background facts that have given rise to the Application;
 - 3.11 a summary of relevant information considered by KJL during the course of the review;
 - 3.12 the findings of KJL in relation to the relevant issues (as we see them); and
 - 3.13 the options now available to the Council to finalise the matter.

¹ *Rights of Review: An Audit of Local Government Internal Review of Council Decisions Procedure*, November 2016, page 44

- 3.14 The review has involved consideration of the following documents provided by the Council or that are otherwise publicly available on the Council website:
- 3.14.1 minutes and reports of the ordinary meeting held 24 January 2023;
 - 3.14.2 minutes and reports of the ordinary meeting held on 14 March 2023;
 - 3.14.3 minutes and reports of ordinary meeting held 9 May 2023; and
 - 3.14.4 minutes and reports of the ordinary meeting held 27 June 2023;
 - 3.14.5 the Decision Notification Form for DA 23033972 being for development approval obtained by the Council under the *Planning, Development and Infrastructure Act 2016* (the **PDI Act**) on 25 March 2024 for the toilet block on the Site;
 - 3.14.6 the Policy;
 - 3.14.7 together with the documents in Appendices 1 – 4, as mentioned above.
- 3.15 On 24 April 2024, KJL wrote to the Applicant to notify of our engagement and to afford the Applicant an opportunity to provide any further information that the Applicant wished for KJL to consider when conducting the review.
- 3.16 A copy of KJL’s letter to the Applicant of 24 April 2024 is at **Appendix 5**.
- 3.17 The Applicant did not provide any further submissions to KJL following the abovementioned letter.
- 3.18 The standard of proof that we have applied is that of the balance of probabilities. In determining whether that standard has been met, in accordance with the High Court decision in *Briginshaw v Briginshaw* (1938) 60 CLR 336, we have considered the nature of the allegations made and consequences that may flow if they were to be upheld. In *Briginshaw*, Dixon J explained at [361-362]:
- The seriousness of an allegation made, the inherent unlikelihood of an occurrence of a given description, or the gravity of the consequences flowing from a particular finding are considerations which must affect the answer to the question whether the issue has been proved. In such matters “reasonable satisfaction” should not be produced by inexact proofs, indefinite testimony, or indirect inferences.*
- 3.19 In accordance with the principles of procedural fairness, on 4 June 2024 the Applicant was provided with a copy of the draft Report and given opportunity to make submissions directly to us (or he might have chosen to do so directly to the Council) regarding the matter, before the Council considers this Report and makes a final determination. The Applicant did not acknowledge or provide any further submissions or comment.

4. **ABILITY FOR THE REVIEW TO PROCEED**

- 4.1 The Applicant resides at [REDACTED], [REDACTED]. The Application was made on 11 March 2024, being over eight (8) months after the Decision was made.

- 4.2 In our review of the Application, the first ‘test’ is whether it can be demonstrated that the Applicant is sufficiently ‘affected’ by the Decision. The Independent Review of a Decision Policy (the **Policy**) states, at clause 2.1:

“Any person who is affected by the decisions made by Council, its employees or other persons acting on behalf of Council, may lodge an application for an internal review of that decision”.

- 4.3 In legal terms the assessment of whether a person is ‘affected’ by a decision so as to entitle them to a review of a decision is considered as whether the person has *standing*.

- 4.4 The general rule in Australia is that for a person to have standing, their private rights and interest are (or will be) affected by the matter, or they have a ‘special interest’ in the subject matter. When seeking to enforce a public right, that is, a right conferred on the public at large, the issue of standing is more difficult to determine. The person will always need to show a ‘special interest’ in the subject matter that is beyond that of any other member of the public.

- 4.5 As the owner and occupier of land [REDACTED], the Applicant is to be considered to have a ‘special interest’ in the Decision such that he is sufficiently ‘affected’ by the Decision for the purposes of the Policy. That is, in our view, the Applicant has standing.

- 4.6 Clause 2.2.2 of the Policy, which reflects section 270(2a) of the Act, provides that:

“Applications should be made within 6 months of the most recent Council decision on a matter, however this timeframe may be extended by the Chief Executive Officer (or nominee) on a case by case basis depending on the review merit.”

- 4.7 In good faith and in the interests of good public administration, the Council has determined in this instance to extend the timeframe and to formally accept the Application in order for the review to occur.

5. **BACKGROUND**

- 5.1 On 24 January 2023, a motion on notice from Councillor Smedley was presented at an Ordinary Council meeting as Item 12.4. The motion proposed:

That:

- 1. Administration conduct a review of current toilet facilities along the banks of Patawalonga Lake and bring back a report to Council recommending suitable locations for installation of appropriate self-cleaning toilets on both western and eastern banks.*
- 2. The report and its recommendations, confirming feasibility, options and costs is to be brought back to Council in sufficient time to form the basis of a capital works initiative for consideration as part of the 2023/24 Capital Budget allocations.*

- 5.2 The motion was carried unanimously. The relevant agenda and minutes extracts from the 24 January 2023 meeting are at **Appendix 6**.

- 5.3 The review requested in the Council resolution [5.1] above, resulted in a report being presented at item 15.2 at the Ordinary Council meeting on 14 March 2023 (Council Report No: 79/23).
- 5.4 Four (4) possible sites for the proposed toilets were considered by administration on the basis of the following criteria:
- *Location to existing public toilets both City of Holdfast Bay's and third-party facilities;*
 - *Likely demand;*
 - *Proximity and capacity of utility services, electrical, sewer and water;*
 - *Location to existing pathways and DDA access;*
 - *Security, CPTED principles (Crime Prevention Through Environmental Design);*
 - *Risk of vandalism or other anti-social behaviours;*
 - *Constructability, maintenance and serviceability;*
 - *Cultural Heritage;*
 - *Extent of earthworks and risk of contaminated materials;*
 - *Proximity to other facilities such as BBQ, shelters, bus stops and playgrounds; and*
 - *Proximity to on-street parking.*
- 5.5 At the conclusion of that portion of the report which considered and assessed all four (4) potential sites, it is stated:
- "Based on the above assessment the preferred locations are **Patawilya Reserve** and the **Patawalonga Banks West** (Opposite 21/22)."*
- (our emphasis)
- 5.6 The Council resolved:
- C140323/7378**
- That Council notes the report and considers the inclusion of new toilet facilities along the **Patawalonga Banks** in the 2023/24 Annual Business Plan Budget process.*
- Moved Councillor Smedley, Seconded Councillor Patton* **Carried Unanimously**
- (our emphasis)
- 5.7 The relevant agenda extracts and minutes for the 14 March 2023 meeting are at **Appendix 7**.
- 5.8 At its Ordinary Meeting on 9 May 2023 – Item 15.2, the Council's Draft 2023-2024 Annual Business Plan was endorsed for release for community consultation. The Draft Annual Business Plan contained a budget allocation of \$220,000 for the major project of the public toilets '**around the Patawalonga Lake**' (our emphasis). This was also,

separately, noted in the agenda report.² The relevant agenda extracts and minutes are at **Appendix 8**.

5.9 The Annual Business Plan and Budget were adopted by the Council at its Ordinary Meeting of 27 June 2023 (Items 15.2 and 15.3). The agenda report for Item 15.2 included the community consultation responses on the Draft Annual Business Plan for the proposed new toilets which were focussed on the costs thereof and not the location. The relevant agenda extracts and minutes are at **Appendix 9**.

6. RELEVANT CONSIDERATIONS AND FINDINGS

6.1 We have carefully considered all information relevant to this review, consistent with the Policy and with particular regard to:

6.1.1 the merits of all information available to the Council, as the original decision-maker, at the time of the Decision and any additional, relevant, information or material provided by the Applicant which has become available during the course of the review;

6.1.2 whether the Decision was legally and procedurally correct, having regard to whether the Decision-maker:

- (a) had the power to make the Decision;
- (b) considered all the matters which were relevant to the making of the Decision at the time and did not consider matters which were irrelevant;
- (c) did not exercise any discretion or power in bad faith, for an improper purpose or which was subject to duress or the influence of another person;
- (d) did not have a conflict of interest or any actual or apprehended bias;
- (e) ensured that the findings of fact were based on evidence;
- (f) made a decision that was reasonable; and
- (g) considered relevant legislation, policies or processes.

6.2 We have also given consideration as to whether a different decision whether based on the evidence available or new evidence provided or found, would provide for an improved outcome.

6.3 We **find** that the Council made its decision to proceed with the construction of the toilet block on the Site on 26 June 2023, when it adopted its Annual Business Plan and Budget and in so doing allocated \$220,000 for the work. The context in which the various decisions described at [5] above mean that the Site was selected by the Council and an allocation of funds was made, sufficient to proceed with the preferred 'Exeloo' toilet.

6.4 We **find** that, in making the Decision, the Council did consider each of the matters of concern that were, recently, raised by the Applicant, namely the visual impact of the

² Draft Annual Business Plan, page 33; Item 15.2 agenda report, page 3.

toilet block and the potential for it to be used at night and by persons of no fixed address. These considerations, as well as other relevant matters, were discussed and considered at **Appendix 7**.

- 6.5 The Site is road reserve, vested in the Council's ownership pursuant to section 208 of the Act. The toilet block is being constructed by the Council and it will be maintained by the Council for public use. In these circumstances, we **find** that there was no legal imperative or other obligation on the Council to undertake any form of public consultation, prior to determining to proceed to approve the construction of the toilet block on the Site.
- 6.6 We note that the Council did, however, undertake public consultation on the proposed expenditure of public funds on a toilet block '*around the Patawalonga Lake*', as part of its mandatory public consultation on the 23/24 Draft Annual Business Plan. The Applicant did not make any comment on the proposal during the consultation period and the comments received, as above, were limited to expenditure matters.
- 6.7 We acknowledge that the description as to where the toilet block was to be located was general in nature and did not, therefore, identify the Site with any particular specificity. However, as consultation was not required for the Decision and the extent of consultation was limited to the proposed budget expenditure for the toilet block, we **find** that any assertion of a failure to provide a specific location for the toilet block, did not constitute any legal or procedural error.
- 6.8 The Council has obtained the required development approval for the toilet block under the PDI Act. We note that the Decision Notification Form for DA 23033972³ confirms that this development application was determined to be exempt from any requirement for public notification under the PDI Act. We **consider** that the Applicant had standing to challenge the relevant authority's decision to determine that DA 23033972 did not require public notification under the PDI Act, pursuant to section 202(1)(g) of that Act upon learning that the construction of the toilet block would proceed.
- 6.9 The Applicant is not able to challenge the decision of the relevant authority on the assessment pathway assigned to DA 23033972 through this review. This decision is not one which was made by the Council, cannot be reversed or reconsidered by the Council and, in any event, an alternative statutory process for such a review exists under the PDI Act.

7. CONCLUSION

- 7.1 Having carefully considered all available information relevant to the Decision, **we find** that the Decision:
 - 7.1.1 was within the Council's powers under the Act;
 - 7.1.2 was open to be made on the information available to the Council;
 - 7.1.3 was not and is not improper or legally flawed;

³ Publicly available through the PlanSA development application register – www.plan.sa.gov.au

- 7.1.4 was reasonable and, in all respects, lawful, in the circumstances; and
- 7.1.5 that in the circumstances, the Council was able (but chose not) to refuse to accept the Application as being 'out of time'.
- 7.2 There is nothing that would support a finding that the Decision was other than reasonably made by a responsible public authority in what the Council, reasonably, considered to be in the best interests of its community. The Decision is also consistent with the role and functions of the Council under the Act.
- 7.3 Having considered this Report and the submissions from the Applicant, it is open to the Council to determine the Application in one of two ways:
 - 7.3.1 to reaffirm the Decision; or
 - 7.3.2 to revoke or otherwise vary the Decision.
- 7.4 Irrespective of the manner in which the Council resolves to determine this matter, it is acknowledged that the Applicant has recourse to the South Australian Ombudsman if he remains dissatisfied with the outcome of the review
- 7.5 This concludes our review of this matter.

Yours sincerely
KELLEDY JONES LAWYERS



MICHAEL KELLEDY
Direct Line: 08 8113 7103
Mobile: 0417 653 417
Email: mkelledy@kelledyjones.com.au

APPENDICES – SEE OVERLEAF

Appendix 1

Jane Horlin-Smith

From: [REDACTED]
Sent: Monday, 11 March 2024 7:09 PM
To: Holdfast Mail
Subject: New Public Toilet- Patawalonga Lake, Glenelg North

Caution: This Email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender or know the content is safe.

Chief Executive Officer
City of Holdfast Bay

I am writing to request review of the Council decision to install a new public toilet on the west bank of Patawalonga Lake, Glenelg North under Section 270 of the Local Government Act 1999..

The installation of this new facility near the existing public barbecue and shelter will encourage habitation of the area by those seeking nightly or short term shelter creating disturbance. In addition it will limit the view of the lake to those residences situated along Patawalonga Frontage adjacent to the installation resulting in reduction of property values. This decision was taken without consultation with local residents and in some cases without advising property owners. There are many other locations along the lakefront where this installation could be placed improving the public facilities along the walking trail with minimal disruption to residents. The council decision should be reviewed to arrive at a more suitable location in the interests of all users of the lake area.

Thank you for your consideration in this matter.

[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows

Appendix 2

Jane Horlin-Smith

From: Buildings & Facilities <buildingassets@holdfast.sa.gov.au>
Sent: Wednesday, 13 March 2024 2:16 PM
To: [REDACTED]
Subject: New public toilet - Patawalonga Lake, Glenelg North

13 March 2024

New public toilet - Patawalonga Lake, Glenelg North

Dear [REDACTED]

Thank you for Contacting Council with your concerns on the above matter.

In January 2023 Administration were tasked to conduct a review of the current toilet facilities along the banks of the Patawalonga Lake and report back to Council on suitable locations for installation. As part of this review the following criteria was used to determine a suitable location for the public toilet facilities.

- Location to existing public toilets both City of Holdfast Bay's and third-party facilities;
- Likely demand;
- Proximity and capacity of utility services, electrical, sewer and water;
- Location to existing pathways and DDA access;
- Security, CPTED principles (Crime Prevention Through Environmental Design);
- Constructability, maintenance and serviceability;
- Cultural heritage;
- Extent of earthworks and risk of contaminated materials;
- Proximity to other facilities such as BBQ, shelters, bus stops and playgrounds; and
- Proximity to on-street parking.

Taking all these factors into account, it was determined the western side of the Patawalonga would be the most appropriate, located near existing amenities, on the Patawalonga Frontage. From this location the distance to the nearest City of Holdfast Bay toilet is 1km at Wigley Reserve. The distance to the nearest public toilet is 870m at the West Beach Skate Park.

Concerns regarding anti-social behaviour is always in the forefront of Council's consideration and informs the types of toilets we install in various locations. The decision to locate an Exeloo allows for the control of the toilet opening times, as well as maximum occupancy period should this be needed. The location was also identified due to its existing pathway lighting, however additional exterior lighting will be place on the toilet facility.

Regarding consultation, Council is committed to proactively informing and seeking the views of its community. However, at times Council is required to make decisions regarding the extension of existing services and amenities, in the best interest of the broader community, in this case recreational users of the Patawalonga. Where decisions need to be made considering many factors, as outlined above, the ability for the local community to have input at times is limited.

Kind regards,



JEFF THOMAS

Buildings & Facilities Project Officer

City of Holdfast Bay

holdfast.sa.gov.au



Brighton Civic Centre

24 Jetty Road, Brighton SA 5048



I acknowledge the traditional custodians of the lands and waters where we live and work, and pay my respects to Elders past, present and emerging. The City of Holdfast Bay sits proudly on Kaurna land and we respect the continual cultural connection, heritage and beliefs that remain important to Kaurna people today.

Appendix 3

Jane Horlin-Smith

From: Requests <requests@holdfast.sa.gov.au>
Sent: Wednesday, 13 March 2024 9:47 PM
To: [REDACTED]
Subject: Request REQ2024-023976 lodged

Thank you for lodging a request with the City of Holdfast Bay. Your request number is REQ2024-023976. If you have any queries regarding your request, you can reply to this email. Alternatively, please call us on 8229 9999 and quote your request number.



City of Holdfast Bay
08 8229 9999
mail@holdfast.sa.gov.au
holdfast.sa.gov.au



Brighton Civic Centre
24 Jetty Road, Brighton SA 5048



I acknowledge the traditional custodians of the lands and waters where we live and work, and pay my respects to Elders past, present and emerging. The City of Holdfast Bay sits proudly on Kaurana land and we respect the continual cultural connection, heritage and beliefs that remain important to Kaurana people today.

Appendix 4

Jane Horlin-Smith

From: Jennifer Fleming
Sent: Thursday, 11 April 2024 12:01 PM
To: [REDACTED]
Cc: Ania Karzek
Subject: FW: New public toilet - Patawalonga Lake, Glenelg North

Good afternoon,

Thank you for confirming your request for an internal review under section 270 of the *Local Government Act 1999*.

Regarding the processing fees for this review, Ania Karzek, our Strategy and Governance Manager, has decided to waive them due to the mishandling of your previous correspondence.

Typically, internal review applications are processed within 21 days of receipt, though certain situations may require more time.

Ania Karzek will be your point of contact for this internal review application and will reach out shortly to discuss the review's timeline.

Lastly, our section 270 policy could be beneficial to you, and I've included a link for your convenience:

<https://www.holdfast.sa.gov.au/assets/general-downloads/Council/Policies-and-procedures/2019-Internal-Review-of-Council-Decisions-Policy.pdf>

Thank you



**CITY OF
HOLDFAST BAY**

JENNIFER FLEMING

Strategy & Governance Lead

City of Holdfast Bay

08 8229 9941

0413685089

jmfleming@holdfast.sa.gov.au

holdfast.sa.gov.au



Brighton Civic Centre

24 Jetty Road, Brighton SA 5048



I acknowledge the traditional custodians of the lands and waters where we live and work, and pay my respects to Elders past, present and emerging. The City of Holdfast Bay sits proudly on Kaurana land and we respect the continual cultural connection, heritage and beliefs that remain important to Kaurana people today.

From: [REDACTED]
Sent: Saturday, April 6, 2024 1:15 PM

To: Pamela Jackson <pjackson@holdfast.sa.gov.au>

Subject: Re: New public toilet - Patawalonga Lake, Glenelg North

Caution: This Email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender or know the content is safe.

Dear Ms Jackson,

Thank you for your response advising of the oversight of my request. I did request a review to be completed and would like this to be considered. I understand that you have had requests from other unitholders from [REDACTED] on this same issue. If a review has been completed from these requests and an answer provided I would be happy for this to be given to me rather than completing a further review.

Thank you

Yours sincerely

From: Pamela Jackson <pjackson@holdfast.sa.gov.au>

Sent: Friday, 5 April 2024 1:34 PM

To: [REDACTED]

Subject: New public toilet - Patawalonga Lake, Glenelg North

Dear [REDACTED]

It has come to my attention that on 11 March 2024, you made a request via mail@holdfast.sa.gov.au for a review pursuant to section 270 of the Local Government Act 1999 of Council's decision to install a public toilet on the west bank of Patawalonga Lake, Glenelg North. On 13 March 2024, you received a reply from our Buildings and Facilities team, explaining the technical considerations of the decision.

Unfortunately, an error was made in assigning your request and therefore the review you requested was not undertaken.

Notwithstanding the reply you received on 13 March 2024, please let me know if you would still like a review pursuant to section 270, and I will arrange for one to be undertaken.

I apologise for this oversight and have taken steps to limit reoccurrences of such errors.

Yours sincerely
Pamela Jackson



CITY OF
HOLDFAST BAY

PAMELA JACKSON

A/Chief Executive Officer

City of Holdfast Bay

08 8229 9920

0417087684

pjackson@holdfast.sa.gov.au

holdfast.sa.gov.au



Brighton Civic Centre
24 Jetty Road, Brighton SA 5048



I acknowledge the traditional custodians of the lands and waters where we live and work, and pay my respects to Elders past, present and emerging. The City of Holdfast Bay sits proudly on Kaurna land and we respect the continual cultural connection, heritage and beliefs that remain important to Kaurna people today.

The City of Holdfast Bay advises that, in order to comply with its obligations under the State Records Act 1997 and the Freedom of Information Act 1991, email messages may be monitored and/or accessed by Council staff and (in limited circumstances) third parties. The contents of this email are confidential and may be subject to copyright. This email is intended only for the addressee(s). If you have received this email in error please immediately advise the sender by return email and delete the message from your system. Use, disclosure or reproduction of this email by anyone other than the intended recipient(s) is strictly prohibited. No representation is made that the email is free of viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient. All references to 'email' include references to attachments to the email. If you believe that you have been spammed please email mail@holdfast.sa.gov.au to report your complaint. If you have received this email by being on a subscription list and you wish to be removed, please forward this email to mail@holdfast.sa.gov.au. You will be removed within 5 working days.

Appendix 5

24 April 2024

T. 08 8113 7100
Level 6/19 Gilles Street
Adelaide SA 5000
GPO Box 2024 SA 5001
ABN 66 159 460 723
kelledyjones.com.au

BY EMAIL: [REDACTED]

Dear [REDACTED]

REQUEST FOR REVIEW – NEW PUBLIC TOILET - PATAWALONGA LAKE

I refer to your email of Monday 11 March 2024, addressed to the Chief Executive Officer of the Holdfast Bay Council (the **Council**) by which you have made application for a review of a Council decision, in reliance upon section 270 of the *Local Government Act 1999* (the **Act**).

Background

The Council had received a report at its 14 March 2023 meeting that identified possible locations along the Patawalonga where toilets could be located. It was determined that the western side of the Patawalonga was the most appropriate location. The funding for the toilets was included in the Council's draft Annual Business Plan 2023/24 consultation processes between 11 May and 2 June 2023

By email (as above) you have requested a review of the decision to install a new public toilet on the west bank of Patawalonga Lake, Glenelg North. That application was the subject of a letter of response dated 13 March 2024 from Mr Jeff Thomas, the Council's Buildings and Facilities Project Officer. Subsequently, in the week commencing 8 April 2024, you confirmed, in communication with the Council Administration, that you nevertheless wished to proceed with the review application.

Request for a Review

We confirm that your email (of 11 March 2024) has been received and is now being considered as a formal request for a review of the decision made about the location of the toilets.

Considering the concerns that you have articulated in that email, it appears that it is your view that the decision failed to take into account, or failed to sufficiently take into account, all relevant considerations.

This firm has now been engaged to undertake an 'arms-length' and objective review of that decision.

We confirm the review will be undertaken in accordance with the Council's *Internal Review of a Council Decisions (s270) Policy* (the **Policy**) and relevant principles of procedural fairness.

The objective of the review is to examine the processes and considerations in arriving at the decision of concern to you.

Insofar as the processes fall for consideration under section 270 of the Act, the objective is to determine whether they were reasonable, appropriate and lawful.

In accordance with clause 2.7.2 of the Policy, we will use our best endeavours to ensure that the review of the decision will be completed within a timely manner and, hopefully, within 28 days (after receiving your response to this letter).

Our purpose in contacting you at this point is to confirm our appointment and, noting that the only correspondence/document that we have from you is your email, to ask that if there is any further information you would like to provide to us and, if relevant, take into account as part of this review. If so, we request that you provide it to us as soon as possible and, in any event, before the close of business on **Thursday 2 May 2024**. If you do not have anything further that you wish us to consider, please let us know.

If we do not receive anything further from you, we will proceed with the review on the basis of the information that you have already provided to the Council, together with information which is provided by the Council.

The review process will be conducted efficiently, fairly and independently.

Upon finalising the review, we will prepare a report with recommendations for the Council to consider to determine the application for review.

Please do not hesitate to contact me if you have any questions regarding the review process.

Yours sincerely

KELLEDY JONES LAWYERS

A handwritten signature in black ink, appearing to read 'M Kelly', with a long, sweeping underline that extends to the right.

MICHAEL KELLEDY

Direct Line: 08 8113 7103

Mobile: [REDACTED]

Email: mkelly@kellyjones.com.au

Appendix 6



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 24 January 2023 at 7.00pm

A handwritten signature in black ink, appearing to read "Roberto Bria".

**Roberto Bria
CHIEF EXECUTIVE OFFICER**



Ordinary Council Meeting Agenda

1. OPENING

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

2. KAURNA ACKNOWLEDGEMENT

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

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

3. SERVICE TO COUNTRY ACKNOWLEDGEMENT

The City of Holdfast Bay would like to acknowledge all personnel who have served in the Australian forces and services, including volunteers, for our country.

4. 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.

5. APOLOGIES

5.1 Apologies Received

5.2 Absent – Councillor A Venning

6. ITEMS PRESENTED TO COUNCIL

7. 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.

8. CONFIRMATION OF MINUTES

That the minutes of the Ordinary Meeting of Council held on 13 December 2022 be taken as read and confirmed.

9. PUBLIC PRESENTATIONS

9.1 Petitions - Nil

9.2 Presentations - Nil

9.3 Deputations - Nil

10. QUESTIONS BY MEMBERS**10.1 Without Notice****10.2 On Notice**

10.2.1 Intersection Dimensions for Bath and Partridge Streets, Glenelg South – Councillor Smedley (Report No: 15/23)

11. MEMBER'S ACTIVITY REPORTS

11.1 Mayor's Activity Report – 1 October 2022 to 31 December 2022 (Report No: 02/23)

12. MOTIONS ON NOTICE

- 12.1 Leave of Absence – Councillor Miller (Report No: 05/23)
- 12.2 Colton Avenue Traffic Investigation – Councillor Fleming (Report No: 06/23)
- 12.3 Saltram Road Traffic Management – Councillor Miller (Report No: 07/23)
- 12.4 Public Toilets, Patawalonga Lakes – Councillor Smedley (Report No: 16/23)

13. ADJOURNED MATTERS - Nil**14. REPORTS OF MANAGEMENT COMMITTEES AND SUBSIDIARIES**

- 14.1 Minutes – Jetty Road Mainstreet Committee – 14 December 2022 (Report No: 11/23)
- 14.2 Draft Minutes – Alwyndor Management Committee – 15 December 2022 (Report No: 13/23)

15. REPORTS BY OFFICERS

- 15.1 Items in Brief (Report No: 08/23)
- 15.2 Response to the Planning Review (Report No: 12/23)
- 15.3 Delegates Report – Australian Local Government Association National General Assembly – Mayor Wilson and Councillor Abley (Report No: 09/23)
- 15.4 Appointment of Council Representatives to Adelaide Coastal Councils Network (Report No: 01/23)
- 15.5 Mawson Oval Reference Group Annual Report (Report No: 14/23)
- 15.6 Appointments to Council Assessment Panel (Report No: 17/23)

16. 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.

17. URGENT BUSINESS – Subject to the Leave of the Meeting**18. CLOSURE**

ROBERTO BRIA
CHIEF EXECUTIVE OFFICER

Item No: 12.4

Subject: **MOTION ON NOTICE – PUBLIC TOILETS, PATAWALONGA LAKE – COUNCILLOR SMEDLEY**

Date: 24 January 2023

PROPOSED MOTION

Councillor Smedley proposed the following motion:

That:

1. Administration conduct a review of current toilet facilities along the banks of Patawalonga Lake and bring back a report to Council recommending suitable locations for installation of appropriate self-cleaning toilets on both western and eastern banks.
 2. The report and its recommendations, confirming feasibility, options and costs is to be brought back to Council in sufficient time to form the basis of a capital works initiative for consideration as part of the 2023/24 Capital Budget allocations.
-

BACKGROUND

Patawalonga Lake (The Pat) was established in 1960 with the installation of lock gates at the southern end of what was then a tidal creek, for the purposes of stormwater management and the creation of a public amenity including lawned banks and a boat harbour at the southern end.

The Pat is approximately 1.6kms long and is a popular 3.8km traverse. The banks are well treed and enjoy barbeque facilities in three locations bounded by the Michael Herbert Bridge and pedestrian crossing adjacent to Africaine Road.

At present there are no toilet facilities available along The Pat except for a singular self-cleaning toilet located within Wigley Reserve, adjacent to the playground at its southern end. This motion contemplates toilets of similar amenity and design.

The Pat is an increasingly popular location for rowing, kayaking, paddle boarding, model boat sailing, daily exercise, picnics, sunset watching and general recreation.

Visitors and local residents alike cite the lack of public toilet facilities in this area as a serious shortcoming in Council's provision of services.

This motion presents an opportunity to address this shortcoming.

Minutes of the Ordinary Meeting of Council of the City of Holdfast Bay held in the Council Chamber, Glenelg Town Hall, Moseley Square, Glenelg, on 24 January 2023 at 7:00pm.

MEMBERS PRESENT

Mayor A Wilson
Councillor R Abley
Councillor A Bradshaw
Councillor J Fleming
Councillor A Kane
Councillor C Lindop
Councillor W Miller
Councillor M O'Donohue
Councillor R Patton
Councillor J Smedley
Councillor R Snewin

STAFF IN ATTENDANCE

Chief Executive Officer – R Bria
General Manager Assets and Delivery – M de Heus
General Manager Community and Business – M Lock
General Manager Strategy and Corporate – P Jackson
Acting General Manager Alwyndor – N Stone

1. OPENING

Her Worship the Mayor declared the meeting open at 7.00pm.

2. KAURNA ACKNOWLEDGEMENT

With the opening of the meeting Her Worship the Mayor stated:

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

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

3. SERVICE TO COUNTRY ACKNOWLEDGEMENT

The City of Holdfast Bay would like to acknowledge all personnel who have served in the Australian forces and services, including volunteers, for our country.

4. PRAYER

Her Worship the Mayor requested all present to pray and read the following 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.

5. APOLOGIES

5.1 Apologies Received – Councillor S Lonie

5.2 Absent - Councillor A Venning

6. ITEMS PRESENTED TO COUNCIL - Nil**7. DECLARATION OF INTEREST**

Members were reminded to declare their interest before each item.

8. CONFIRMATION OF MINUTES**Motion****C240123/7315**

That the minutes of the Ordinary Meeting of Council held on 13 December 2022 be taken as read and confirmed.

Moved Councillor Miller, Seconded Councillor Patton

Carried Unanimously**9. PUBLIC PRESENTATIONS**

9.1 **Petitions** – Nil

9.2 **Presentation** – Nil

9.3 **Deputations** – Nil

10. QUESTIONS BY MEMBERS

10.1 **Without Notice**

10.1.1 Former Buffalo Site

Councillor Patton asked a question in relation to the former Buffalo site.

General Manager, Strategy and Corporate provided a response.

10.1.2 Pedestrian Crossing, Jetty Road

Councillor Miller asked a question in relation to an extra pedestrian crossing on Jetty Road.

General Manager, Strategy and Corporate provided a response.

10.1.3 Chemist Warehouse Building on Jetty Road

Councillor Miller asked a question in relation to the condition of the Chemist Warehouse building on Jetty Road.

General Manager, Strategy and Corporate provided a response.

10.1.4 Partridge Street Carpark

Councillor Miller asked a question in relation to the remediation of the boom gate at the Partridge Street carpark.

General Manager, Community and Business took the question on notice.

10.1.5 Removal of Tram

Councillor Snewin asked a question in relation to the removal of the tram.

General Manager, Strategy and Corporate provided a response.

10.1.6 Seacliff Amenities Building

Councillor Snewin asked a question in relation to the Seacliff Amenities Building.

General Manager, Strategy and Corporate provided a response.

10.1.7 Urban Forest Inquiry

Councillor Lindop asked a question in relation to the Urban Forest Inquiry and whether a submission will be provided by Council.

General Manager, Assets and Delivery provided a response.

10.2 With Notice**10.2.1 Intersection Dimensions for Bath and Partridge Streets, Glenelg South – Councillor Smedley (Report No: 15/23)**

Councillor Smedley asked the following questions:

1. Please advise the minimum intersection dimensions required to facilitate installation of a roundabout; and
2. Is the intersection of Bath and Partridge Streets, Glenelg South of satisfactory size?

ANSWER – Rhys Skipper, Traffic and Transport Lead

Roundabout designs vary by location to allow for the types of vehicles that need to be catered for, desirable speed reduction and the traffic volumes on each approach. Austroads Guide to Road Design suggests the minimum radius for a roundabout is 5m (where only serving small vehicles).

A typical roundabout installed in the Glenelg area is approximately 6-8m in radius, with a 5m circulating lane, for a total of 22-26m total footprint, which allows for larger vehicles such as delivery trucks and buses, but

not able to be comfortably used by semi-trailers. In addition, a 3-metre-wide footpath adjacent the roundabout is strongly recommended. A mountable concrete surround on the roundabout island can be used to improve access for large vehicles but comes at a cost of safety and increased speed.

The intersection of Bath and Partridge Streets is constrained by existing buildings, verandahs over footpaths and road widths, and has less road reserve available than most intersections in Holdfast Bay where roundabouts have been installed.

A 6m radius roundabout with 5m circulating lane has been superimposed in the following aerial photo which identified some conflict with existing pedestrian and building infrastructure and overhead and underground services.

Innovative design practices and/or land acquisitions would be required to successfully implement a roundabout treatment at this intersection.



Figure 1: Bath and Partridge Streets, Glenelg South

11. MEMBER'S ACTIVITY REPORTS

11.1 Mayor's Activity Report – 1 October 2022 to 31 December 2022 (Report No: 02/23)

An updated Mayor's Activity Report with minor amendments was tabled at the meeting and presented to Members for the period 1 October 2022 to 31 December 2022.

After noting the report any items of interest were discussed, if required with leave of the meeting.

Motion

C240123/7316

That the Mayor's Activity Report for 1 October 2022 to 31 December 2022 be received and noted.

Moved Councillor Lindop, Seconded Councillor Smedley

Carried Unanimously

12. MOTIONS ON NOTICE**12.1 Motion on Notice – Leave of Absence - Councillor Miller (Report No: 05/23)****Motion****C240123/7317**

That Councillor William Miller be granted a leave of absence on 14 February 2023 and 28 February 2023.

Moved Councillor Smedley, Seconded Councillor Fleming **Carried Unanimously**

12.2 Motion on Notice – Colton Avenue Traffic investigation - Councillor Fleming (Report No: 06/23)**Motion****C240123/7318****That:**

- 1. Administration investigate the viability of restricting Colton Avenue to a single direction of traffic southbound, including consultation with the School, waste contractors, and surrounding residents including residents of Colton Avenue, Townsend Avenue, Murray Street, The Crescent (north of King Street) and Wattle Avenue (east of King George Avenue).**
- 2. A report and results of the community consultation is to be returned to Council within six months.**

Moved Councillor Fleming, Seconded Councillor Snewin **Carried Unanimously**

12.3 Motion on Notice – Saltram Road Traffic Management - Councillor Miller (Report No: 07/23)**Motion****C240123/7319**

That Council staff work with the developer and builder of 21-25 South Esplanade, Glenelg development site to manage traffic during the demolition and construction phase including:

- 1. Minimising large or heavy vehicles on the local road network including Saltram Road; and**
- 2. If necessary, Council consider vehicle load / length limits and parking restrictions during the construction period.**

Following construction, Council review traffic flow in the area and if a significant increase undertake a traffic study which will include community consultation to determine if changes are required.

Moved Councillor Miller, Seconded Councillor Smedley **Carried Unanimously**

- 12.4 **Motion on Notice – Public Toilets, Patawalonga Lakes - Councillor Smedley**
(Report No: 16/23)

Motion

C240123/7320

That:

1. **Administration conduct a review of current toilet facilities along the banks of Patawalonga Lake and bring back a report to Council recommending suitable locations for installation of appropriate self-cleaning toilets on both western and eastern banks.**
2. **The report and its recommendations, confirming feasibility, options and costs is to be brought back to Council in sufficient time to form the basis of a capital works initiative for consideration as part of the 2023/24 Capital Budget allocations.**

Moved Councillor Smedley, Seconded Councillor Abley

Carried Unanimously

13. **ADJOURNED MATTER - Nil**

14. **REPORTS OF MANAGEMENT COMMITTEES AND SUBSIDIARIES**

- 14.1 **Minutes – Jetty Road Mainstreet Committee – 14 December 2022**
(Report No: 11/23)

The Minutes of the Jetty Road Mainstreet Committee meeting held on 14 December 2022 were attached and presented for Council's information.

Jetty Road Mainstreet Committee Agenda, Reports and Minutes are all available on Council's website and the meetings are open to the public.

Motion

C240123/7321

That Council notes the minutes of the Jetty Road Mainstreet Committee of 14 December 2022.

Moved Councillor Abley, Seconded Councillor Miller

Carried Unanimously

- 14.2 **Draft Minutes – Alwyndor Management Committee – 15 December 2022**
(Report No: 13/23)

The draft minutes of the Alwyndor Management Committee meeting held on 15 December 2022 were provided for information.

Motion

C240123/7322

1. **That the draft minutes of the Alwyndor Management Committee meeting held on 15 December 2022 be noted.**

RETAIN IN CONFIDENCE - Section 91(7) Order

2. That having considered Attachment 2 to Report No: 13/23 Draft Minutes - Alwyndor Management Committee – 15 December 2022 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.

Moved Councillor Snewin, Seconded Councillor Fleming **Carried Unanimously**

15. REPORTS BY OFFICERS**15.1 Items in Brief (Report No: 08/23)**

These items were presented for the information of Members.

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

Motion**C240123/7323**

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

1. **Regional Planning, Planning Systems Implementation Review and 2022-23 Open Space Grant Program update from Minister**
2. **Water Safety Awareness, Minister for Multicultural Affairs**
3. **Glenelg Town Hall Commercial Pop-up businesses**
4. **Glenelg Christmas Pageant**
5. **Proclamation Day**
6. **New Year's Eve Event**

Moved Councillor Lindop, Seconded Councillor Abley

Carried**15.2 Response to the Planning Review (Report No: 12/23)**

An Expert Panel, established as part of an election commitment to review the South Australian Planning System, invited submissions from Local Government and the broader community to assist it with making recommendations to the State Government for improvements to the State's Planning System. This report presents a draft submission that outlines the issues that are seen as being important to the Holdfast Bay community gained through community feedback, past Elected Member input, and the practical experience that comes from administering the planning reforms since their introduction in 2014.

Motion**C240123/7324**

That Council notes the written submission to the Expert Panel on the Planning System Implementation Review provided as Attachment 1 to this report.

Moved Councillor Bradshaw, Seconded Councillor Snewin **Carried Unanimously**

15.3 **Delegates Report – Australian Local Government Association National General Assembly – Mayor Wilson and Councillor Abley** (Report No: 09/23)

The Delegates Report was presented for the information of Members.

From the 19-22 June 2022 Mayor Wilson and Councillor Abley attended the Australian Local Government Association National General Assembly at the National Convention Centre, Canberra.

The theme of the 2022 NGA was “Partners in Progress”, and the event was attended by more than 1,000 Local Government leaders from around Australia.

Motion

C240123/7325

That the Delegates Report for the ALGA National General Assembly 2022 be noted.

Moved Councillor Abley, Seconded Councillor Lindop

Carried Unanimously

15.4 **Appointment of Council Representatives to Adelaide Coastal Councils Network** (Report No: 01/23)

On 23 August 2022 Council endorsed Motion C230822/7215, the new governance model for the Adelaide Coastal Councils Network (ACCN).

Council is now invited to select its representation according to the Terms of Reference for the ACCN, which each council endorsed as part of the Memorandum of Understanding between the Local Government Association and the member councils. The Terms of Reference required that each member council would be represented by two delegates, being one an elected member and one officer of the Council.

Nomination

Her Worship the Mayor called for nominations for the position of delegate.

A nomination was received for Councillor Smedley.

Her Worship the Mayor announced that Councillor Smedley had been selected for the nomination which was included in the Council’s motion.

Motion

C240123/7326

That Council:

1. **Approves the nomination of Councillor Smedley to act as Council’s delegate on the Adelaide Coastal Councils Network for the term of Council.**
2. **Appoints the Team Leader, Environment and Coast as the officer to act as Council’s staff delegate to the Adelaide Coastal Councils Network.**

Moved Councillor Miller, Seconded Councillor Fleming

Carried Unanimously

15.5 **Mawson Oval Reference Group Annual Report** (Report No: 14/23)

This report provided an annual update on matters considered by the Mawson Oval Management Committee in the preceding 12 months.

Motion

C240123/7327

That Council notes the report.

Moved Councillor Fleming, Seconded Councillor Snewin **Carried Unanimously**

15.6 **Appointments to Council Assessment Panel** (Report No: 17/23)

The term of the four independent members serving on the Council Assessment Panel expire on 31 March 2023. It is recommended that Council appoint a panel to review the submissions received in response to a call for expressions of interest and make recommendation to Council on the preferred candidates for appointment.

Motion

C240123/7328

That Councillors Fleming and Snewin, the General Manager Strategy and Corporate and Council's Assessment Manager review expressions of interest received and make recommendation to Council on the preferred candidates for appointment as Independent Members to the City of Holdfast Bay Council Assessment Panel.

Moved Councillor Smedley, Seconded Councillor Miller **Carried Unanimously**

16. RESOLUTIONS SUBJECT TO FORMAL MOTIONS - Nil

17. URGENT BUSINESS – SUBJECT TO THE LEAVE OF THE MEETING

Mayor Wilson sought to bring forward an urgent motion without notice.

17.1 **Call for Nominations – South Australian Public Health Council** (Report No: 24/23)

The Local Government Association of South Australia (LGA) were calling for nominations to fill a position on the South Australian Public Health Council for a term of up to three years.

Nomination

Her Worship the Mayor called for nominations for the position.

A nomination was received for Councillor Lonie.

Her Worship the Mayor announced that Councillor Lonie had been selected for the nomination which was included in the Council's motion.

Motion

C240123/7329

That Council nominates Councillor Lonie for consideration by the Local Government Association of South Australia to be nominated for the South Australian Public Health Council.

Moved Councillor Fleming, Seconded Councillor Snewin **Carried Unanimously**

18. ITEMS IN CONFIDENCE - Nil

CLOSURE

The Meeting closed at 8.11 pm.

CONFIRMED 14 February 2023

MAYOR

Appendix 7



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 14 March 2023 at 7.00pm



Roberto Bria
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 Kurna people as the traditional owners and custodians of this land.

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

3. SERVICE TO COUNTRY ACKNOWLEDGEMENT

The City of Holdfast Bay would like to acknowledge all personnel who have served in the Australian forces and services, including volunteers, for our country.

4. 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.

5. APOLOGIES

5.1 Apologies Received

5.2 Absent

6. ITEMS PRESENTED TO COUNCIL

7. 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.

8. CONFIRMATION OF MINUTES

That the minutes of the Ordinary Meeting of Council held on 28 February 2023 be taken as read and confirmed.

9. PUBLIC PRESENTATIONS

9.1 Petitions - Nil

9.2 Presentations - Nil

9.3 Deputations – Nil

10. QUESTIONS BY MEMBERS**10.1 Without Notice****10.2 On Notice**

10.2.1 City of Holdfast Bay By-Laws – Councillor Lindop
(Report No: 73/22)

11. MEMBER'S ACTIVITY REPORTS

11.1 Members' Activity Report – Deputy Mayor Clare Lindop – 22 November 2022 – 28 February 2023 (Report No: 71/22)

12. MOTIONS ON NOTICE

12.1 GAROC Meeting – Nationwide House Energy Rating Scheme – Mayor Wilson (Report No: 61/23)

12.2 Ferris Wheel Permit Extension – Councillor Abley (Report No: 86/23)

12.3 Tree Protection – Councillor Abley (Report No: 89/23)

12.4 Pedestrian Safety and Traffic Calming Measures – Councillor Smedley (Report No: 58/23)

12.5 Koala Crossing King George Avenue, Hove – Councillor Fleming (Report No: 88/23)

12.6 Motion on Notice – Order of Australia Nomination – Councillor Lindop (Report No: 85/23) Refer to Item 18.1 under Items in Confidence.

13. ADJOURNED MATTERS - Nil**14. REPORTS OF MANAGEMENT COMMITTEES AND SUBSIDIARIES**

14.1 Minutes – Alwyndor Management Committee – 15 December 2022 (Report No: 78/23)

14.2 Minutes – Jetty Road Mainstreet Committee – 1 March 2023 (Report No: 74/23)

14.3 Minutes – Executive Committee – 28 February 2023 (Report No: 80/23)

15. REPORTS BY OFFICERS

15.1 Items in Brief (Report No: 84/23)

15.2 Public Toilets, Patawalonga Lake (Report No: 79/23)

15.3 Australian Local Government Association - National General Assembly (Report No: 83/23)

15.4 Significant Tree Removal (Report No: 53/23)

16. 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.

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

18. CONFIDENTIAL

- 18.1 Motion on Notice – Order of Australia Nomination – Councillor Lindop (Report No: 85/23)

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:

- a. **information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of a person or persons (living or dead).**
- o. **information relating to a proposed award recipient before the presentation of the award.**

- 18.2 Commercial Licence Extension (Report No: 72/23)

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:

- 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.**

- 18.3 Jetty Road Mainstreet Committee Nominations (Report No: 87/23)

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:

- a. **information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of a person or persons (living or dead).**

19. CLOSURE

ROBERTO BRIA
CHIEF EXECUTIVE OFFICER

Item No: 15.2

Subject: **PUBLIC TOILETS, PATAWALONGA LAKE**

Date: 14 March 2023

Written By: Buildings and Facilities Manager

General Manager: Assets and Delivery, Mr M de Heus

SUMMARY

At the Council meeting on the 24 January 2023, Administration was asked to investigate and report on potential locations for public toilets around the Patawalonga Lake. An assessment was undertaken, and four locations are provided in this report together with costs.

RECOMMENDATION

That Council notes the report and considers the inclusion of new toilet facilities along the Patawalonga Banks in the 2023/24 Annual Business Plan Budget process.

STRATEGIC PLAN

Wellbeing – Our beaches and Council-controlled public areas are accessible and inclusive.

COUNCIL POLICY

Not applicable

STATUTORY PROVISIONS

Not applicable

BACKGROUND

Resolution Number: C240123/7320

Motion on Notice – Public toilets, Patawalonga Lake, Councillor Smedley (Report No: 16/23)

Motion

That:

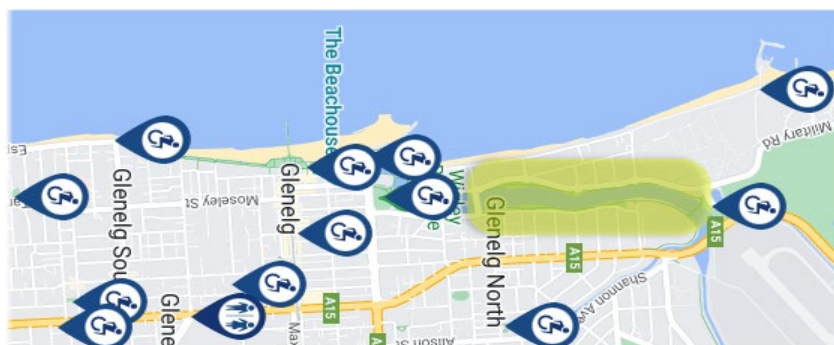
- 1. Administration conduct a review of current toilet facilities along the banks of Patawalonga Lake and bring back a report to Council recommending suitable locations for installation of appropriate self-cleaning toilets on both western and eastern banks.*

2. *The report and its recommendations, confirming feasibility, options and costs is to be brought back to Council in sufficient time to form the basis of a capital works initiative for consideration as part of the 2023/24 Capital Budget allocations.*

The City of Holdfast Bay currently operates 31 toilet facilities throughout its municipality. They are primarily located near the foreshore or on Council reserves. The asset base consists of:

- 15 x Exeloo toilet units:
 - Prefabricated in New Zealand;
 - Built to a high build quality;
 - Features include automated doors, handwash and floor wash systems.
 - Designed and constructed with anti-vandal hardware and features and address a lot of the anti-social behaviour associated with public toilets;
 - Expensive to purchase, maintain and have proprietary parts; and
 - Current asset life is 20 plus years, less when located directly on the coastline and high usage areas.
- 16 x Purpose built facilities:
 - Built onsite with traditional building materials;
 - Automated features tend to be third party and limited;
 - Facility can be designed and constructed with anti-vandal hardware and features but increases cost significantly;
 - Build cost and material selection can be tailored to budget, usage and location; and
 - Typical asset life varies 15 - 30 years based on materials, will require coastal grade materials when located directly on the coastline, general cyclical refurbishment required to achieve the longer asset life.

The image below illustrates the availability and distribution of public toilets in the local area with the highlighted section indicating the area covered in this assessment.



REPORT

This assessment considered the following criteria for selecting a suitable location for new public toilet facilities:

- Location to existing public toilets both City of Holdfast Bay's and third-party facilities;
- Likely demand;
- Proximity and capacity of utility services, electrical, sewer and water;
- Location to existing pathways and DDA access;
- Security, CPTED principles (Crime Prevention Through Environmental Design);
- Risk of vandalism or other anti-social behaviours;
- Constructability, maintenance and serviceability;
- Cultural Heritage;
- Extent of earthworks and risk of contaminated materials;
- Proximity to other facilities such as BBQ, shelters, bus stops and playgrounds; and
- Proximity to on-street parking.

In recent years more public toilet facility suppliers have entered the market offering feature sets and construction methods positioned between prefabricated Exeloo's and bespoke constructed units.

The following suppliers were considered for this report:

- Terrain Group
- Landmark
- PuraBlue
- Exeloo

A single pan DDA accessible unit located adjacent accessible pathways was considered suitable as demand/usage for toilets around the Patawalonga Lakes would be considered low.

Design and construction of a bespoke toilet facility was not considered a viable option as they would typically be a higher cost option for a single pan toilet.

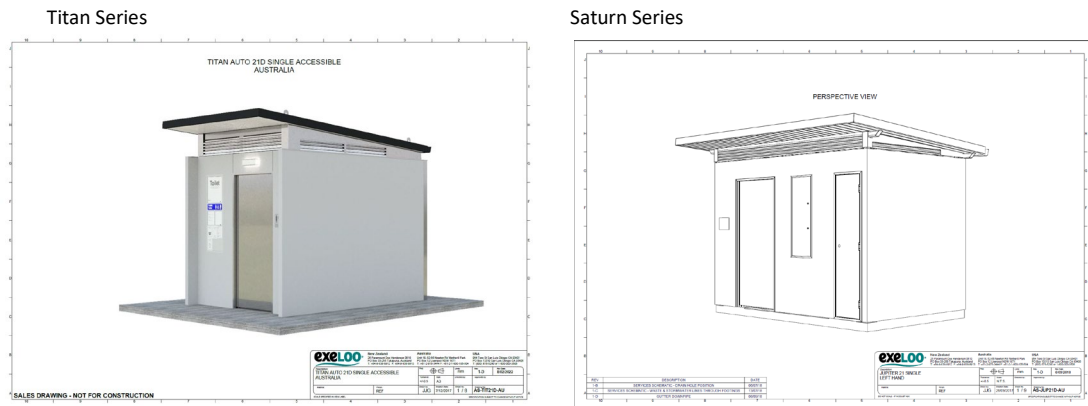
Considering the current spacing rationale for placement of City of Holdfast Bay public toilets of up to 1km between units on the coast and out to 1.5km for all others, it is considered appropriate for additional toilet facilities to be placed around the Patawalonga Lake and will help attract more people to use the facilities in the area.

It is recommended that the placement and orientation of the toilet be carefully considered to maximize visibility from the roadway or walking path. Locating the toilet below road level to minimize visual intrusion is likely to lead to damage and vandalism, CPTED and safety issues with people climbing on the roof as the toilet is not visible from the road. Constructing the toilet near road level also reduces flood risk and improves the ability to cost effectively service the facility.

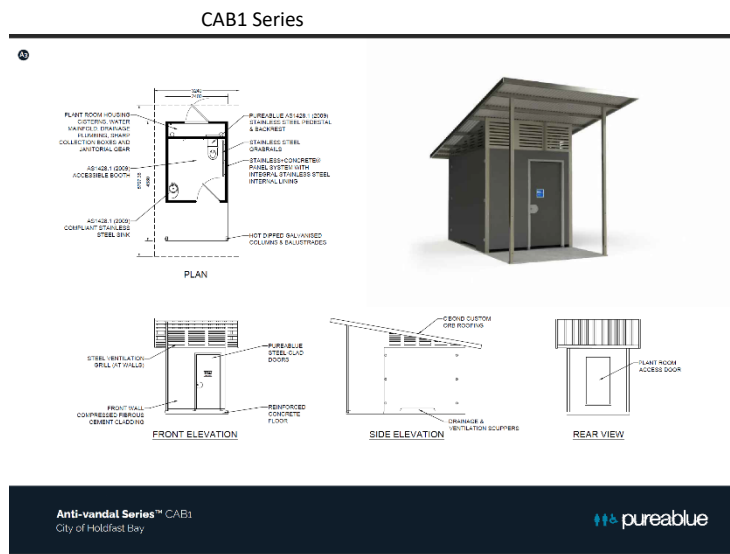
For initial investigation, two options at each location have been considered:

1. Exeloo’s single pan, semi-auto accessible units.
2. PuraeBlue’s accessible unit with their anti-vandal specification.

Exeloo



PuraeBlue



Potential Locations for Public Toilet Facilities

Patawilya Reserve – Adelphi Terrace

- Distance to nearest City of Holdfast Bay public toilets – 645m to Wigley Reserve, 710m to Gumtree reserve.
- Distance to nearest other public toilet – 1.33km to West Beach Skate Park.
- Cultural Heritage Zone rating – High.
- Visual Impact on surrounding properties – Low.
- Contaminated soil risk – Medium/Low.
- Good visibility and passive surveillance.
- General lighting provided by streetlights, may require additional pathway lighting and exterior lighting on toilet facility.
- Access to services – good.
- Proximity to other facilities (playground) – good



Patawalonga Banks East - Adjacent Adelphi Tce / Brooklyn Avenue

- Distance to nearest City of Holdfast Bay public toilet – 1.1km to Wigley Reserve.
- Distance to nearest public toilet – 650m to West Beach Skate Park.
- Cultural Heritage Zone rating – High.
- Visual Impact on surrounding properties – Low.
- Contaminated soil risk – Medium.
- Poor visibility and passive surveillance.
- Proximity to other City of Holdfast Bay facilities - average (BBQ/Shelter).
- Pathway lighting adequate, will require additional exterior lighting on toilet facility.
- Access to services – average
- Flood risk – high.



Patawalonga Banks West - Patawalonga Frontage / Opposite 21,22

- Distance to nearest City of Holdfast Bay public toilet – 1km to Wigley Reserve.
- Distance to nearest public toilet – 870m to West Beach Skate Park.
- Distance to Beach - 350m (Margaret Street), 450m (Burns Street).
- Cultural Heritage Zone rating – High.
- Visual Impact on surrounding properties – Medium.
- Contaminated soil risk – Medium.
- Access to services – poor – will need an upgrade.
- Footpath access - <10m.
- Average visibility and passive surveillance, better if orientated towards Patawalonga Frontage.
- Proximity to other City of Holdfast Bay services - average – adjacent bus stop.
- Pathway lighting adequate, will require additional exterior lighting on toilet facility.



Patawalonga Frontage West – SA Water Land – Anderson Ave, Military Road

- Distance to nearest City of Holdfast Bay public toilet – 2.4km to Wigley Reserve.
- Distance to nearest public toilets – 540m to West Beach Skate Park, 985 m to West Beach Boat Ramp.
- Outside Council area, would require land use agreement with SA Water, this has not been discussed with SA Water – not within the City of Holdfast Bay.
- Distance to beach – 300m (Anderson Ave).
- Cultural Heritage Zone rating – High.
- Visual Impact on surrounding properties – Low.
- Contaminated soil risk – Medium.
- Access to services – good.
- Footpath access - <1m.
- Average visibility and passive surveillance.
- Proximity to other City of Holdfast Bay services – poor.
- Footpath lighting is adequate, will require additional exterior lighting on toilet facility.



Based on the above assessment the preferred locations are Patawilya Reserve and the Patawalonga Banks West (Opposite 21/22).

For budget purposes, it is recommended to allow \$210,000 for the design and installation of the Patawilya toilet and \$226,000 for the design and installation of the Patawalonga western banks toilet.

Council could consider a staged approach to the installation of the toilets over multiple financial years.

Minutes of the Ordinary Meeting of Council of the City of Holdfast Bay held in the Council Chamber, Glenelg Town Hall, Moseley Square, Glenelg, on 14 March 2023 at 7:00pm.

MEMBERS PRESENT

Mayor A Wilson
Councillor A Bradshaw
Councillor J Fleming
Councillor A Kane
Councillor C Lindop
Councillor S Lonie
Councillor W Miller
Councillor M O'Donohue
Councillor R Patton
Councillor J Smedley
Councillor R Snewin
Councillor A Venning

STAFF IN ATTENDANCE

Chief Executive Officer – R Bria
General Manager Assets and Delivery – M de Heus
General Manager Community and Business – M Lock
General Manager Strategy and Corporate – P Jackson
General Manager Alwyndor – B Davidson-Park

1. OPENING

Her Worship the Mayor declared the meeting open at 7.00pm.

2. KAURNA ACKNOWLEDGEMENT

With the opening of the meeting Her Worship the Mayor stated:

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

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

3. SERVICE TO COUNTRY ACKNOWLEDGEMENT

The City of Holdfast Bay would like to acknowledge all personnel who have served in the Australian forces and services, including volunteers, for our country.

4. PRAYER

Her Worship the Mayor requested all present to pray and read the following 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.

5. APOLOGIES

5.1 Apologies Received - Councillor R Abley

5.2 Absent

6. ITEMS PRESENTED TO COUNCIL - Nil**7. DECLARATION OF INTEREST**

Members were reminded to declare their interest before each item.

8. CONFIRMATION OF MINUTES**Motion****C140323/7367**

That the minutes of the Ordinary Meeting of Council held on 28 February 2023 be taken as read and confirmed.

Moved Councillor Lonie, Seconded Councillor Patton

Carried Unanimously**9. PUBLIC PRESENTATIONS**

9.1 **Petitions** - Nil

9.2 **Presentation** - Nil

9.3 **Deputations**

Leave of the Meeting

Mayor Wilson with two-thirds of the members present sought leave of the meeting for Ms Helen Finlay, Principal, St Peters Woodlands Grammar School to provide a deputation to Council.

Leave of the meeting was granted.

9.3.1 **St Peters Woodlands Grammar School**

Ms Helen Finlay, Principal, St Peters Woodlands Grammar School provided a deputation to Council regarding the proposed Motion on Notice – Pedestrian Safety and Traffic Calming Measures.

10. QUESTIONS BY MEMBERS

10.1 **Without Notice**

10.1.1 **Heart Sculpture, Moseley Square**

Councillor Patton asked a question in relation to the heart sculpture in Moseley Square.

General Manager, Community and Business provided a response.

10.1.2 Poultry Policy

Councillor Miller asked for an update on the Poultry Policy.

General Manager, Community and Business provided a response.

10.1.3 Tree Audit

Councillor Miller asked a question in relation to when the results from the Tree Audit would be available to Council.

General Manager, Assets and Delivery provided a response.

10.14 Outstanding Council Actions

Councillor Miller asked a question in relation to the Outstanding Council Actions.

Chief Executive Officer provided a response.

10.1.5 Pine Gully

Councillor Lindop asked a question in relation to works at Pine Gully.

General Manager, Assets and Delivery provided a response.

10.1.6 Waste Recycling Promotion

Councillor O'Donohue asked a question in relation to waste recycling promotion.

General Manager, Assets and Delivery provided a response.

10.2 With Notice**10.2.1 City of Holdfast Bay By-Laws – Councillor Lindop (Report No: 73/22)**

Councillor Lindop asked the following question:

“Can Administration please advise how the City of Holdfast Bay By-laws are promoted so as to raise awareness within the Community?”

Background

The City of Holdfast Bay has By-laws which are designed to provide good governance of the area, and assist us to provide a convenient, safe and comfortable space for our community. Many of our residents and visitors may not be aware of the By-laws. Some examples of raising awareness could be by social media, newsletter or posters in libraries and other forms of education.

To raise awareness a suggestion could be to educate the reasons behind the By-laws, such as the City of Holdfast Bay By-law No 3 10.4 which prohibits Helium Balloons Release. Examples could be provided of the environmental impact of Helium Balloon Release and provide alternative ways to celebrate or commemorate without the use of these balloons.

ANSWER – Manager, Communications and Engagement

By-laws are promoted to the community through a variety of channels including through signage, social media, letters, emails, inclusion in newsletters and Our Place magazine, and education and enforcement by Community Safety Officers.

Many By-laws are consistent across other Council areas, however some By-Laws are specific to City of Holdfast Bay and those that are issues of compliance identified by the Community Safety Team are prioritised for promotion.

Significant communication has been undertaken on By-laws that have been determined as a priority including those for dogs on leads, the hooded plover exclusion area and jetty jumping.

Communication promoting the prohibition of helium balloons releases will be undertaken in the coming weeks. Administration will continue to review By-law compliance and determine appropriate targeted communications to address areas that would benefit from increased community education.

11. MEMBER'S ACTIVITY REPORTS

11.1 Members' Activity Report – Deputy Mayor Clare Lindop – 22 November 2022 – 28 February 2023 (Report No: 71/22)

This activity report was presented for the information of Members.

After noting the report any items of interest were discussed, if required, with the leave of the meeting.

Motion

C140323/7368

That the following activity report for Deputy Mayor Clare Lindop be noted.

Moved Councillor Lonie, Seconded Councillor Smedley

Carried Unanimously

12. MOTIONS ON NOTICE

Leave of meeting

Mayor Wilson with the approval of two-thirds of the members present sought leave of the meeting to propose that Agenda Item 12.4 **Motion on Notice - Pedestrian Safety and Traffic Calming Measures – Councillor Smedley** (Report No: 58/23) be considered after Item 11.

Leave of the meeting was granted.

Conflict of Interest

Mayor Wilson declared a general conflict of interest for Item 12.4 **Motion on Notice – Pedestrian Safety and Traffic Calming Measures – Councillor Smedley** (pursuant to section 74 and 75A(a) of the *Local Government Act 1999*), on the basis that she is a parent of children attending the school.

Mayor Wilson dealt with the general conflict of interest by making it known to the meeting and remaining in the meetings as she was acting in the interests of the community.

Councillor O’Donohue declared a general conflict of interest for Item 12.4 **Motion on Notice – Pedestrian Safety and Traffic Calming Measures – Councillor Smedley** (pursuant to section 74 and 75A(a) of the *Local Government Act 1999*), on the basis that she is a parent of children attending the school.

Councillor O’Donohue dealt with the general conflict of interest by making it known to the meeting and remaining in the meetings as she was acting in the interests of the community. Councillor O’Donohue voted for the motion.

12.4 **Motion on Notice - Pedestrian Safety and Traffic Calming Measures – Councillor Smedley** (Report No: 58/23)

Motion

C140323/7369

1. **That Council installs a raised wombat crossing with amber flashing lights, to replace the existing emu school crossing on Partridge Street, Glenelg adjacent to St Peter’s Woodlands School and Council allocates a budget of \$150,000 in the 2022/23 financial year to undertake this work. The preference is for the flashing lights to be school activated.**
2. **Administration to bring back to Council a report identifying other needed locations for crossings with lights as appropriate, along local and collector roads within the City, adjacent schools and aged care facilities, particularly Alwyndor. Such report is to suggest prioritised locations for gradual rollout as part of annual budget processes.**

Moved Councillor Smedley, Seconded Councillor Miller

Carried Unanimously

12.1 **Motion on Notice - GAROC Meeting – Nationwide House Energy Rating Scheme - Mayor Wilson** (Report No: 61/23)

Motion

C140323/7370

That Council submit a motion to the LGA’s Annual General Meeting via GAROC, seeking that the LGA:

1. **Lobbies the Australian Government to further expand the Nationwide House Energy Rating Scheme (NatHERS) to ensure that all future buildings are nature positive in as short a timeframe as possible**
2. **Lobbies the Australian Government to ensure NatHERS is reviewed biennially**
3. **Lobbies State and Australian Governments to provide programs, incentives and appropriate economic supports and interventions to encourage rapid transformation of the housing market**
4. **Campaigns actively to achieve nature positive buildings throughout all council areas.**

Moved Councillor Lindop, Seconded Councillor Lonie **Carried Unanimously**

12.2 **Motion on Notice - Ferris Wheel Permit Extension – Councillor Abley** (Report No: 86/23)

Motion **C140323/7371**

That the Extraordinary Mix 102.3 Giant Ferris Wheel be given an extension of time until the end of the school holidays, 1 May 2023.

Moved Councillor Kane, Seconded Councillor Patton **Carried**

Division Called

A division was called and the previous decision was set aside.

Those voting for: Councillors Patton, Kane, Snewin, Venning, Lonie, Bradshaw, O'Donohue, Smedley (8)

Those voting against: Councillors Fleming, Lindop, Miller (3)

Mayor Wilson declared the motion **Carried**

Conflict of Interest

Councillor Fleming declared a general conflict of interest for Item 12.3 **Motion on Notice – Tree Protection – Councillor Abley** (pursuant to section 74 and 75A of the *Local Government Act 1999*), on the basis that she is a member of the Council Assessment Panel which may consider Items that require Tree Removal.

Councillor Fleming dealt with the general conflict of interest by making it known and leaving the meeting at 7.59pm.

12.3 **Motion on Notice - Tree Protection – Councillor Abley** (Report No: 89/23)

Motion

That Administration write to Jarvis Toyota Group to advise that Council no longer seeks their contribution to the National Tree Planting Day. Also, that Administration sends a copy of this letter to Planet Ark highlighting the reason for our decision.

Moved Councillor Lindop, Seconded Councillor Miller

Variation:

C140323/7372

The Mover Councillor Lindop and the Seconder Councillor Miller agreed to the variation proposed by Councillor Smedley, for the word Group to be added to the motion.

The motion, as varied, on being put was

Carried Unanimously

Councillor Fleming re-joined the meeting at 8.12pm.

Agenda Item 12.4 - **Motion on Notice - Pedestrian Safety and Traffic Calming Measures – Councillor Smedley** (Report No: 58/23) was considered after Item 11, as per leave of the meeting granted.

Conflict of Interest

Councillor Snewin declared a general conflict of interest for Item 12. 5 **Koala Crossing King George Avenue, Hove – Councillor Fleming** (pursuant to section 74 and 75A(a) of the *Local Government Act 1999*) on the basis he is a grandparent of children attending the school.

Councillor Snewin dealt with the general conflict of interest by making it known to the meeting and remaining in the meetings as he was acting in the interests of the community. Councillor Snewin voted for the motion.

Councillor Bradshaw declared a general conflict of interest for Item 12. 5 **Koala Crossing King George Avenue, Hove – Councillor Fleming** (pursuant to section 74 and 75A(a) of the *Local Government Act 1999*) on the basis she is a grandparent of children attending the school.

Councillor Bradshaw dealt with the general conflict of interest by making it known to the meeting and remaining in the meetings as she was acting in the interests of the community. Councillor Bradshaw voted for the motion.

12.5 **Motion on Notice - Koala Crossing King George Avenue, Hove – Councillor Fleming** (Report No: 88/23)

Motion

C140323/7373

That Council:

1. **approves the installation of a koala crossing on King George Avenue outside McAuley Community School to replace the existing emu crossing; and**
2. **allocates a budget of \$40,000 in the 2022/23 financial year to undertake this work.**

Moved Councillor Fleming, Seconded Councillor Snewin **Carried Unanimously**

- 12.6 **Motion on Notice - Motion on Notice – Order of Australia Nomination – Councillor Lindop** (Report No: 85/23) Refer to Item 18.1 under Items in Confidence.

13. ADJOURNED MATTERS - Nil

14. REPORTS OF MANAGEMENT COMMITTEES AND SUBSIDIARIES

- 14.1 **Minutes – Alwyndor Management Committee – 15 December 2022** (Report No: 78/23)

The minutes of the Alwyndor Management Committee meeting held on 15 December 2022 were provided for information.

Motion **C140323/7374**

1. **That the minutes of the Alwyndor Management Committee meeting held on 15 December 2022 be noted.**

RETAIN IN CONFIDENCE - Section 91(7) Order

2. **That having considered Attachment 2 to Report No: 78/23 Minutes - Alwyndor Management Committee – 15 December 2022 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.**

Moved Councillor Lonie, Seconded Councillor Snewin **Carried Unanimously**

- 14.2 **Minutes – Jetty Road Mainstreet Committee – 1 March 2023** (Report No: 74/23)

The Minutes of the Jetty Road Mainstreet Committee meeting held on 1 March 2023 were presented for Council's information.

Jetty Road Mainstreet Committee Agenda, Reports and Minutes are all available on Council's website and the meetings are open to the public.

Motion **C140323/7375**

That Council notes the minutes of the Jetty Road Mainstreet Committee of 1 March 2023.

Moved Councillor Kane, Seconded Councillor Miller **Carried Unanimously**

14.3 Minutes – Executive Committee – 28 February 2023 (Report No: 80/23)

The minutes of the meeting of the Executive Committee held 28 February 2023 were presented to Council for information.

Motion**C140323/7376**

1. That Council notes the minutes of the meeting of the Executive Committee of 28 February 2023.

RETAIN IN CONFIDENCE - Section 91(7) Order

2. That having considered Attachment 2 to Report No: 80/23 Minutes - Executive Committee Meeting – 28 February 2023 in confidence under section 90(2) and (3)(d) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the attachment be retained in confidence for a period of 12 months and that this order be reviewed every 12 months.

Moved Councillor Lonie, Seconded Councillor Fleming

Carried Unanimously**15. REPORTS BY OFFICERS****15.1 Items in Brief (Report No: 84/23)**

These items were presented for the information of Members.

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

Motion**C140323/7377**

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

1. **Sister City Agreement with the City of Hayama**
2. **Race Discrimination Commissioner**

Moved Councillor Lindop, Seconded Councillor Lonie

Carried Unanimously**15.2 Public Toilets, Patawalonga Lake (Report No: 79/23)**

At the Council meeting on the 24 January 2023, Administration was asked to investigate and report on potential locations for public toilets around the Patawalonga Lake. An assessment was undertaken, and four locations were provided in this report together with costs.

Motion**C140323/7378**

That Council notes the report and considers the inclusion of new toilet facilities along the Patawalonga Banks in the 2023/24 Annual Business Plan Budget process.

Moved Councillor Smedley, Seconded Councillor Patton

Carried Unanimously

15.3 Australian Local Government Association - National General Assembly
(Report No: 83/23)

Each year, the Australian Local Government Association (ALGA) holds a National General Assembly (Assembly) in Canberra where councils from around Australia can discuss current and emerging challenges and opportunities, and advocate to the Federal Government on critical issues facing the sector.

The next Assembly will be held 13-16 June 2023. The theme for the 2023 National General Assembly will be 'Our Communities, Our Future'. The ALGA are specifically looking for ideas for new federal programs and policies that would support councils to build stronger communities in the future.

The ALGA have called for motions for the Assembly and two possible motions have been prepared for Council's consideration.

Motion

C140323/7379

That Council endorses the suggested motion as provided in Attachment 2, to be submitted for consideration by the Australian Local Government Association for inclusion in the National General Assembly agenda.

Moved Councillor Smedley, Seconded Councillor Lonie

Carried Unanimously

15.4 Significant Tree Removal (Report No: 53/23)

A tree that is classified as significant under the *Planning, Development and Infrastructure Act 2016* (PDI Act) requires removal. The tree is a willow myrtle (*Agonis flexuosa*) at 4 Harberton Road, South Brighton. The tree requires removal because it is displaying poor health and structure and is likely to decay and fail. The *Planning, Development and Infrastructure Act 2016* requires a development application for the removal and Council's Tree Management Policy requires Council to provide landowner's consent for the application.

Motion

C140323/7380

That Council provide landowner's consent for a development application for the removal of the willow myrtle (*Agonis flexuosa*) at 4 Harberton Road, South Brighton.

Moved Councillor Lindop, Seconded Councillor Lonie

Carried Unanimously

16. RESOLUTIONS SUBJECT TO FORMAL MOTIONS - Nil

17. URGENT BUSINESS – SUBJECT TO THE LEAVE OF THE MEETING

- 17.1 The Mayor raised an urgent business item to bring forward a motion without notice.

Conflict of Interest

Councillor Miller declared a material conflict of interest for Item 17 **Urgent Business** (pursuant to section 75 of the *Local Government Act 1999*), on the basis that he would have a direct financial advantage.

Councillor Miller dealt with the material conflict of interest by making it known and leaving the meeting at 8.36pm.

Motion

C140323/7381

That Council endorses the appointment of Councillor Miller to the City of Holdfast Bay Council Assessment Panel as the proxy for the deputy Elected Member, Councillor Snewin, in his absence.

Moved Councillor Fleming, Seconded Councillor Lonie

Carried Unanimously

Councillor Miller re-joined the meeting at 8.40pm.

18. ITEMS IN CONFIDENCE

- 18.1 **Motion on Notice – Order of Australia Nomination – Councillor Lindop**
(Report No: 85/23)

Motion – Exclusion of the Public – Section 90(3) (a&o) Order **C140323/7382**

1. That pursuant to Section 90(2) of the *Local Government Act 1999* Council hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer and Staff in attendance at the meeting in order to consider Report No: 85/23 Motion on Notice – Order of Australia Nomination – Councillor Lindop in confidence.
2. That in accordance with Section 90(3) of the *Local Government Act 1999* Council is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 85/23 Motion on Notice – Order of Australia Nomination – Councillor Lindop on the following grounds:
 - a. pursuant to section 90(3)(a) of the Act, the information to be received, discussed or considered in relation to Report No: 85/23 Motion on Notice – Order of Australia Nomination – Councillor Lindop is information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead), because all nominations are confidential, and the person being nominated should not be advised of the nomination or approached for information.
 - o. information relating to a proposed award recipient before the presentation of the award.

3. **The Council 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 Councillor Lonie, Seconded Councillor Bradshaw **Carried Unanimously**

RETAIN IN CONFIDENCE - Section 91(7) Order

That having considered Agenda Item 18.1 Report No: 85/23 Motion on Notice – Order of Australia Nomination – Councillor Lindop in confidence under section 90(2) and (3)(a)&(o) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the report and minutes be retained in confidence until the recipient is given the award or until notification is received that the application is unsuccessful and/or the Chief Executive Officer is authorised to release the documents and that this order be reviewed every 24 months.

Moved Councillor Lindop, Seconded Councillor Bradshaw

Adjournment

C140323/7383

That the report be adjourned to seek further information on the Order of Australia nomination and be brought back to Council once the information has been attained.

Moved Councillor Smedley, Seconded Councillor Lonie

Carried

Councillors Bradshaw, Fleming and Snewin spoke to the motion. Councillor Lindop has the right of reply as the mover.

RETAIN IN CONFIDENCE–Section 91 (7) Order

C140323/7384

That having considered Agenda Item 18.1 Report No: 85/23 Motion on Notice – Order of Australia Nomination – Councillor Lindop in confidence under section 90(2) and (3)(a)&(o) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the minutes be retained in confidence until the recipient is given the award or until notification is received that the application is unsuccessful, the Chief Executive Officer is delegated the authority to revoke the order in whole or part, and that this order be reviewed every 12 months (provided that nothing in this order should be taken to prevent the Chief Executive Officer from gaining further information on the nomination).

Moved Councillor Lindop, Seconded Councillor O'Donohue **Carried Unanimously**

18.2 **Commercial Licence Extension (Report No: 72/23)****Motion – Exclusion of the Public – Section 90(3)(d) Order** **C140323/7385**

1. That pursuant to Section 90(2) of the *Local Government Act 1999* Council hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer and Staff in attendance at the meeting in order to consider Report No: 72/23, Commercial Licence Extension in confidence.
2. That in accordance with Section 90(3) of the *Local Government Act 1999* Council is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 72/23, Commercial Licence Extension 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 prejudice the commercial position of the person who supplied the information.

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 Council 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 Councillor Shewin, Seconded Councillor Lonie **Carried Unanimously**

RETAIN IN CONFIDENCE - Section 91(7) Order **C140323/7386**

That having considered Agenda Item 18.2 Report No: 72/23, Commercial Licence Extension, in confidence under section 90(2) and (3)(d) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the report and minutes be retained in confidence for a period of six months and/or the Chief Executive Officer is authorised to release the documents when the extended dates are publicised.

Moved Councillor Patton, Seconded Councillor Kane **Carried**

18.3 Jetty Road Mainstreet Committee Nominations (Report No: 87/23)**Motion – Exclusion of the Public – Section 90(3)(a) Order C140323/7387**

1. That pursuant to Section 90(2) of the *Local Government Act 1999* Council hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer and Staff in attendance at the meeting in order to consider Report No: 87/23 Jetty Road Mainstreet Committee Nominations in confidence.
2. That in accordance with Section 90(3) of the *Local Government Act 1999* Council is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 87/23 Jetty Road Mainstreet Committee Nominations on the following grounds:
 - a. pursuant to section 90(3)(a) of the Act, the information to be received, discussed or considered in relation to Report No: 87/23 Jetty Road Mainstreet Committee Nominations is information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).
3. The Council 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 Councillor Miller, Seconded Councillor Lonie

Carried Unanimously**RETAIN IN CONFIDENCE - Section 91(7) Order****C140323/7388**

That having considered Agenda Item 18.3 Report no: 87/23 Jetty Road Mainstreet Committee Nominations in confidence under section 90(2) and (3)(a) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the report and minutes relevant to this item be retained in confidence for a period of six (6) months or the Chief Executive Officer is authorised to release the documents when all applicants have been advised of the outcome of the nomination process.

Moved Councillor Kane, Seconded Councillor Patton

Carried Unanimously**CLOSURE**

The Meeting closed at 9.02 pm.

CONFIRMED 28 March 2023**MAYOR**

Appendix 8



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 May 2023 at 7.00pm

A handwritten signature in black ink, appearing to read "Roberto Bria".

**Roberto Bria
CHIEF EXECUTIVE OFFICER**



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. SERVICE TO COUNTRY ACKNOWLEDGEMENT

The City of Holdfast Bay would like to acknowledge all personnel who have served in the Australian forces and services, including volunteers, for our country.

4. 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.

5. APOLOGIES

5.1 Apologies Received – Councillor Smedley

5.2 Absent

6. ITEMS PRESENTED TO COUNCIL

7. 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.

8. CONFIRMATION OF MINUTES

That the minutes of the Ordinary Meeting of Council held on 26 April 2023 be taken as read and confirmed.

9. PUBLIC PRESENTATIONS

9.1 **Petitions** - Nil

9.2 **Presentations** - Nil

9.3 **Deputations** - Nil

10. QUESTIONS BY MEMBERS10.1 **Without Notice**10.2 **On Notice - Nil****11. MEMBER'S ACTIVITY REPORTS - Nil****12. MOTIONS ON NOTICE - Nil****13. ADJOURNED MATTERS - Nil****14. REPORTS OF MANAGEMENT COMMITTEES AND SUBSIDIARIES**

14.1 Minutes – Audit and Risk Committee –3 May 2023 (Report No: 148/23)

15. REPORTS BY OFFICERS

15.1 Items in Brief (Report No: 149/23)

15.2 Draft 2023-24 Annual Business Plan (Report No: 143/23)

15.3 Significant Tree Removal (Report No: 151/23)

15.4 Paringa Park Reserve Playground Renewal (Report No: 157/23)

15.5 Review of Items Held in Confidence (Report No: 141/23)

16. 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.

17. URGENT BUSINESS – Subject to the Leave of the Meeting**18. ITEMS IN CONFIDENCE**

18.1 Legal Claim (Report No: 150/23)

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:

h. legal advice.

i. information relating to actual litigation, or litigation that the council or council committee believes on reasonable grounds will take place, involving the council or an employee of the council.

18.2 Review of Service (Report No: 152/23)

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:

- j. information the disclosure of which would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the council, or a person engaged by the Council); and would, on balance, be contrary to the public interest.**

19. CLOSURE



**ROBERTO BRIA
CHIEF EXECUTIVE OFFICER**

Item No: 15.2

Subject: **DRAFT 2023-24 ANNUAL BUSINESS PLAN**

Date: 9 May 2023

Written By: Corporate and Service Planning Lead

General Manager: Strategy and Corporate, Ms P Jackson

SUMMARY

The Draft 2023-24 Annual Business Plan is presented for endorsement and release for community engagement. It has been developed having regard to the “Our Place” 2050+ Strategic Plan, Asset Management Plans, Long-Term Financial Plan and directions provided by Council.

The draft budget has been developed with a general rate increase of 6.9% and satisfies Council’s financial sustainability and performance measures.

The Audit and Risk Committee supports the presentation to Council of the Draft 2023-24 Annual Business Plan for the purpose of community consultation.

The Draft 2023-24 Annual Business Plan and consultation results are due for review by Council’s Audit and Risk Committee on 7 June 2023.

RECOMMENDATION

- 1. That, subject to minor alterations and design and the inclusion of the Draft Alwyndor budget, the Draft 2023-24 Annual Business Plan contained in Attachment 1 be released for community consultation.**
 - 2. That the process for community consultation on the Draft 2023-24 Annual Business Plan, as described in this report, be endorsed.**
-

STRATEGIC PLAN

Statutory compliance

COUNCIL POLICY

Not applicable

STATUTORY PROVISIONS

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

BACKGROUND

The Draft 2023-24 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 2022-23 Annual Business Plan and Budget

The Draft 2023-24 Annual Business Plan is provided to Members as Attachment 1.

Refer Attachment 1

The Draft 2023-24 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 resources allocated to implement the Annual Business Plan.

The Audit and Risk Committee supports the presentation to Council of the Draft 2023-24 Annual Business Plan for the purpose of community consultation.

The Draft 2023-24 Annual Business Plan and consultation results will be reviewed by Council's Audit and Risk Committee on 7 June 2023.

Key Parameters

- Target of an operating surplus.
- 6.9% general rate revenue increase (excluding separate rates and Regional Landscape Levy).
- 0.5% rate revenue increase for new development growth.
- (LGPI) applied where applicable to revenue and expenditure.
- Alwyndor and Jetty Road Mainstreet budgets to be self-funding.

Other considerations/inclusions

- The Regional Landscape Levy has been forecast to increase by a capped 8.4%. The Levy is collected by Council on behalf of Regional Landscape Board.
- Jetty Road Mainstreet budget increased by 6.9% (\$14,030) and is cost neutral.
- Marina separate rate increased by 6.9%.
- Roads to Recovery Grant (\$372,200) included being the third estimated allocation for the 1/7/19 - 30/6/24 program.

- Depreciation is based on existing asset valuations and has increased by 4.23% (\$443,000). The major asset classes that have increased are office equipment (IT assets) and open spaces.
- Fees and charges have been reviewed and assessed in accordance with a user pays principle, taking LGPI into account.

Major Projects

In 2023-24, Council will fund and undertake several major projects:

• Stormwater upgrades - Tarlton Street	\$1,000,000
• Glenelg Oval Masterplan Stages 3 and 4	\$1,847,000
• Brighton Beachfront Holiday Park	\$673,000
• Former Buffalo Site - Amenity Improvements	\$2,200,000
• Public Toilets, Patawalonga Lake	\$220,000
• Seacliff-Brighton Yacht Club to upgrade change rooms	\$500,000
• Glenelg Library upgrade	\$200,000
• Economic Development Strategy Implementation	\$30,000
• Community Wellbeing Strategy	\$25,000
• Climate Change Adaptation	\$60,000
• Innovation Projects	\$800,000

Commercial Activities – Increase net earnings compared to 2022-23 budget

Brighton Beachfront Holiday Park is budgeting for net earnings of \$1.5 million for the 2023-24 year which is an increase on the \$1.27 million predicted for 2022-23.

Alwyndor draft 2023-24 budget

The draft Alwyndor budget is still to be finalised. The uncertainty of the reforms in Aged Care and funding models have made budgeting for next year more complex.

A draft summary will be sent out under separate cover and will need to be included in the Draft Annual Business Plan for consultation.

Rate Revenue and Valuations

The major variable determining the ability to meet the draft budget program of services, works and financial targets is rate revenue. This is budgeted to increase by 6.9% excluding separate rates, development growth (estimated at 0.5%) and the Regional Landscape Levy.

The Differential Rate premium applied to industrial, commercial properties and vacant land will be determined once land valuations are received by the Valuer-General. The premium applied to industrial, commercial properties and vacant land in the 2022-23 financial year was 62%.

The Patawalonga Marina Separate Rate of \$82,460 has been increased by 6.9%. It provides for basic annual maintenance cost and includes a 50% discount to account for the general public's use of the lock.

Draft Budget Financial Performance and Position

The draft budget (excluding Alwyndor) features:

- Operating surplus of \$515,000 for Council's municipal activities;
- Capital expenditure of \$15.7m comprising \$7.1 million on renewal and replacement of existing assets and \$7.6 million for new and upgraded assets and \$999,000 for employee costs capitalised;
- Council's Net Financial Liabilities Ratio ceiling is 75%. The ratio is expected to be 74%. The projected Interest Cover Ratio of 1.7%, which measures the affordability of its indebtedness, shows that Council can manage debt without adversely affecting the sustainability of its long-term financial position.

Community Engagement

The *LGA Act 1999* under the *Statutes Amendment (Local Government Review) Act 2021* requires the Annual Business Plan to conform with our community consultation policy. Copies of the Draft 2023-24 Annual Business Plan will be made available at the commencement of a 21-day community engagement period, commencing Thursday 11 May and concluding on Friday 2 June.

The consultation will include an opportunity for constituents to address Council at its meeting on Tuesday 23 May 2023.

An interactive web page to facilitate community's comments and questions will be established.

Copies of the Draft 2023-24 Annual Business Plan will be available:

- On council's engagement website, yourholdfast.com/DABP23-24
- 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:

- in writing, addressed to the Corporate and Service Planning Lead, PO Box 19 Brighton 5048, or by email address mail@holdfast.sa.gov.au until Friday 2 June 2023;
- via a designated consultation interactive web page that will be accessed through yourholdfast.com/DABP23-24 between Thursday 11 May and Friday 2 June 2023. This website will allow our community to comment on, ask questions or seek clarification on the information in the Draft 2023-24 Annual Business Plan.
- by telephoning the Customer Service Centre on 8229 9999 during office hours between Thursday 11 May and Friday 2 June 2023. All calls will be directed to the

Corporate and Service Planning Lead. Comments will be recorded and presented to Council at the end of the consultation period;

- making representations to Council at its meeting of Tuesday 23 May 2023;
- 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 2023-24 Annual Business Plan will be advertised via the Holdfast database and social media pages.

BUDGET

The cost of production of the 2023-24 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.

Attachment 1



OUR PLAN FOR OUR PLACE

**DRAFT 2023–24
ANNUAL BUSINESS PLAN**



OUR PLAN FOR OUR PLACE

CITY OF HOLDFAST BAY SHARE YOUR VIEW ON OUR DRAFT 2023–24 ANNUAL BUSINESS PLAN

About this Draft 2023–24 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 Council will consider before the *2023–24 Annual Business Plan* is finalised in June 2023.

You can access additional copies of the *Draft 2023–24 Annual Business Plan* from Thursday 11 May 2023 at:

- › yourholdfast.com/DABP23-24
- › **Brighton Civic Centre, 24 Jetty Road, Brighton.**

Feedback must be received by 5pm Friday 2 June to be considered by Council.
You can provide comments by:

- › **visiting yourholdfast.com/DABP23-24**
- › **writing to the Corporate and Service Planning Lead, PO Box 19, Brighton SA 5048**
- › **emailing the Corporate and Service Planning Lead at mail@holdfast.sa.gov.au**
- › **telephoning Council on 8229 9999 during office hours**
- › **Making a representation to Council at its meeting on Tuesday 23 May (commences 7pm, Glenelg Town Hall, Moseley Square, Glenelg). Please contact the Corporate and Service Planning Lead, Stuart Boyd, on 8229 9999 by 5pm Tuesday 16 May if you wish to make a representation.**

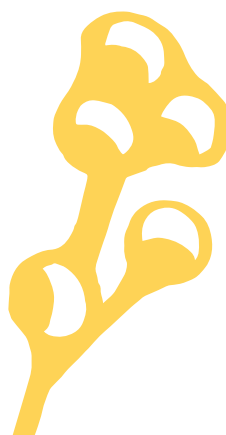
For more information, please visit yourholdfast.com/DABP23-24 or call us on 8229 9999.

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TRADITIONAL CUSTODIANS

The City of Holdfast Bay acknowledges the Kurna People as the traditional owners and custodians of the 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 the Kurna people today.



MAYOR'S WELCOME

On behalf of the City of Holdfast Bay, I'm pleased to present the *Draft 2023–24 Annual Business Plan*, outlining our program and budget for the upcoming financial year.

As always, our continued focus as a council is providing great services and facilities for our community along with looking after our people, our environment, our business community and our tourism operators.

The upkeep and maintenance of our city's assets, facilities and infrastructure is also a core component of this year's budget.

We have allocated \$18.61 million to continue maintenance and upgrades of our footpaths, roads, kerbs, water table and stormwater drainage system. This money will also be used for ongoing maintenance of other important community assets like playgrounds, street furniture and council buildings.

Having set our sights on completing existing projects and renewals, we have limited the number of new capital projects for 2023–24, to keep our level of borrowings to a manageable level.

This is a very sensible approach given the impact of higher inflation and increasing interest rates. While we are keen to keep progressing major developments in our city, we're also striving to ensure we don't create an undue burden on future generations.

That being said, we have allocated funds to initiatives which we've deemed priorities for our community, including continuing to implement actions listed in our *Environment Strategy*.

We want to ensure that our environment and community thrive together, with water sensitive urban design projects, remediating our three gullies, improving our biodiversity and maintaining our prized and precious beaches.

As a coastal council, we are already proven leaders in environmental stewardship. We were the first coastal council in South Australia to recognise that the world is in a climate emergency and because of this, we've allocated \$60,000 for Climate Change Adaptation in the coming financial year.

Another major project is the stormwater upgrades at Tarlton Street, Somerton Park, which will help decrease the likelihood of flooding in a high-risk flood zone.

It has been identified as a priority from the *Stormwater Management Plan* and *Stormwater Implementation Plan* and is part-funded by the Federal Government.



Other projects we are committed to funding in 2023–24 include:

- › Glenelg Oval Masterplan Stages 3 and 4 – \$1.847 million
- › Brighton Holiday Park capital improvements – \$673,000
- › Public toilet for the Patawalonga Lake – \$220,000
- › Seacliff Brighton Yacht Club change rooms upgrade – \$500,000
- › Site remediation and amenity improvements at the former Buffalo site – \$2.2 million
- › Sturt Creek biodiversity corridor – \$60,000
- › Traffic management improvements – \$60,000.

In addition, construction of the Kingston Park Kiosk and the Seacliff Plaza amenity block and beach access, which were both approved in 2022–23, will continue this financial year.

Likewise, the concept design for Jetty Road Glenelg Stage 2 will commence in 2022–23 and continue into 2023–24.

We've also allocated \$200,000 for an upgrade of the Glenelg Library, which is among one of our most important assets that is accessible to everyone in the community.

The funds will allow the ground floor of the Glenelg Library to be refreshed into an innovative and creative community space with accessible meeting rooms, learning and maker spaces, attractive collections and updated staff workspaces.

Accessibility and inclusion for all in our community continues to be a focus for our council and rightly so. Therefore, we have allocated \$70,000 to continue the installation of new pedestrian *Disability Discrimination Act* (DDA) compliant footpaths and bus stop ramps across the city.

As part of the upcoming budget and for the purposes of this draft *Annual Business Plan*, rates have been provisionally raised by 6.9% – well below the Adelaide Consumer Price Index (CPI) of 8.6% as at December 2022. Based on the average residential property value, the rate increase equates to approximately \$28 per quarter.

I look forward to your feedback on our draft plan.



Amanda Wilson

Mayor
City of Holdfast Bay

OUR CITY

Kaurna people lived sustainably and nurtured the land and waters for some 60,000 years as one of the world's longest living cultures.

The coastal environment with its fresh water lagoons and abundant food sources was used for millennia as a meeting place for cultural celebrations, ceremony and trade by Kaurna people, and continues to be a place of significant Kaurna cultural heritage.

In 1836, Colonel William Light arrived on the Rapid on a mission to survey the South Australian coast in search of a place for settlement. While the Rapid stood off-shore near the mouth of the Patawalonga, a storm blew in and the anchor held. Colonel Light consequently named the bay 'Holdfast Bay'.

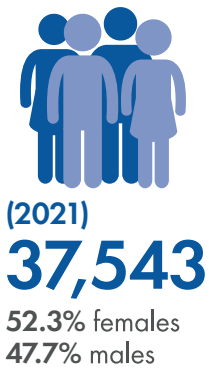
The Province of South Australia was proclaimed at Pathawilyangga in 1836, which became the municipality of Glenelg in 1855. Wituwartingga became the municipality of Brighton in 1858.

The City of Holdfast Bay was formed in 1997 through the amalgamation of the City Councils of Glenelg and Brighton. Located just 11 kilometres from the Adelaide city centre and five minutes from Adelaide Airport, our city is now home to close to 38,000 people and one of the most celebrated places to live, work and visit in the Adelaide metropolitan area. It boasts a beautiful natural environment, high quality recreation and community facilities, superior education and health services, a vibrant tourism sector, thriving retail precincts and a small light industrial area.



OUR COMMUNITY

TOTAL POPULATION



VEHICLE USAGE

Private car is the most common travel method for journeys to work (80%). Public transport accounts for 8.5% and active travel (walking and cycling) 5%



SNAPSHOT



HIGH

- Average Income
- Education
- Housing Mortgages



LOW

- Unemployment for those in the workforce, but the cohort with the greatest number is not in the labour force.

MEDIAN AGE



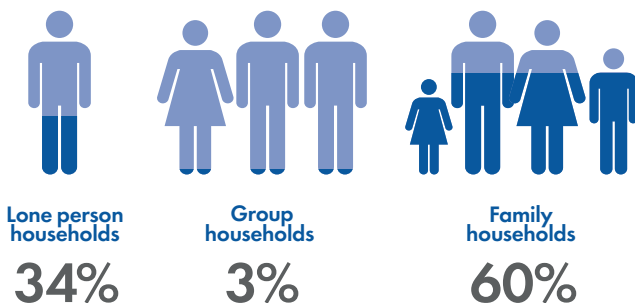
MOST COMMON AGE GROUP



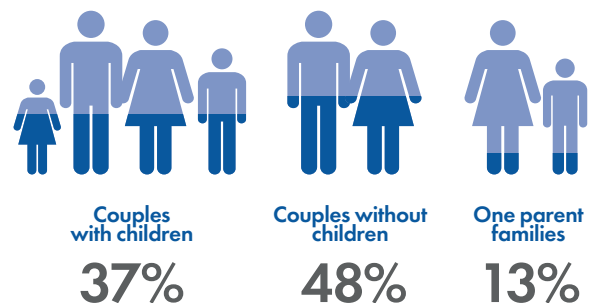
60–69yrs

5,633 people (15%)
Older population

HOUSEHOLD TYPES



OF THE 60% FAMILY HOUSEHOLDS



Source: ABS 2021

A DAY IN THE LIFE

Did you know that on a normal day in the City of Holdfast Bay:

Nearly

1,500

items are borrowed from our libraries at Glenelg and Brighton



More than

300

people attend our four Community Centres



Maintenance and other works are carried out at Glenelg Oval by our Open Spaces team



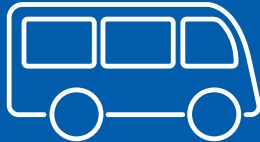
747

people visit the libraries



7,200

bins lifts for residential and business waste collection



20 trips on the Community Wellbeing bus



206sq metres

of roads resealed



60

separate cleaning services are conducted at council buildings



Each of our **31** public toilet facilities are serviced and cleaned

2.3

linear metres

of kerb replaced



Our two Jetty Roads at Glenelg and Brighton are serviced by street sweepers



170 phone calls & **100** emails are responded to by our Customer Service team



3,246

page views on our website

8sq metres

of footpath replaced

26sq metres

of footpaths repaired



4

Development Applications processed



52 requests completed by our Field Services team

OUR VISION

In November 2021 Council adopted a new Strategic Plan titled *Our Holdfast 2050+*. This Plan came into effect on 1 January 2022. The vision in this Plan is:

Protecting our heritage and beautiful coast, while creating a welcoming and healthy place for all in South Australia's most sustainable city.

To achieve this Vision, we have identified three focus areas:



WELLBEING

Good health and economic success in an environment and a community that supports wellbeing.



SUSTAINABILITY

A city, economy and community that is resilient and sustainable.



INNOVATION

A thriving economy and community that values life-long education, research, creativity and entrepreneurialism.

This *Annual Business Plan* is designed to help deliver *Our Holdfast 2050+* within these focus areas.

QUALITY OF LIFE SURVEY RESULTS (2022)

How you rated your council out of 10



COMMUNITY



8.6

Providing library services



8.1

Providing sporting facilities



7.5

Delivering services for the elderly and people with a disability



7.65

Providing programs and services that encourage an active lifestyle



7.5

Providing arts & cultural experiences



PLACEMAKING



7.3

Maintaining roads and kerbing



7.2

Maintaining cycle networks



8.7

Access to shops, services and open space



ENVIRONMENT



8.0

Maintaining beaches and coastal areas



8.0

Providing adequate waste management services

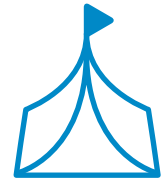


ECONOMY



8.1

Encouraging a diverse range of businesses and services in the area



7.6

Supporting and promoting tourism and events



Overall rating of Holdfast Bay as a place to live



CULTURE



6.8

Council provides good financial management and value for rates



6.9

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



8.3

Maintaining well laid out parks and reserves



7.8

Providing programs that foster social interaction and community wellbeing



8.2

Providing a sense of safety in neighbourhoods

HIGHLIGHTS

Major projects

In 2023–24, council will fund and undertake several major projects to support the vision and objectives outlined in its strategic plan, *Our Holdfast 2050+*.

These include:

Stormwater upgrades – Tarlton Street – \$1.0 million

This stormwater infrastructure upgrade will decrease the likelihood of flooding in high-risk flood zone. It was identified as priority from the *Stormwater Management Plan* and *Stormwater Implementation Plan* and is part funded by the Federal Government.

Glenelg Oval upgrade Stages 3 and 4 – \$1.84 million

Continuing the upgrade of this important community asset the work for 2023–24 includes upgrades to the spectator mound including playspace, elevated *Disability Discrimination Act* (DDA) viewing area and tiered seating. Other improvements will include rebuilding cricket practice pitches and netting, as well as upgrading the caretaker's building and adjoining public toilet block.

Brighton Holiday Park – \$673,000

Works will continue with capital improvements to the Brighton Holiday Park in line with the masterplan for the site. This includes installation of a new maintenance and storage shed, stage 2 retaining wall construction and improvements for guest experience including upgrades to powered sites and cabin accommodation.

Former Buffalo Site – Amenity Improvements – \$2.2 million

Undertake important remediation work and amenity improvements at the former Buffalo site.

Public Toilets, Patawalonga Lake – \$220,000

Install a public toilet around the Patawalonga Lake to help attract more people to use the facilities in the area.

Seacliff–Brighton Yacht Club to upgrade change rooms – \$500,000

Subject to Club, grant or other partner funding, this amount would cover improvements to the showers, toilets, change rooms and *Disability Discrimination Act* (DDA) compliant toilets, enabling better quality facilities that are appropriate for mixed ages as well as the public.

Glenelg Library upgrade – \$200,000

Refresh the Glenelg library ground floor as an innovative and creative community space with accessible meeting rooms, learning and maker spaces, attractive collections and updated staff workspaces.

Economic Development Strategy Implementation – \$30,000

The Economic Development Strategy (EDS) is currently under development. This is an indicative allocation to fund initiatives in this Strategy. Allocation of funding this financial year will enable prompt implementation of actions and outcomes from the Economic Development Strategy in an agile way.

Community Wellbeing Strategy – \$25,000

Development of a Community Wellbeing Strategy and action plans for focus areas, in partnership with the Holdfast Bay community. The Wellbeing Strategy will guide the efficient and effective development of multiple Council strategies and action plans within the Community Wellbeing space that are due to expire in 2023 (e.g., *Volunteering Strategy 2018–2023*; *Youth Action Plan 2018–2023*).

Climate Change Adaptation – \$60,000

As a result of a recent Climate Change Adaption Governance Assessment, this will provide an additional position who will work across Council in such areas as climate, adaption, and climate neutral planning.

Innovation Projects – \$800,000

Delivery of request management, contractor management, corporate planning and reporting, data and information knowledge management and asset management systems. These system upgrades will increase efficiency and improve service delivery.



FINANCIAL OVERVIEW

Projections for the 2023–24 financial year indicate that council will be working with a municipal operating surplus of \$515,345. Note that Alwyndor financials will appear in the final *Annual Business Plan* however as they operate as a unique entity independent of regular City of Holdfast Bay operations their financial data is not included in this draft *Annual Business Plan*.

In the 2023–24 financial year we will invest \$56.70 million in municipal operations (excluding Alwyndor) to provide services, implement programs and build and maintain essential assets. Our main areas of investment include:

- › \$40.42 million to provide services to our community.
- › \$8.08 million to upgrade and maintain community assets.
- › \$8.20 million for new capital infrastructure and service improvements.

MUNICIPAL FINANCIAL SUMMARY



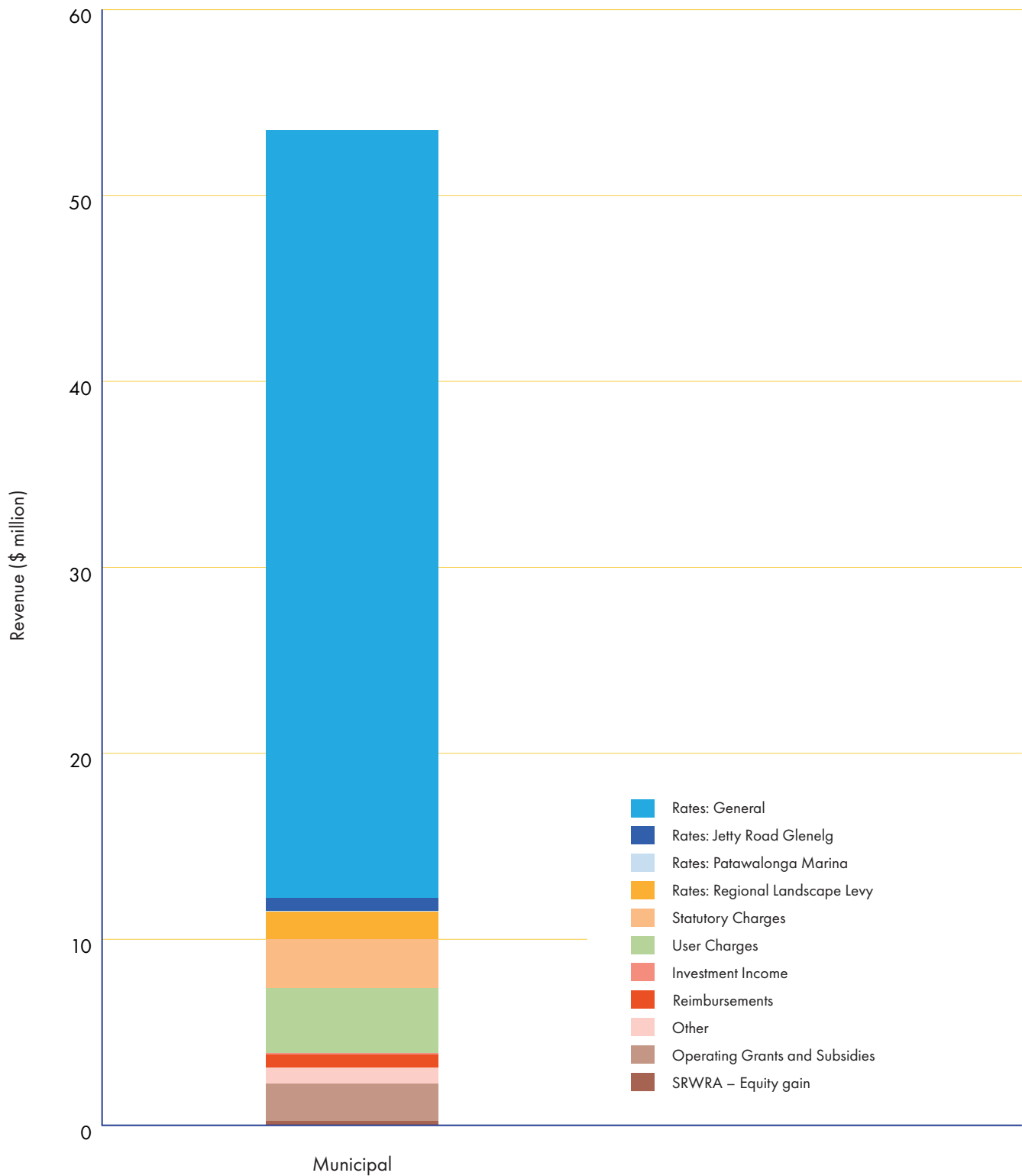
2023–24 MUNICIPAL OPERATING REVENUE \$53.51 MILLION

Council receives \$53.51 million (excluding Alwyndor) to provide services and infrastructure to the community.

MUNICIPAL OPERATING REVENUE

Rate Revenue	Million
Rates: General	\$41.28
Rates: Jetty Road Glenelg	\$0.66
Rates: Patawalonga Marina	\$0.08
Rates: Regional Landscape Levy	\$1.45
Total Rate Revenue	\$43.47
Operational Revenue	
Statutory Charges	\$2.64
User Charges (including but not limited to revenue from commercial operations)	\$3.50
Investment Income	\$0.07
Reimbursements	\$0.71
Other	\$0.85
Total Operational Revenue	\$7.77
External Revenue	
Operating Grants and Subsidies	\$2.05
SRWRA – Equity gain	\$0.22
Total External Revenue	\$2.27
TOTAL MUNICIPAL REVENUE	\$53.51

2023-24 MUNICIPAL OPERATING REVENUE



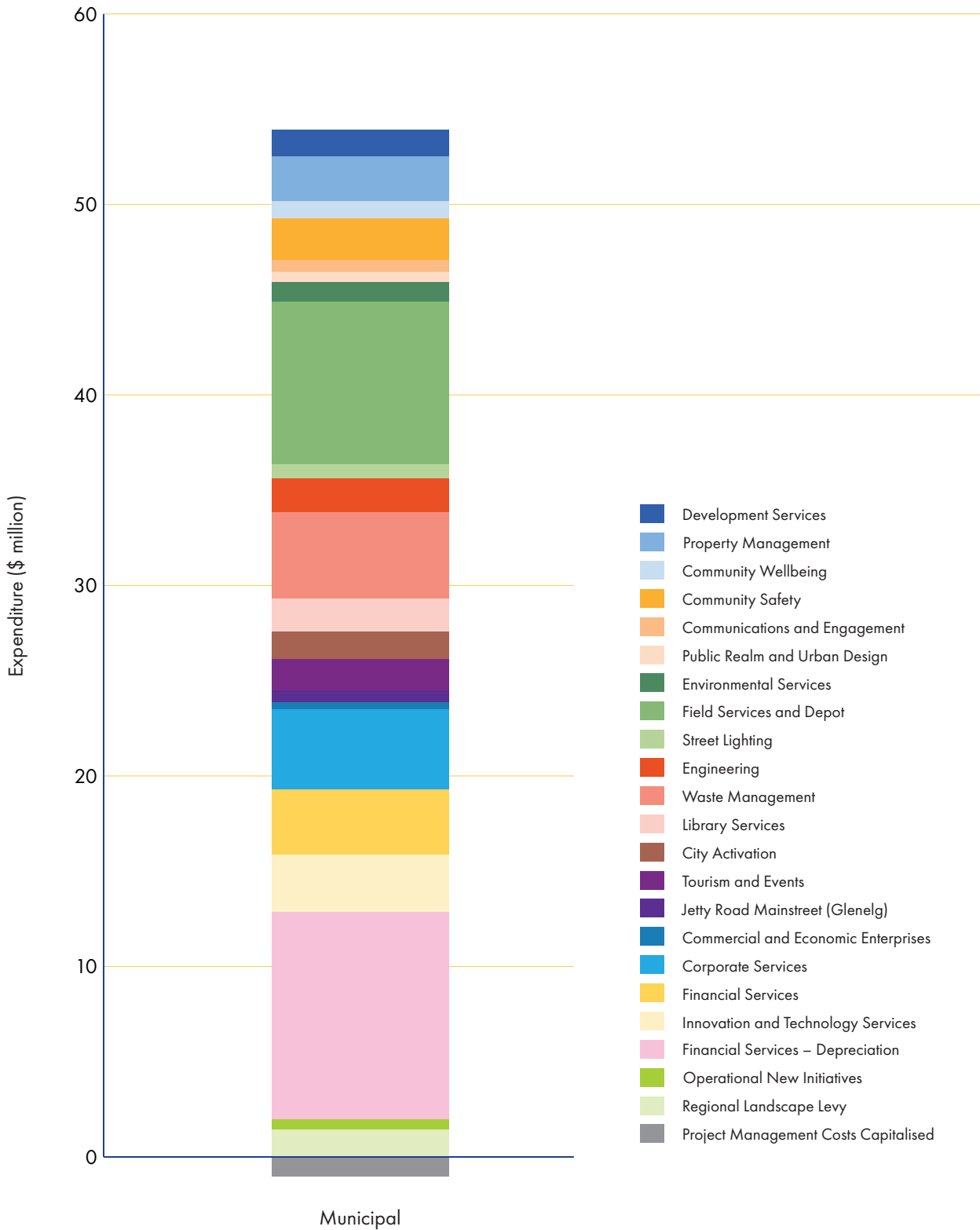
2023–24 MUNICIPAL OPERATIONAL EXPENDITURE \$52.99 MILLION

Council will spend \$52.99 million (excluding Alwyndor) to deliver services to the community.

MUNICIPAL OPERATIONAL EXPENDITURE

Services	Million
Development Services	\$1.40
Property Management	\$2.38
Community Wellbeing	\$0.87
Community Safety	\$2.22
Communications and Engagement	\$0.58
Public Realm and Urban Design	\$0.57
Environmental Services	\$1.02
Field Services and Depot	\$8.53
Street Lighting	\$0.73
Engineering	\$1.78
Waste Management	\$4.53
Library Services	\$1.73
City Activation	\$1.47
Tourism and Events	\$1.61
Jetty Road Mainstreet Glenelg	\$0.68
Commercial and Economic Enterprises	\$0.39
Corporate Services	\$4.19
Financial Services	\$3.43
Innovation and Technology Services	\$2.99
Total expenditure on services	\$41.10
Other Operational Expenditure	
Financial Services – Depreciation	\$10.91
Operational New Initiatives	\$0.54
Regional Landscape Levy	\$1.44
Project Management Costs Capitalised	-\$1.00
Total expenditure on other operational	\$11.89
Total municipal operational expenditure	\$52.99

2023–24 MUNICIPAL OPERATIONAL EXPENDITURE



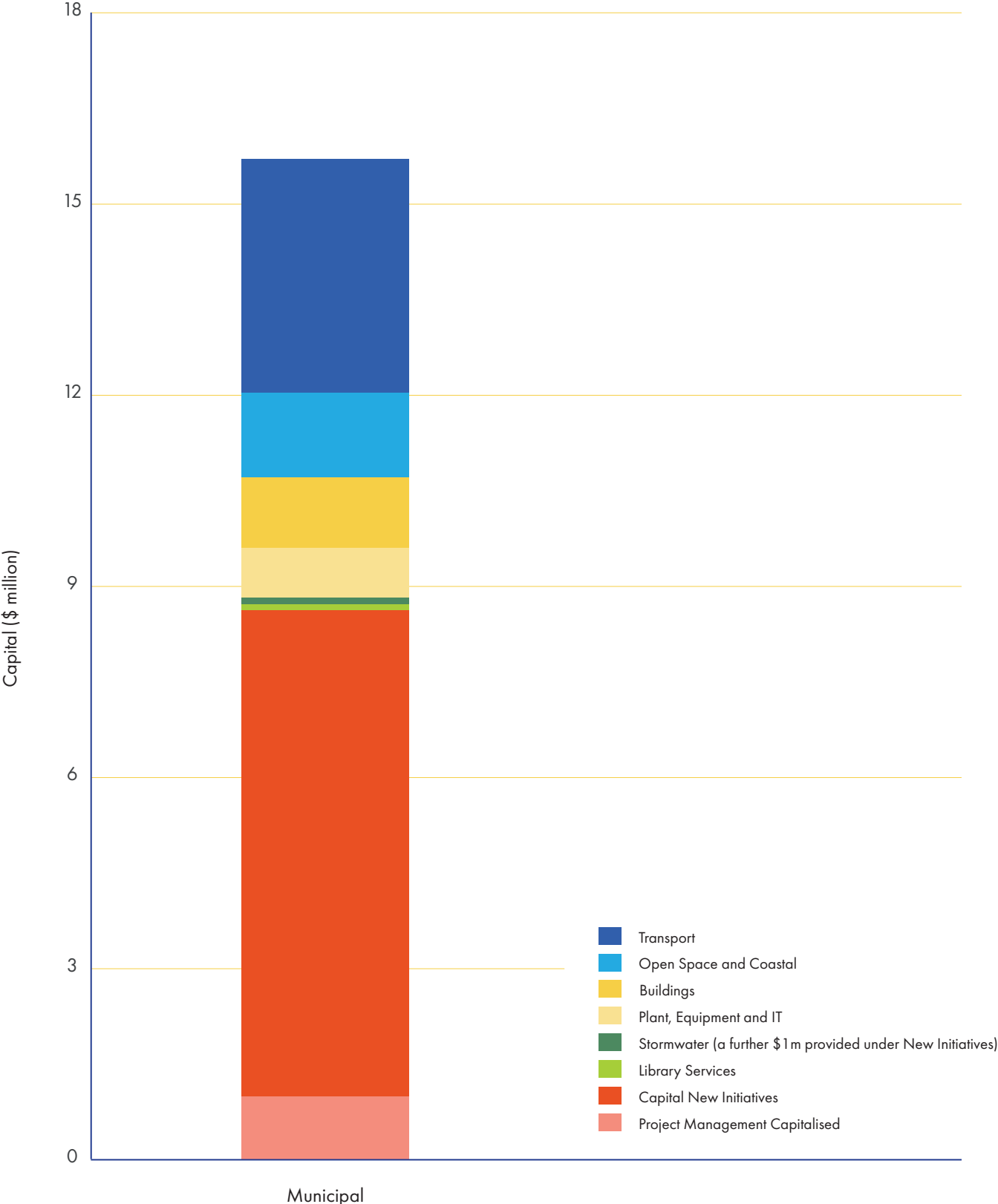
2023–24 MUNICIPAL CAPITAL PROGRAM \$15.71 MILLION

Council will spend \$15.71 million (excluding Alwyndor) on a capital program to update and maintain community assets in 2023–24.

MUNICIPAL CAPITAL PROGRAM

	Million
Transport	\$3.66
Open Space and Coastal	\$1.33
Buildings	\$1.11
Plant, Equipment and IT	\$0.78
Stormwater (a further \$1 m provided under New Initiatives)	\$0.11
Library Services	\$0.09
Capital New Initiatives	\$7.63
Project Management Capitalised	\$1.00
TOTAL MUNICIPAL CAPITAL EXPENDITURE	\$15.71

2023–24 MUNICIPAL 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

As in previous years, Council adopts prudent financial governance policies and practices to enable the consistent delivery of 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 services and infrastructure.

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 (i.e., wear and tear), in order to share the costs of services fairly between current and future users.

Insufficient funding would shift the costs burden of today's assets and services on to future users in the form of higher rates or reduced services.

- › **Maintaining infrastructure and managing assets**
We aim to maintain infrastructure (e.g., buildings and bridges) and assets (e.g., roads, kerbs, paving, machinery, irrigation systems and playground equipment) to high 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. We will keep ratepayers 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

A range of global, national, state and local trends were considered when developing the *2023–24 Annual Business Plan*.

Economic Impacts – Inflation and Interest Rates

According to the Committee for Economic Development of Australia (CEDA) “economists have entered 2023 seesawing on their predictions for the global economy. The uncertainty that pervaded 2022 was driven by geopolitical tensions and the ongoing COVID-19 pandemic. These factors remain but have been overtaken by rising inflation. Now, the primary driver of uncertainty is how far central banks still must go to tame price pressures, and the pace at which consumer and business activity cools in response to higher interest rates.” (CEDA Committee for Economic Development of Australia, 2023, p. 5)

There are well documented issues in global and local supply chains. The shortages of supplies are impacting on prices and the ability to complete works in a timely manner.

At the end of 2022 headline annual inflation was still rising to reach 7.8 per cent (CEDA Committee for Economic Development of Australia, 2023, p. 8). Inflation has impacted unequally across Australia with Adelaide recording inflation of 8.6 per cent as at the end of December 2022 (CEDA Committee for Economic Development of Australia, 2023, p. 10). As the Reserve Bank of Australia continues to use interest rates as the main lever to curb inflation this is having impacts on the housing market and business confidence.

In the local economy, Holdfast Bay contributes 9.8 per cent of the Southern Adelaide economic output of \$29.63 billion. Compared to the regional and state economies, “the council area has still experienced growth despite significant reductions to the Accommodation and Food Service Industries, which were experiencing growth up until 2020 (REMPPLAN, 2023, p. 8).

Of the estimated 14,340 jobs, the largest employment sector in the council area is Health Care and Social Assistance Services (25.3 per cent), followed by Accommodation and Food Services (15.5 per cent) and Retail Trade (12.1 per cent) (REMPPLAN, 2023, p. 8). Tourism output (primarily driven by Accommodation and Food Services) has decreased in recent years and is estimated at \$196 million, employing 1,499 people. With decreased COVID-19 restrictions and opening up of travel this can be expected to rise through 2023 and beyond (REMPPLAN, 2023, pp. 8–9).

New State and Federal Governments

State and Federal elections have been held in March 2022 and May 2022 respectively, resulting in changes of Government at both levels. The agendas for both Governments is becoming more evident as time goes on. Federally there has been a focus on economic management to deal with the inflation and cost of living pressures being felt by households and businesses. This has been alongside attention being given to housing, aged care, childcare and employment.

The new State Government has focused on health, housing and education. Importantly for a tourism destination like Holdfast Bay there had been a budget boost for tourism and festivals of \$45 million over 4 years (CPA Australia, 2022).

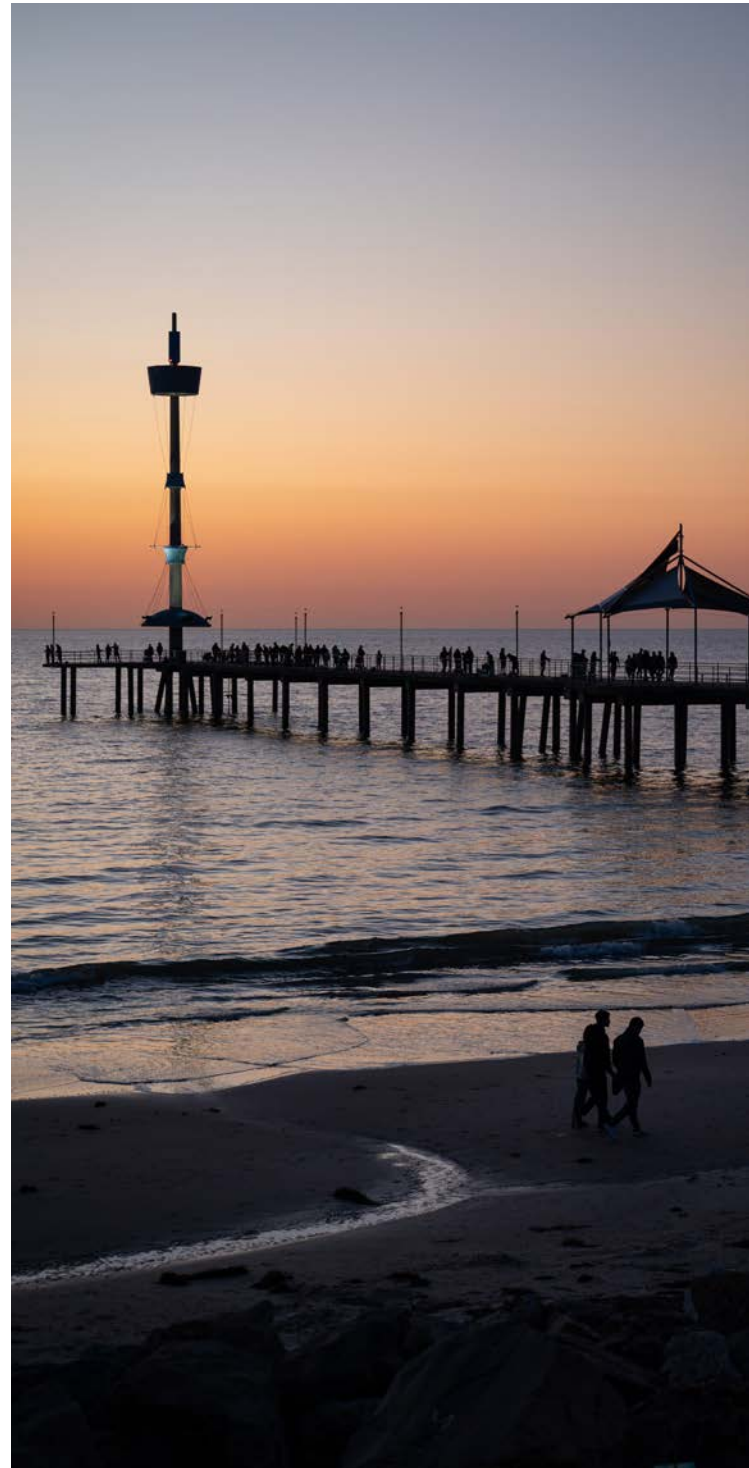
30 Year Plan for Greater Adelaide

One of the key priorities in the *State Planning Commission's Strategic Plan 2022–23* is to plan for growth and change by leading the development of Regional Plans across South Australia including a new *30 Year Plan for Greater Adelaide*.

This is intended to set the direction for future planning and development of South Australia and fulfil the vision of the State Planning Policies. It will be regionally based and its purpose is to:

- › Define the long-term spatial vision for growth and change in the region.
- › Reflect whole of government plans.
- › Focus on land-uses and integration of critical transport, employment, infrastructure and public realm.
- › Identify sufficient land supply to support housing diversity, affordable living and employment growth.
- › Aligns with principles of Good Planning and State Planning Policies.

A Greater Adelaide Regional Plan Discussion Paper is anticipated in May 2023 with consultation taking place throughout 2023–24. Given the potential impacts of infill development on the urban landscape, infrastructure and local environment, as well as the opportunities created by higher density neighbourhoods, council will engage with all available consultation opportunities to represent our community's interests.





Environmental Sustainability

Climate change is the most pressing issue impacting our environment and way of life. “The impacts of a changing climate are already being felt across southern Adelaide. Even if we achieve a substantial reduction in greenhouse gas emissions (mitigation), some changes to our climate are already locked in. This means that we also need to prepare and respond to the impacts from a changing climate (adaptation).

The most recent Intergovernmental Panel on Climate Change (IPCC) Assessment Report makes it clear that catastrophic changes will require rapidly decarbonising the entire global economy” (Resilient South, 2023).

As a coastal council, the City of Holdfast Bay is planning for the effects of climate change. Through its strategic plan, Council committed to being “South Australia’s most sustainable city” and is investing in this vision each year.

Housing and homelessness

Housing affordability has been severely impacted by rising interest rates and lack of supply. “With rising interest rates, soaring rental prices and a shortage of rental stock impacting housing markets throughout the country, housing affordability and availability will be front of mind in 2023” (CEDA Committee for Economic Development of Australia, 2023, p. 36).

To boost supply, it is expected that there will be considerable pressure for higher density developments in the greater Adelaide region. This is a consideration in the *30 Year Plan for Greater Adelaide* discussed earlier.

More acutely, the stresses on the overall housing market (amongst other issues) are impacting on low-income households and increasing the number of people experiencing unstable housing or homelessness (Australian Government Department of Social Services, 2023).

While the Australian Government has recently announced a range of initiatives to improve matters, housing affordability and homelessness are issues even in affluent areas. Local Government is increasingly required to provide or connect people with services and manage the consequences of macro-economic forces or planning policies beyond its influence. Council's investment in 2023–24 in the development of a Wellbeing Strategy is, in part, a response to these growing issues.

Cybersecurity

According to the Australian Parliament, the 'cybersecurity environment is a constantly evolving and complex issue that affects numerous sectors. Strategic level policies and programs are struggling to keep up with threats as technology rapidly advances' (Parliament of Australia, 2023).

In Australia one cybersecurity incident is reported on average every seven minutes with over 76,000 cybercrime reports in 2021–22 (Australian Government, 2023). The Australian Government has set an ambitious target of becoming the most cyber secure nation by 2030 (Australian Government, 2023). Achieving such a target will require significant advances in regulation, technology and people behaviour.

There are impacts for the City of Holdfast Bay as an organisation if we are to maintain public confidence in our systems and processes to protect information which we retain. Likewise Local Government may develop a role in disseminating information for community and business education to support greater levels of cybersecurity.

Aged Care Reform Agenda

The Reform Agenda will continue to impact Alwyndor in 2023–24 and forms an integral element of our business planning in both residential and support at home services.

Alwyndor Residential Care has achieved four stars in the five star rating system which was introduced in December 2022, an achievement met by only 30 per cent of aged care providers nationally, noting only 1 per cent achieved 5 stars. This reflects our achievement of quality care, hours of nursing and compliance as well as resident satisfaction and our net promoter score across the business remains high at +81. Our focus in the coming year is to maintain this rating through further increasing registered nurse minutes of care, continuous improvement of quality clinical care and ongoing compliance with mandated activities and reporting.

We have completed Stage 1 of reform in Support at Home services through capping our fees and charges, revising our services fee structures and introducing the new reporting requirements of the Aged Care Quality and Safety Commission. We look forward to the further expansion of our services through an additional \$200,000 of federal government funding for our social support services commencing 1 July 2023. Stage 2 of Support at Home reform will be introduced from 1 July 2024. We will develop new systems to respond to the emerging service delivery model, as well as continuing to meet the increasingly complex reporting regimes across all services.

Alwyndor is well placed to meet new governance requirements by 1 October 2023, ensuring we will have enhanced clinical and client advisory systems and structures in place as well as maintaining the skill mix we have in the membership of Alwyndor Management Committee.

Alwyndor continues to be able to respond positively to these reforms and deliver our services to our home-based clients, residents and their loved ones and aspire to be the preferred provider in the City of Holdfast Bay and surrounding areas.

THE 2023–24 OPERATING ENVIRONMENT



In addition to the broad trends and issues described earlier there are more pointed matters that have an influence on how council is able to operate.

Inflation and Interest Rates

In line with the broad trends described earlier, inflation and interest rates have a direct bearing on council operations. Local Government purchases a unique range of goods and services such as fuel and construction trades to deliver renewal and maintenance works, and inflation for these is measured separately from general inflation. This Local Government Price Index (LGPI) for the year until December 2022 was 6.9% which is below the general CPI for Adelaide which is 8.6%.

The LGPI is used to assist in costing of council services and projects for the coming year. With this in mind, rates are intended to grow more in line with the lower LGPI of 6.9% rather the general Adelaide CPI of 8.6%.

The borrowing capacity of council is also impacted by the increasing interest rates. Mindful of this and the LGPI driven increases to the cost of delivering our ongoing services, council has put together a prudent draft budget and business plan. This plan keeps the rate rise to a minimum whilst meeting new legislative requirements and continuing to provide the high level of service our community expects.

We have limited the number of new capital projects, and are focussed on completing existing projects and renewals to keep our level of borrowings to a manageable level.

Local Business Confidence

Council commissions a biennial Business Confidence Survey to Holdfast Bay businesses, with the last one conducted late 2021.

Consistent with broader concerns of the impact of COVID-19 and reduced tourism, a “lack of tourists to the City of Holdfast Bay was cited as one of the key issues impacting on business profitability” (Intuito, 2022, p. 7).

At that time businesses were expecting the national, state and local economies would all be stronger over the coming year (Intuito, 2022, p. 7). Indeed Holdfast Bay is now experiencing a return of interstate visitors (particularly from Victoria, New South Wales and Queensland) and the re-emergence of international visitors.

Notably businesses were asked to “rate their level of satisfaction with various council business initiatives. All scores in 2021 are statistically significant and vastly improved on the ratings given in 2019. This is particularly rewarding and is no doubt a reflection of the focus on delivery and communication of the support council provides” (Intuito, 2022, p. 10).

Environmental Stewardship

As a coastal council, the City of Holdfast Bay has been a leader in environmental stewardship. We were the first coastal council in South Australia to recognise that the world is in a climate emergency.

The City of Holdfast Bay partners with the Cities of Marion, Mitcham and Onkaparinga and the South Australian Government in a partnership called Resilient South. Together we aim to increase climate change adaptation and emissions reduction action in the southern Adelaide region (Resilient South, 2023). Resilient South is developing a Regional Climate Action Plan that is expected to be adopted by each of the partners in 2023. This Plan will

assist in achieving carbon neutral/net zero emissions targets that the partners have endorsed. In August 2022 Council adopted a Carbon Neutral Plan with the aim of eliminating, reducing and offsetting emissions generated by council by the year 2030.

Council is developing its inaugural Urban Forest Plan in support of its ambitious target to increase tree canopy cover in the City of Holdfast Bay by 10 per cent from 15.3 per cent to 16.8 per cent by 2030. This Plan will take into account the pressures of further development and the loss of trees on private property in the city. Council recognises the importance of more trees to improve wellbeing and amenity while reducing the impacts of climate change.

In response to climate change, council is taking steps to protect the natural environment, focusing on biodiversity and protecting our unique coastal environs. We will be reducing our reliance on fossil fuels by replacing council vehicles with electric (and other low emissions) vehicles where possible. We also commenced a 100 per cent renewable electricity contract in January 2023 for electrical needs including council operated street lighting and buildings. We are continuing our water sensitive urban design projects, remediating our three gullies, improving our biodiversity and maintaining the city’s prized beaches. In this financial year, council continues implementation of its Environment Strategy to ensure that our environment and community thrive together.

There is a growing realisation that, when acquired from renewable sources, electricity is the cleanest and healthiest energy source. Rewiring Australia is promoting their Electrify Everything campaign to encourage a change to renewably powered electric items in households and businesses (Rewiring Australia, 2023). To this end, council has recently added some new elements to the Green Living rebates to include home electric vehicle chargers and changing from gas to electric appliances.

There is growing momentum around re-connecting with nature. By growing, enhancing and deepening the human relationship with the rest of nature, research shows that this will bring about a strong desire to protect nature as well as enhancing the wellbeing of people and nature (Nature-based Solutions Initiative, 2023). Holdfast Bay contributes to this in many ways including via the Holdfast Habitat Heroes, through plant giveaways, community planting and beach cleaning days, through hosting nature-based events during the SA Nature Festival and we will continue to explore novel ways to increase nature connection within our community.

Reducing Waste to Landfill

Resource consumption and waste generation go hand-in-hand. In Australia, we have generally relied on landfill to take care of our waste. However, as the population increases, so too does the volume of waste produced and resources consumed. There are concerted efforts in Adelaide and across South Australia to dramatically reduce the amount of waste going to landfill.

Council has already reached the target in the *Environment Strategy 2020–2025* to increase waste diverted from landfill from 59% to 70% between 2020 and 2025. In February 2023 the Holdfast Bay community reduced waste going to landfill by 20% compared to the same time last year. This was largely achieved when we led a state-first change to weekly household bin collections where the default bin collection model for households switched to weekly green Food Organics Garden Organics (FOGO) and fortnightly landfill bin collections.

An initial year-long trial proved so successful, with more than 1,000 households taking part, that it was extended for an additional six months with an opt-out model across 300 households. This helped to inform the city-wide move to weekly FOGO bin collections, which was announced in June 2022 and implemented at the start of July 2022.

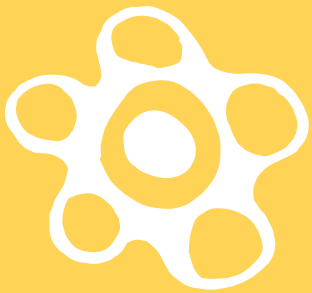
Holdfast Bay's weekly green FOGO model has been recognised as best practice by the South Australian State Government. A kerbside bin best practice guide has been developed by Green Industries SA. This guide, which is based on the Holdfast Bay model, aims to encourage other local governments to adopt a similar model to reach state landfill diversion targets.

In addition, the opening of the Southern Materials Recovery Facility (SMRF) late in 2021 has improved recycling efforts. The facility can process 60,000 tonnes of yellow bin recyclables every year. It is Australia's first major materials recycling facility designed to meet the Council of Australian Government's Export Ban requirements, to facilitate the processing and reuse of waste in Australia rather than being shipped overseas. The SMRF is recognised as a national leader in resource recovery having won the "Outstanding Facility Award" at the 2022 National Waste Innovation and Recycling Awards.

External Funding sources

Council's 2023–24 budget relies heavily on property rate revenue, forecasting rates to comprise 81 per cent of revenue, excluding Alwyndor and the Landscape Levy. While the City of Holdfast Bay is a leader in South Australia for non-rate revenue, council continues to pursue options to reduce the community's rate burden by increasing revenue from other sources. This includes rent from commercial leases, off-street car parking fees, income from the Brighton Beachfront Holiday Park and Partridge House and grant funding from the Federal Government and State Government.

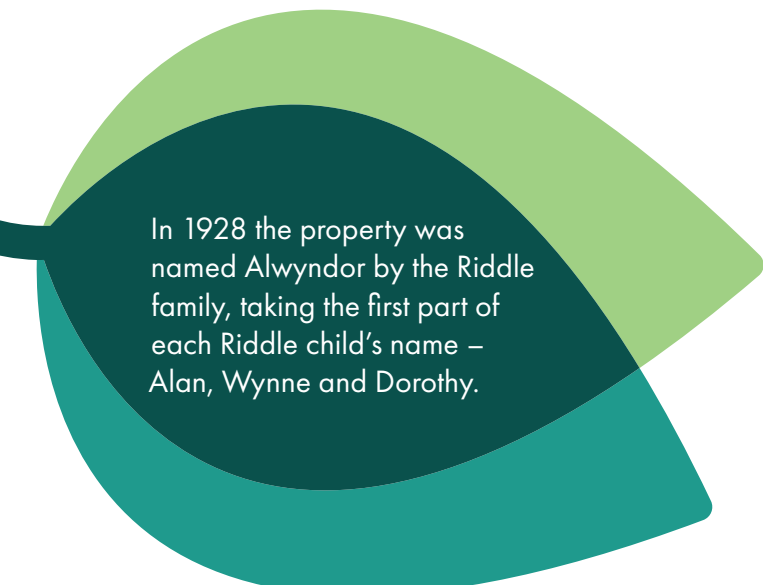
ACHIEVEMENTS, PROJECTS AND SERVICE DELIVERY



ALWYNDOR AGED CARE

ALWYNDOR AND THE CITY OF HOLDFAST BAY

Alwyndor began as the family home of the Riddles, built on Dunrobin Road, Hove, in 1901. Dorothy Cheater (nee Riddle), the youngest child, cared for her parents at Alwyndor until they died in 1942 and then converted Alwyndor into a convalescent and rest home for returning World War II servicemen and the aged. Dorothy married widower Stephen Cheater who created a beautiful garden for her at Alwyndor. In 1976 the then Brighton Council bought part of the landholding to build a hostel, nursing home and rehabilitation centre. Dorothy later donated the remaining land in the creation of the Dorothy Cheater Trust. The Trust binds the council (or others) to the ongoing provision of aged care accommodation and services in perpetuity on the parcel of land. As one of South Australia's few remaining local government-owned aged care facilities, it is proudly regarded by council as an important part of what local government can do for its community.



In 1928 the property was named Alwyndor by the Riddle family, taking the first part of each Riddle child's name – Alan, Wynne and Dorothy.

ACHIEVEMENTS

In 2022–23, Alwyndor's achievements and initiatives included:

- › Implementation of AlayaCare, a new database for our Support at Home and Therapy and Wellbeing services which streamlines our rostering and billing as well as offering clients online access to request services and to view their scheduled services.
- › A review of our food and nutrition in Residential Care. We have redeveloped our dining areas and catering services have been brought in-house. Satisfaction with all elements of our food experience has risen to 90%. We have also automated our systems for recipes, menus and resident meal preferences and selection.
- › Reviewing our End-of-Life Care, working with Palliative Care SA we trained both residential and community clinical nurses in contemporary end-of-life care approaches. This aimed to offer the best possible end-of-life experience for residents, clients and their loved ones
- › Installation of an outdoor gym in our garden area with an entrance from Cecelia Street, the outdoor gym is open to all and is used by our allied health staff to expand our services, combining indoor and outdoor wellness experiences.
- › Expanding our Home Care Packages beyond our growth targets, we now have more than 500 clients with packages in our Support at Home services and more than 3,000 Home and Social Support clients.
- › Installation of a new phone system in response to the demand our growth has created. This new system will improve efficiencies in our Customer Care team as well as ensuring calls are managed with a customer focus.



- › Continued work to restore our garden to its original glory with the reinstatement of the pond which is managed through a recycled water system. We have also restored and replaced the original plaque commemorating Stephen Cheater’s Garden creation and the much-loved frog fountain.
- › Tots at Dots, Alwyndor’s intergenerational playgroup recommenced after the restrictions of COVID-19 were reduced, offering a fun and enriching experience for residents and community members with their babies and toddlers.

SERVICE DELIVERY

Alwyndor provides integrated services for older people in our communities. A continuum of care is offered from home support through to end-of-life care, all in an inclusive and vibrant community.

Alwyndor provides 144 residential care beds for permanent, respite and transitional care. Residential services include a café, hairdresser and gym, as well as access to podiatry, speech therapy, physiotherapy, occupational therapy and

dental services. A day respite service commenced in April 2020 and is now available Monday to Friday each week. The Alwyndor Community Connections teams work with people in their own homes, offering a suite of services including gardening, maintenance, cleaning, shopping and laundry through to complex personal and clinical care. We receive funding for these services from a variety of sources which include:

- › Commonwealth Home Support Program.
- › Home Care Packages (Federal Government funding).
- › Department of Veterans Affairs.
- › Private health refunds and private client payments.
- › Medicare (via GP referral for service packages).
- › National Disability Insurance Scheme.

In 2023–24, Alwyndor will continue to promote and enable independence, active health and wellbeing for older people in the City of Holdfast Bay and surrounding areas.



WELLBEING

In 2023–24, council will allocate \$10 million to good health and economic success in an environment and a community that supports wellbeing.

OBJECTIVES: 2020–2030

- › Apply the principles of universal design and social inclusion to all council activities
- › Assist the city's mainstreet precincts in becoming dementia-friendly
- › Increase participation rates in community engagements across all age groups, particularly under-represented demographics such as children and young people by using methods that are appealing and appropriate
- › Support businesses to operate in mixed use neighbourhoods to improve local access to goods and services and reduce supply transport distances
- › Establish community hubs that integrate community support, recreational, and commercial services in multi-purposes spaces that include frequently excluded demographics such as children and young people, people with disabilities, Aboriginal and Torres Strait Islander people and people from culturally and linguistically diverse backgrounds

MEASURES

- All project plans and policies address universal design and social inclusion
- The number of businesses recognised as dementia-friendly increases year on year
- The number of participants in formal engagements increases year on year
- The proportion of mixed-use developments increases
- Utilisation of council owned buildings increases



2022–23 ACHIEVEMENTS

In 2022–23, we delivered many projects that build good health and economic success in an environment and a community that supports wellbeing. Some of these include:

- › The Christmas Pageant returned to Glenelg for the first time since 2019, with an estimated 25,000 people lining Jetty Road to view the parade of 50+ floats featuring more than 1,800 participants.
- › Developing a concept design for the Buffalo site.
- › Continuing the improvements for *Disability Discrimination Act* (DDA) compliant kerb ramps.
- › Continuing the development of the Movement and Transport Strategy.

2023–24 CAPITAL PROJECTS

\$2.6 million

Including:

Glenelg Oval upgrade Stages 3 and 4 – \$1.84 million

Continuing the upgrade of this important community asset, the work for 2023–24 includes upgrades to the spectator mound including playspace, elevated *Disability Discrimination Act* (DDA) viewing area and tiered seating. Other improvements will include rebuilding cricket practice pitches and netting, as well as upgrading the caretaker’s building and adjoining public toilet block.

Public Toilets, Patawalonga Lake – \$220,000

Additional toilet facilities to be placed around the Patawalonga Lake that will help attract more people to use the facilities in the area.

Seacliff–Brighton Yacht Club to upgrade change rooms – \$500,000

Subject to Club, grant or other partner funding – improvements to the showers, toilets, change rooms and DDA compliant toilets, enabling better quality facilities that are appropriate for mixed ages as well as the public.

DDA Pram Ramps and bus stop improvement – \$70,000

Install new pedestrian (DDA) compliant ramps to improve access and inclusion throughout the city.

Glenelg Community Centre Painting entrance statement – \$10,000

An inviting and vibrant new entrance statement for the Community Centre.

Brighton North Community Garden upgrades – \$4,000

Improvements to the Brighton North Community Garden including a new irrigation system, solar security cameras and hoselink retractable reels.



2023–24 NEW PROJECTS \$102,000

Including:

Community Wellbeing Strategy – \$25,000

Development of a Community Wellbeing Strategy and action plans for focus areas, in partnership with the Holdfast Bay community. The Wellbeing Strategy will guide the efficient and effective development of multiple Council strategies and action plans within the Community Wellbeing space that are due to expire in 2023 (e.g., *Volunteering Strategy 2018–2023*; *Youth Action Plan 2018–2023*).

Local Music Festival – \$30,000

Local bands to play a concert, on the Glenelg foreshore incorporating features of the 2020 and 2021 events.

Mural on the Esplanade at the end of Farrell Street – \$33,000

A mural on The Esplanade at the end of Farrell Street to address the increasing foot traffic of the coast path with the need for more public art.

2023–24 SERVICE DELIVERY \$7.45 million (excluding Alwyndor)

Development Services – \$1.40 million

Council’s development assessment, development advice and building compliance services work to recognise opportunities while protecting the character and amenity of our suburbs. In the 2022–23 financial year, up to 15 April 2023, we have processed 744 developments with a total value of \$287 million.

Council will continue with a grant scheme to support the conservation of our City’s heritage premises and the character of our retail precincts. Aimed at encouraging people who own heritage listed and retail precinct properties to invest in maintaining, restoring, and preserving them, the grants replaced a previous rates rebate for heritage listed properties.

Property Management – \$2.38 million

We will manage and maintain community assets and infrastructure in an environmentally and financially sustainable way. This includes maintenance and operational support for the City of Holdfast Bay’s buildings assets. As part of the building portfolio, we operate 31 public toilet facilities available 17 hours every day of the year, with each toilet serviced daily. A key component of this is the cleaning contracts which annually deliver 21,400 cleaning services across a range of buildings and Council assets.

There is also a range of renewal and new works on a suite of assets within the Council’s buildings, open space and coastal portfolio.

Community Wellbeing – \$870,000

In addition to the services delivered by Alwyndor’s Community Connections team, council provides activities that promote wellbeing and resilience and enable people to remain at home with an enhanced quality of life, including social support and a kerb-to-kerb community transport service.

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

- › Sports and recreation, including local sporting clubs and recreational and open space planning and development.
- › Community development programs, including community gardens and community and youth sponsorship grants.
- › 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 Safety – \$2.22 million

Council recognises that the community’s health and safety are affected by many fields of regulatory activity. We will use contemporary approaches to respond to public health and safety threats to deal with a range of existing and emerging issues, including:

- › Supporting our community to minimise their environmental and local nuisance impacts.
- › Encouraging responsible dog and cat ownership.
- › Supporting food businesses to achieve high standards of food safety and hygiene.
- › Working collaboratively with supported residential care facilities to ensure that they meet the required standards of care and accommodation and that residents’ rights are protected.
- › Effective delivery of an immunisation program.
- › Responding to and mitigating public health risks.
- › Delivering education and compliance activities and responding to customer requests.
- › Encouraging and supporting businesses to provide outdoor dining and display goods to support the economy and improve the ambience of our streetscapes.
- › Monitoring public safety and security to ensure that our community can safely move around the city’s public places and spaces.
- › Improving road safety and access to adequate parking for residents and visitors.

Communications and Engagement – \$580,000

We are committed to clear and open communication with our community. We provide many ways for people to get in contact, including telephone, mail, email, social media and via our website. People can directly engage with council staff at the Brighton Civic Centre and in our libraries. Information is provided on our website (holdfast.sa.gov.au) and through a range of Council publications. *Our Place* was launched in July 2020. It features the latest council news, project updates and upcoming events. Council's quarterly, printed magazine, *Our Place*, is distributed to all ratepayers with a digital copy shared via social media and emailed to 1,920 subscribers.



SUSTAINABILITY

In 2023–24, council will allocate \$21.5 million to developing a city, economy and community that is resilient and sustainable.

OBJECTIVES: 2020–2030

- › Become a carbon-neutral council by 2030
- › Prioritise sustainable and active transport (such as walking and cycling) across the city, including by reclaiming streets for play and nature and improving walkability to support healthy ageing
- › Support the creation of safer places by improving the public realm and collaborating with transport providers to increase transport options
- › Support mixed use neighbourhood development while honouring heritage values to encourage walking and cycling and support healthy ageing
- › Encourage more community gardening, including biodiversity sensitive urban design, in public spaces, applying the long-held knowledge of Kurna people as well as innovation

MEASURES

- Emissions from council operations decrease each year or are offset
- Number of kilometres of street prioritised for active transport increases, measured every five years
- Programs supporting community safety are developed and implemented
- Walkability score increases in all Holdfast Bay suburbs, measured using a 'citizen science' approach every three years
- Number of community gardening spaces increases each year



2022–23 ACHIEVEMENTS

In 2022–23, council delivered projects and services that supported the goal of developing a city, economy and community that is resilient and sustainable.

Activities included:

- › **Flood Management**
Major upgrades to the city’s stormwater drainage in line with our Stormwater Management Plan. We also completed year one of three for a comprehensive data collection of the city’s underground stormwater network.
- › **Coastal Works**
Replacement of showers, drinking fountains and dog bowls and improving access along the coast and renewed essential infrastructure at the Patawalonga.
- › **Roads – Including Kerb and Water Table Reconstruction**
Systematic repair and replacement of the city’s streets, kerbs and water table. With 6,815 linear metres of road reseal and 3,842 linear metres of kerb renewal. This included 112 kerb ramp upgrades.
- › **Footpaths**
Ongoing maintenance and improvements of footpaths and cycleways to ensure they are safe with accelerated program to attend to more sites.
- › **Bus Stops**
Council upgraded 15 bus stops to comply with the requirements of the *Disability Discrimination Act (DDA)*.
- › **Carbon Neutral Plan**
In 2019, Council recognised that the world is in a state of climate emergency and as part of its commitment to becoming a carbon neutral organisation by 2030, Council subsequently endorsed the *City of Holdfast Bay Carbon Neutral Plan*.
- › **Gullies Masterplans – Implementation**
Work continued on implementing the masterplans for Gilbertson, Pine and Barton Gullies to re-establish these small gullies as examples of local remnant vegetation with high biodiversity value. Pine Gully was a substantial program including infrastructure and landscaping, completed with funding from Green Adelaide.
- › **Weekly FOGO Pilot – Phase 2**
The City of Holdfast Bay has become the first council in South Australia to change its bin collection frequencies so that red landfill bins are only collected fortnightly and green FOGO bins are collected weekly. This has enabled our community to reach an outstanding 70% diversion of waste away from landfill.
- › **Solar installation and energy reduction works**
To reduce energy consumption and costs, solar systems were installed at the Glenelg Library, Brighton Library, Brighton Tennis Club, and the William Kirby Veteran Shed in Glenelg North.

2023–24 CAPITAL PROJECTS \$3.99 million

Former Buffalo Site – Amenity Improvements – \$2.2 million

Undertake important site remediation work and amenity improvements at the former Buffalo site.

Sturt Creek Biodiversity Corridor: Shannon Avenue – \$60,000

As one of the highest priorities in our Environment Strategy, this project will transform a small portion of this reserve into biodiverse corridors to improve biodiversity both in Glenelg North (where it is very low) and along the Sturt Creek.

Traffic Management Improvements – \$60,000

This will allow for several improvements to traffic management on council roads in high priority areas.

2023–24 NEW PROJECTS \$380,000

Support for Visitor Information at Glenelg Town Hall – \$80,000

Additional staffing to ensure there is coverage of the Bay Discovery Centre and Visitor Information outlet across all hours of opening, especially in a time of post COVID-19 restrictions.

Economic Development Strategy Implementation – \$30,000

The Economic Development Strategy (EDS) is currently under development, and this is likely to identify initiatives and actions that will require funding. This will enable prompt implementation of actions and outcomes from the Strategy in an agile way.

Stormwater Data Collection (pit and pipe survey) Year 2 of 3 – \$100,000

This project was identified in the Stormwater internal audit and is important to ensure data on stormwater assets is current.

Arborist Support – \$120,000

This additional position will support the Senior Arborist in building capacity and risk mitigation through the monitoring, assessment and actioning of works to council's trees.

2023–24 SERVICE DELIVERY \$17.16 million

Public Realm and Urban Design – \$570,000

Council is committed to developing and maintaining high quality urban and open spaces through master planning, project management and delivery including:

- › Sports and recreation facility planning and activation.
- › Playspace renewals and redevelopments including planning and consultation.
- › Urban design projects such as main street master planning and project delivery.
- › Securing grant funding for major projects through State and Federal Government grant programs.
- › Sport and recreation club development.



Environmental Services – \$1.02 million

Council is pursuing an Environment Strategy (2020–25) with a detailed roadmap of initiatives, to guide our decision making until 2025 and beyond. The strategy incorporates five themes:

- › Climate change resilience and working towards a carbon-neutral community.
- › Managing our coastal ecosystem.
- › Managing and improving biodiversity.
- › Waste and resource management.
- › Working together as a community.

A number of projects and initiatives from the Environment Strategy are included in this *Annual Business Plan*.



Field Services & Depot – \$8.53 million

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

We will achieve this by:

- › Maintaining our many high profile and highly used 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 the North Brighton and St Jude's cemeteries.
- › Managing and maintaining our coastal zones and foreshore.
- › Removing graffiti.
- › Maintaining gross pollutant traps to ensure that pollutants do not enter our waterways.
- › Maintaining our roads, kerbs and footpaths.

Street Lighting – \$730,000

Council partners with SA Power Networks to deliver street lighting for our community. Over the past three years, Council has been replacing the 2,550 street lights with energy efficient LED lights across the City.

The new lights being installed are up to 82% more energy efficient than existing mercury vapour lamps, require less maintenance and generate a warm to white light similar to existing lighting.

LED lighting is a much improved light than the old technology and the changeover will lower councils' greenhouse gas emissions by approximately 517 tonnes a year.

Engineering and Traffic – \$1.78 million

The Council is committed to a high level of amenity and safety with our street, footpath and kerb renewal and maintenance program. We continue to work with the stormwater management authority in the development and implementation of a storm water management plan. Our team monitors issues and improves traffic management in our City.

Waste management – \$4.53 million

Council partners with the City of Marion and Onkaparinga to provide waste management services through the Southern Regional Waste Resource Authority. Council collects waste and recyclables through weekly waste services. Council also provides free presentations and workshops to promote recycling and ethical waste management practices for residents, community groups and schools.





INNOVATION

In 2023–2024, council will allocate \$5 million to developing a thriving economy and community that values life-long education, research, creativity and entrepreneurialism.

OBJECTIVES: 2020–2030

- › Facilitate growth in the number of home-based businesses where practical to reduce transit distances
- › Maximise the value of public buildings, including libraries, to support innovation by creating co-working spaces and technology/ prototyping/maker spaces and hubs
- › Partner to establish an innovator/entrepreneur in residence program that includes local schools and encourages life-long learning across the population
- › Partner to develop a centre of excellence in hospice care and dying well
- › Partner to facilitate the provision of technology infrastructure to support creative and emerging industries, including mobility as a service, startups and other entrepreneurial activities

MEASURES

- The number of home-based businesses increases as reported via Census data
- Utilisation of Council buildings increases
- Program participation rates trend upwards
- Amount of support attracted is sufficient to establish a centre
- Number of start-ups, creative and technology-related businesses in the city increases



2022–23 ACHIEVEMENTS

In 2022–23, council delivered projects and services that supported the goal of developing a thriving economy and community that values life-long education, research, creativity and entrepreneurialism. Activities included:

- › **Plant and Equipment Replacement**
A significant program of work to meet our operational needs and enable the safe, effective delivery of services.
- › **Enterprise Technology**
The implementation of the Enterprise Technology 2020–2023 Roadmap continued. This Roadmap identified projects to deliver people, process and technology improvements that enable the realisation of key business objectives for the Council. The significant achievements include Request Management (focusing on Elected Member and general Council requests), Information Management, Cyber Security and Asset Management.
- › **Information Technology Equipment Replacement**
This enabled the replacement of back-up infrastructure and continue our transition to a mobile workforce.
- › **Implementation of the Jetty Road Brighton Lighting Masterplan**
The installation of solar lighting bollards and upgrade of energy efficient pedestrian and street lighting along Jetty Road, Brighton.
- › **Brighton Caravan Park – Stage 2 Redevelopment**
The replacement of timeworn facilities with new sites, cabins and administration building. The upgrades improve visitor appeal, grow the Park’s commercial revenue, and enhance the city’s tourism offering.
- › **CCTV upgrades Glenelg**
The Glenelg CCTV expansion project involved upgrading and expanding the precinct-based CCTV infrastructure in the area. The main areas of focus for the project were improving coverage of Jetty Road, Glenelg, and the Glenelg foreshore from Broadway Kiosk to the Breakwater.

2023–24 CAPITAL PROJECTS \$1.0 million

Glenelg Library upgrade – \$200,000

This will include a refresh the Glenelg library ground floor as an innovative and creative community space with accessible meeting rooms, learning and maker spaces, attractive collections and updated staff workspaces. Glenelg Library is a high-profile Council building last upgraded in 2003.

Innovation Projects – Various Information Technology Management improvements – \$800,000

This range of business improvement projects will impact across all of Council operations. These will improve efficiency and result in better service delivery.

2023–24 NEW PROJECTS \$60,000

Climate Change Adaptation – \$60,000

As a result of a recent Climate Change Adaption Governance Assessment, these funds are for an additional position that works across Council in such areas as climate, adaption and climate neutral planning.

2023–24 SERVICE DELIVERY \$15.81 million

Library Services – \$1.73 million

The City of Holdfast Bay provides accessible and progressive library services that meet our community’s informational and recreational reading needs while fostering a love of lifelong learning. In 2023–24, we will continue to deliver events, programs, services and activities through our two branches at Brighton and Glenelg.

City Activation – \$1.47 million

In July 2018, council endorsed the Economic Activation Plan 2018-2023, focusing on five strategic directions. 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:

- › Business capacity building.
- › Investment attraction and growth.
- › Innovation and digital evolution.
- › Regional collaboration.
- › Adelaide’s premier seaside destination.

Council will continue to develop an environment that assists the future viability of local businesses and creates opportunities to attract innovative industries.

Tourism and Events – \$1.61 million

Our visitor and business services include:

- › Planning, implementing and supporting a wide range of community events to increase visitation and length of stay.
- › 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 the community’s desires and needs.
- › Providing a voice for business and property owners in the Glenelg precinct through the Jetty Road Mainstreet Committee.

Commercial and Economic Enterprises – \$390,000

We ensure that our commercial activities, commercial leases, Partridge House and the Brighton Holiday Park provide the best possible return on the community’s investment.



Corporate Services – \$4.19 million

Council delivers services to the community in a responsible, transparent way that meets legislative requirements and provides the best value for money. The broad business areas providing corporate services include:

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

Financial and Rating Services – \$3.43 million

We 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 – \$2.99 million

Up-to-date information and technology services enable the delivery of effective and efficient services to the community and provide a range of easy options for customers to contact and do business with council.



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**



ARISE

Council is committed to a set of core values (ARISE):

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

The objectives for each area of our business aim to provide the best value to the 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 they 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 service delivery, quality, efficiency and cost-effectiveness.

FUNDING OUR CITY

OPERATING RESULT

In 2023–24, council is proposing an extensive program of services and projects. To achieve this, we expect to raise \$53.5 million in operating income and spend \$53 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 and income from statutory and user charges. In 2023–24, 81 per cent of the revenue to fund municipal operations will come from rates.

OUR FINANCIAL STATEMENTS

We have included a summary of our projected financial statements for the 2023–24 financial year in this document.

A net sum of \$42 million (excluding the Landscape Levy) will be raised from rates in 2023–24.

Council owns infrastructure and assets (such as roads, drains, footpaths and buildings) with a current value of approximately \$359 million (excluding land). These assets deteriorate over time through wear and tear and must be replaced or renewed at appropriate intervals to prolong their useful lives and continue delivering services to the community. We are mindful of the impact on ratepayers and committed to developing options that ease the rate burden by increasing other revenue sources.

FINANCIAL MANAGEMENT

Council's financial principles include a commitment to prudent debt management. Our treasury policy recognises the use of borrowings to spread the investment in community assets over time, supporting 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 community assets, to ascertain a treasury position that provides an optimum balance of long and short-term loans, and fixed and floating interest rates.

The Holdfast Bay community has high service expectations due in part to its coastal proximity and tourism focus. The *2023–24 Annual Business Plan* forecasts a projected borrowing requirement of \$4.72 million to fund the proposed program of capital works and projects. We believe it is prudent to borrow to renew and replace infrastructure and assets for the community's benefit. As outlined in our *Long-Term Financial Plan* and *Asset Management Plan*, council aims to deliver high service levels at low overall life-cycle cost. Running down the value of assets or not replacing them is short-sighted and can lead to a lack of community and business confidence and increased expenditure in future years.

Council's risk management framework and Audit and Risk Committee provide strategic and operational risk management guidance. This is done holistically, having regard for all aspects of financial and 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) and provides either different services or similar services at different standards. Councils provide a broad range and level of services to the community. Although some of these are statutory requirements, the majority are determined by the expectations of local ratepayers. The cost of providing and maintaining services is spread across the community in the form of rates. Council determines a rate in the dollar based on the amount of revenue required to meet the ongoing cost of providing services to the community for the coming year.

The amount of rates that property owners pay is determined by multiplying a 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 0.002033 cents, the rates payable will be \$1,016.50.

The charts on the following page show a comparison of the average residential rate for Adelaide metropolitan councils for 2020–21.

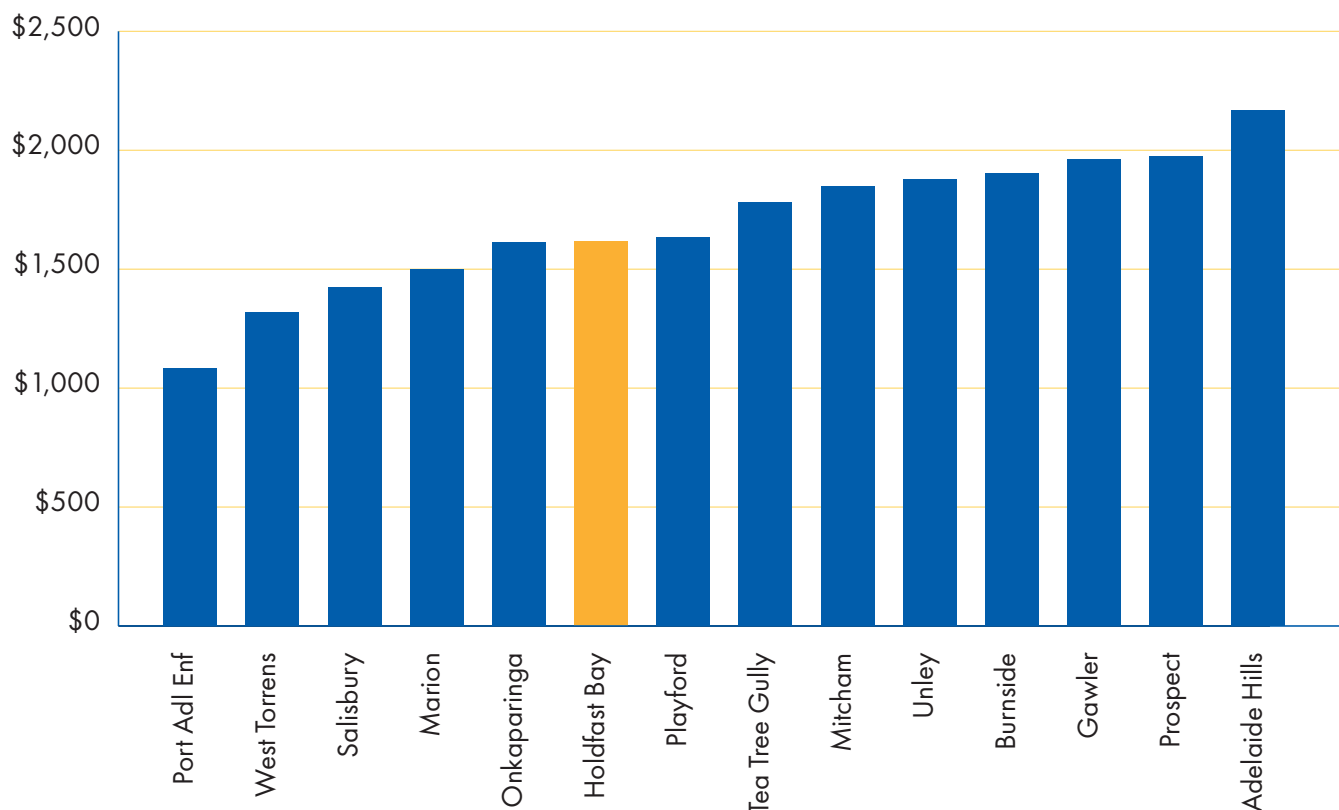
The average (mean) residential rate for the City of Holdfast Bay in 2022–23 was \$1,669. This represented a rate of 0.002033 cents in the dollar. This residential rate compares favourably to other South Australian councils.

For 2023–24 the proposed revenue from general rates is \$41,428,000 compared to \$38,593,000 for 2022–23. This is a 7.3% change in total proposed revenue from general rates compared to previous year. This comprises the increase in rates plus new development.

The average (mean) increase for other land use categories is outlined below:

Land Use Category	2023–24 Increase
Commercial – Shop	\$212
Commercial – Office	\$150
Commercial – Other	\$225
Industry – Light	\$133
Industry – Other	\$195
Vacant Land	\$150
Other	\$147

2021–22 Average (mean) residential rate comparison (\$)



What Will You Pay in Rates?

The amount you pay is determined by your property's valuation and how we apportion rates across the community. We endeavour to apportion rates across the community in an equitable fashion. Property valuation modelling has yet to be provided. However, based on the average (mean) for 2022–23 residential property value, the rate increase for the average (mean) residential premises will be approximately \$115 or \$28 per quarter. This is \$2.20 per week.

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. Our current rating policy, last reviewed in June 2022, is available at the Brighton Civic Centre and can be downloaded at holdfast.sa.gov.au.

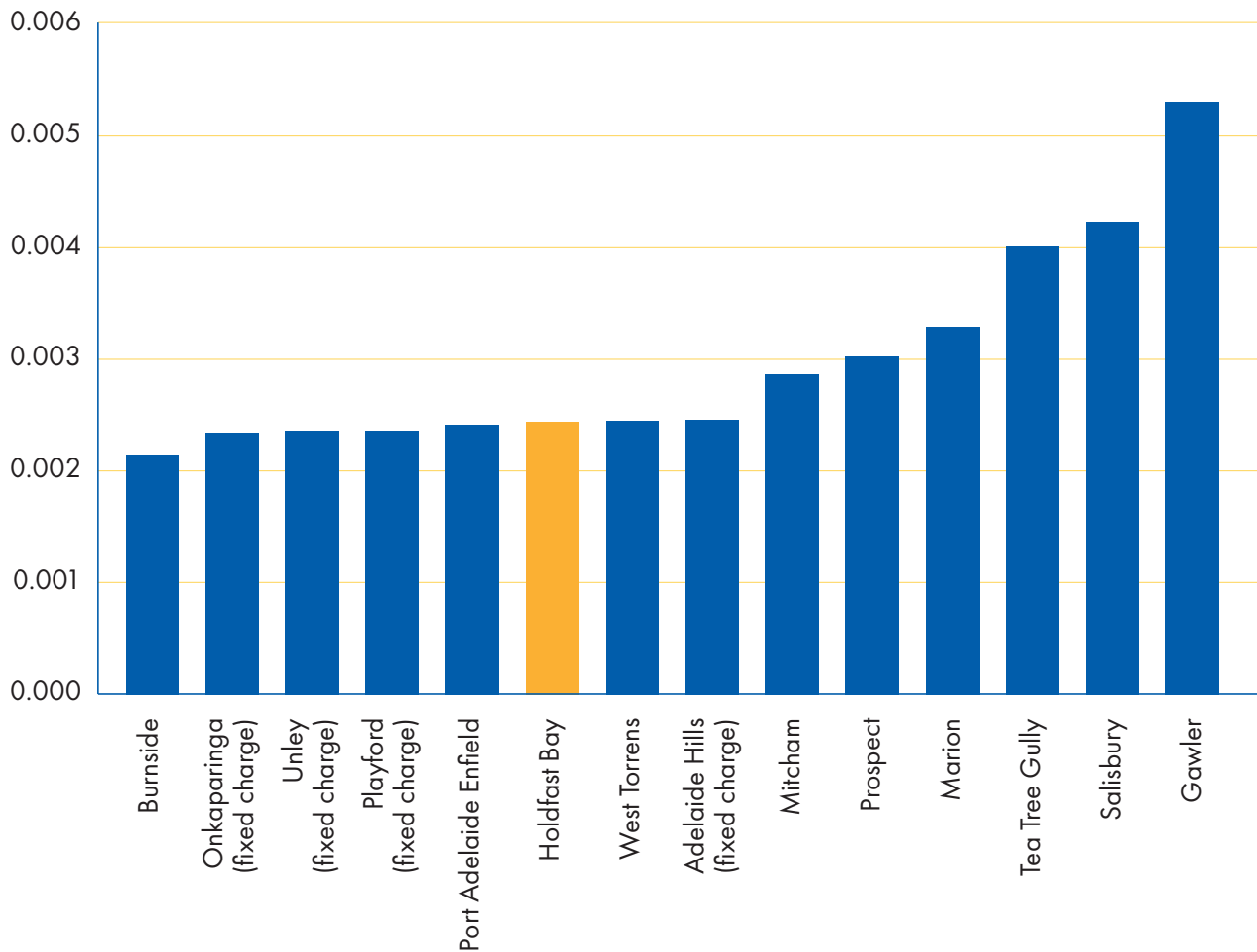
Land Valuation Method

Council uses 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 2023–24 has yet to be determined. Our *Draft 2023–24 Annual Business Plan* and financial statements are based on a rate revenue increase of 6.9 per cent, excluding new building construction and separate rates. The average (mean) value of properties in the City of Holdfast Bay in 2022–23 was \$821,000, with an average (mean) rate of \$1,669.

2021–22 Residential rate-in-the-dollar comparison (cents)



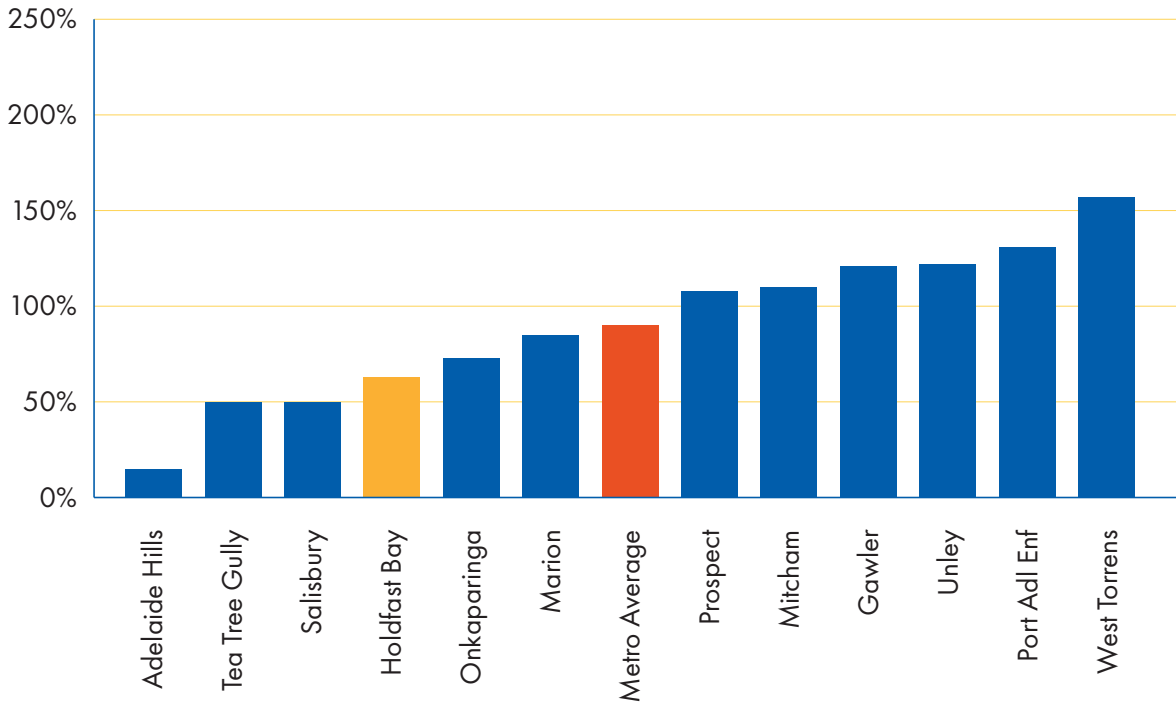
Industrial, Commercial Property and Vacant Land Rates

Council applies 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, events, tourism, etc. For vacant land, the differential rate provides an incentive to encourage property development.

In 2022–23 a differential premium of 62 per cent above the residential rate was applied, equating to 12 per cent of total rate revenue (\$4.7 million) being paid by this sector. This premium compares favourably with the 2020–21 metropolitan average of 97 per cent, as shown on the following page.

In 2023–24 it is proposed to maintain the rate revenue from commercial, industrial and vacant properties at 12 per cent of our overall general rate. The premium to apply has yet to be determined.

2020–21 Metropolitan differential rate premium comparison



Separate Rate

Council levies 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 is applied to properties within the Jetty Road Mainstreet precinct to promote and enhance business viability and trade. Revenue from this separate rate is expected to raise \$660,245 in 2023–24, representing an increase of 6.9 per cent on the rate levied in 2022–23.
2. The Patawalonga Marina Separate Rate is applied to properties 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 reduced by 50 per cent. The Patawalonga Marina Separate Rate for 2023–24 is expected to raise \$82,460. We will continue to calculate this rate using this method, adjusting slightly to account for the actual maintenance costs incurred each year because it offers the greatest level of certainty for ratepayers.

Landscape Levy

Formerly called the Natural Resource Management (NRM) Levy, councils are required under the *Landscape South Australia Act 2019* to collect the Landscape Levy on behalf of the State Government. For 2023–24 the Landscape Levy for properties in the City of Holdfast Bay will increase by \$122,000 to \$1.44 million.

Rebates

Council is required to provide mandatory rebates under Sections 160 to 165 of the *Local Government Act 1999* for 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, council 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 2022–23 this rate was set at \$1,079. The minimum rate for 2023–24 has not been set at this time.

Rate relief

Support is available for people experiencing difficulty in paying their rates. A residential rate cap may be applied to provide relief to ratepayers who own properties that have been subject to increases in valuations that are deemed excessive. In 2022–23, council determined that residential ratepayers 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 2023–24 has been made at this time. Council offers a range of hardship provisions. Visit holdfast.sa.gov.au or contact us on 8229 9999 to find out more.

FINANCIAL TARGETS

- 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 council’s 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 2023–24, council will raise \$42.0 million in rate revenue (including separate rates but excluding the Landscape Levy), and this will yield an operating surplus ratio of 0.96 per cent. Currently, our operating ratio measure over the five years from 2017–2018 to 2021–2022 is 3.8 per cent. The operating ratio is the operating result expressed as a percentage of total operating revenue. The 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 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 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 provided is not being adequately funded, and current users are not paying enough for the use of 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.

Council is committed to a balanced budget or modest operating surplus. To achieve this, we continuously review the services provided to the community and our business processes to provide the most cost-effective and efficient service delivery. In 2023–24, we will continue to monitor and review council’s operations to ensure that we can continue to meet the community’s expectations in a financially sustainable way.

2. To achieve a net financial liabilities ratio of less than 75 per cent

Council’s current ceiling for the 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 total operating revenue.

However, it is acceptable to exceed this ceiling from time to time, particularly when low interest rates offer the opportunity to develop infrastructure and facilities that will provide long-term benefit to the community. In 2023–24, the net financial liabilities ratio is forecast to increase from 72 per cent to 74 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 council's ability to manage and service debt is its interest cover ratio which is measured by calculating our net financial interest as a percentage of the overall operating revenue. Council has set a ceiling of five per cent for this ratio. A ratio of five per cent indicates that, for every \$100 of revenue, \$5 is spent on net interest payments. In 2023–24, our interest cover ratio is forecast to be 1.7 per cent (excluding Alwyndor Aged Care). Our net financial liabilities and interest cover ratio indicate that council remains in a strong and sustainable financial position to manage its debt levels.

3. To improve Council's 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 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 2023–24 this is forecast to be 100 per cent.



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MEASURING OUR PERFORMANCE

Council appoints an Audit and Risk Committee, which includes three independent members with relevant qualifications and experience, to provide advice and recommendations on financial and governance matters.

Performance is measured using:

- › 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 gauge how we are working towards achieving the strategic objectives outlined in *Our Holdfast 2050+*.
- › Corporate measures, which track internal operations that aim to improve the way we deliver services.

To this end, on a quarterly basis Council receives reports that track the health of the organisation and its fitness and ability to deliver the objectives expressed in *Our Holdfast 2050+*. These include:

- › Capital and operating projects – progress on each of these projects as expressed in the *Annual Business Plan*.
- › Financial management – reviewing the budget position and *Long-Term Financial Plan*.
- › Workplace health and safety – reviewing health and safety compliance and key performance indicators.
- › Human resources – reviewing internal resources and training.
- › External grants – reviewing the position of current grants.

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FINANCIAL STATEMENTS – MUNICIPAL

CITY OF HOLDFAST BAY
BUDGET FUNDING STATEMENT - MUNICIPAL FUNDS

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u> \$		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u> \$
38,348,000	Rates - General	41,281,000
617,630	Rates - Jetty Road Glenelg	660,245
77,140	Rates - Patawalonga Marina	82,460
1,351,000	Rates - Regional Landscape Levy	1,452,167
2,582,060	Statutory Charges	2,641,300
3,191,115	User Charges	3,498,000
2,381,546	Operating Grants & Subsidies	2,045,863
20,000	Investment Income	72,000
749,070	Reimbursements	711,264
650,410	Other	843,743
101,250	Net Equity Gain - Joint Ventures	220,000
<u>50,069,221</u>	Operating Revenue	<u>53,508,042</u>
19,105,389	Employee Costs	20,244,443
19,861,358	Materials, contracts and other expenses	21,301,562
834,830	Finance Charges	992,692
10,468,000	Depreciation	10,911,000
(944,000)	Less full cost attribution - % admin costs capitalised	(999,000)
354,000	New Initiatives - Operating	542,000
<u>49,679,577</u>	Less Operating Expenditure	<u>52,992,697</u>
<u>389,644</u>	= Operating Surplus/(Deficit)	<u>515,345</u>
10,468,000	Depreciation	10,911,000
165,847	Other non-cash provisions	60,452
<u>10,633,847</u>	Plus Non-Cash items in Operating Surplus/Deficit	<u>10,971,452</u>
<u>11,023,491</u>	= Funds Generated from Operating Activities	<u>11,486,797</u>
1,483,500	Capital (External Contributions)	483,500
474,250	Proceeds from disposal of assets	201,000
<u>1,957,750</u>	Plus funds sourced from Capital Activities	<u>684,500</u>
(7,933,700)	Capital Expenditure-Asset Renewal and Replacement	(7,081,166)
(944,000)	Capital Expenditure-Full Cost Attribution	(999,000)
(5,937,000)	New Initiatives - Capital (Gross Expenditure)	(7,629,944)
<u>(14,814,700)</u>	Less total capital expenditure	<u>(15,710,110)</u>
253,000	Plus: Repayments of loan principal by sporting groups	217,000
<u>253,000</u>	Plus/(less) funds provided (used) by Investing Activities	<u>217,000</u>
<u>(1,580,459)</u>	= FUNDING SURPLUS/(REQUIREMENT)	<u>(3,321,813)</u>
Funded by:		
(2,959,459)	Less: Proceeds from new borrowings	(4,717,575)
1,379,000	Plus: Principal repayments of borrowings	1,395,762
<u>(1,580,459)</u>		<u>(3,321,813)</u>

CITY OF HOLDFAST BAY
PROJECTED INCOME STATEMENT- MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u>
\$		\$
38,348,000	REVENUES	41,281,000
617,630	Rates - General	660,245
77,140	Rates - Jetty Road Glenelg	82,460
1,351,000	Rates - Patawalonga Marina	1,452,167
2,582,060	Rates - Regional Landscape Levy	2,641,300
3,191,115	Statutory Charges	3,498,000
2,381,546	User Charges	2,045,863
20,000	Operating Grants & Subsidies	72,000
749,070	Investment Income	711,264
650,410	Reimbursements	843,743
101,250	Other	220,000
<u>50,069,221</u>	Net Equity Gain - Joint Ventures	<u>53,508,042</u>
	TOTAL REVENUES	
	EXPENSES	
19,105,389	Employee Costs	20,244,443
19,861,358	Materials, contracts and other expenses	21,301,562
834,830	Finance Charges	992,692
10,468,000	Depreciation	10,911,000
(944,000)	Less full cost attribution	(999,000)
354,000	New Initiatives - Operating	542,000
<u>49,679,577</u>	TOTAL EXPENSES	<u>52,992,697</u>
<u>389,644</u>	Operating Surplus/(Deficit) - Before Capital Revenue	<u>515,345</u>
1,483,500	Amounts specifically for new or upgraded assets	483,500
<u>1,873,144</u>	NET SURPLUS/(DEFICIT)	<u>998,845</u>

CITY OF HOLDFAST BAY
PROJECTED BALANCE SHEET - MUNICIPAL FUNDS
AS AT 30TH JUNE 2024

<u>Municipal</u>		<u>Municipal</u>
<u>22/23 Original</u>		<u>23/24</u>
<u>BUDGET</u>		<u>BUDGET</u>
\$		\$
	CURRENT ASSETS	
443,183	Cash and cash equivalents	842,279
2,422,226	Trade and Other Receivables	2,964,725
-	Inventory	-
<u>2,865,409</u>	TOTAL CURRENT ASSETS	<u>3,807,004</u>
	NON-CURRENT ASSETS	
632,816	Financial Assets	643,769
3,414,876	Equity accounted investments-Council businesses	4,249,000
718,138,802	Land, Infrastructure, Property, Plant & Equipment	879,334,217
<u>722,186,494</u>	TOTAL NON-CURRENT ASSETS	<u>884,226,986</u>
<u>725,051,903</u>	TOTAL ASSETS	<u>888,033,990</u>
	CURRENT LIABILITIES	
5,866,943	Trade and Other Payables	8,794,848
1,379,000	Borrowings	1,395,762
3,277,750	Short-term Provisions	3,859,081
<u>10,523,693</u>	TOTAL CURRENT LIABILITIES	<u>14,049,691</u>
	NON-CURRENT LIABILITIES	
28,879,136	Long-term Borrowings	29,545,924
291,538	Long-term Provisions	281,897
<u>29,170,674</u>	TOTAL NON-CURRENT LIABILITIES	<u>29,827,821</u>
<u>39,694,367</u>	TOTAL LIABILITIES	<u>43,877,512</u>
<u>685,357,536</u>	NET ASSETS	<u>844,156,478</u>
	EQUITY	
184,787,536	Accumulated Surplus	189,102,071
500,570,000	Asset Revaluation Reserve	655,054,407
<u>685,357,536</u>	TOTAL EQUITY	<u>844,156,478</u>

CITY OF HOLDFAST BAY
PROJECTED STATEMENT OF CHANGES IN EQUITY - MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Municipal</u>		<u>Municipal</u>
<u>22/23 Original</u>		<u>23/24</u>
<u>BUDGET</u>		<u>BUDGET</u>
\$		\$
	ACCUMULATED SURPLUS	
182,914,392	Balance at beginning of period	188,103,226
1,873,144	Net Surplus/(Deficit)	998,845
<u>184,787,536</u>	Balance at end of period	<u>189,102,071</u>
500,570,000	ASSET REVALUATION RESERVE	655,054,407
<u>500,570,000</u>	TOTAL RESERVES CLOSING BALANCE	<u>655,054,407</u>
<u>685,357,536</u>	TOTAL EQUITY	<u>844,156,478</u>

CITY OF HOLDFAST BAY
PROJECTED BUDGETED STATEMENT OF CASH FLOWS - MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u>
\$		\$
(OUTFLOWS)		(OUTFLOWS)
	CASH FLOWS FROM OPERATING ACTIVITIES	
	<u>Receipts</u>	
50,187,271	Operating Receipts	53,288,042
	<u>Payments</u>	
(38,328,950)	Operating payments to suppliers and employees	(40,808,553)
(834,830)	Finance Payments	(992,692)
11,023,491	NET CASH PROVIDED BY OPERATING ACTIVITIES	11,486,797
	CASH FLOWS FROM INVESTING ACTIVITIES	
	<u>Receipts</u>	
1,483,500	Grants specifically for new or upgraded assets	483,500
474,250	Sale of replaced assets	201,000
253,000	Repayments of loans (principal) by community groups	217,000
	<u>Payments</u>	
(8,877,700)	Expenditure on renewal/replacement of assets	(8,080,166)
(5,937,000)	Expenditure on new/upgraded assets	(7,629,944)
(12,603,950)	NET CASH (USED IN) INVESTING ACTIVITIES	(14,808,610)
	CASH FLOWS FROM FINANCING ACTIVITIES	
	<u>Receipts</u>	
2,959,459	Proceeds from Borrowings - External	4,717,575
	<u>Payments</u>	
(1,379,000)	Repayments of Borrowings - External	(1,395,762)
1,580,459	NET CASH PROVIDED BY FINANCING ACTIVITIES	3,321,813
	NET INCREASE (DECREASE) IN CASH HELD	-
	CASH AND CASH EQUIVALENTS AT BEGINNING OF	
443,183	REPORTING PERIOD	842,279
	CASH AND CASH EQUIVALENTS AT END OF	
443,183	REPORTING PERIOD	842,279

RECONCILIATION OF INCOME STATEMENT TO BUDGETED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30TH JUNE 2024

1,873,144	SURPLUS FROM INCOME STATEMENT	998,845
	NON-CASH ITEMS IN INCOME STATEMENT	
10,468,000	Depreciation	10,911,000
165,847	Movements in provisions	60,452
10,633,847	TOTAL NON-CASH ITEMS	10,971,452
	CASH ITEMS NOT IN INCOME STATEMENT	
(14,814,700)	Capital Expenditure	(15,710,110)
(1,379,000)	Loan Repayments - External	(1,395,762)
2,959,459	Proceeds from Borrowings - External	4,717,575
253,000	Repayments of loans (principal) by community groups	217,000
474,250	Proceeds from Disposal of Assets	201,000
(12,506,991)	TOTAL CASH ITEMS	(11,970,297)
	NET INCREASE/(DECREASE)	
-	IN CASH AND CASH EQUIVALENTS	-

CITY OF HOLDFAST BAY
PROJECTED SUMMARY OF OPERATING AND CAPITAL INVESTMENT ACTIVITIES
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u> \$		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u> \$
50,069,221	Operating Revenues	53,508,042
(49,679,577)	less Operating Expenses	(52,992,697)
389,644	Operating Surplus/(Deficit) before Capital Amounts	515,345
Less net outlays on Existing Assets		
8,877,700	Capital Expenditure on renewal & replacement of existing assets	8,080,166
(10,468,000)	Less Depreciation	(10,911,000)
(1,590,300)		(2,830,834)
Less outlays on New and Upgraded Assets		
5,937,000	Capital Expenditure on new & upgraded assets	7,629,944
(1,483,500)	Less amounts received for for new & upgraded assets	(483,500)
4,453,500		7,146,444
(2,473,556)	Net lending/(borrowing) for financial year	(3,800,265)

PROJECTED FINANCIAL INDICATORS - MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u> \$		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u> \$
OPERATING SURPLUS/(DEFICIT) - BEFORE CAPITAL AMOUNTS		
\$389,644		\$515,345
OPERATING SURPLUS RATIO		
(Operating surplus/(deficit) before capital amounts as % of total operating revenue)		
0.78%		0.96%
NET FINANCIAL LIABILITIES - (Total liabilities less financial assets)		
\$36,196,142		\$39,426,739
NET FINANCIAL LIABILITIES RATIO		
(Total liabilities less financial assets as % of total operating revenue)		
72%		74%
INTEREST COVER RATIO		
(Net interest expense as % of total operating revenue less investment income)		
1.6%		1.7%
ASSET SUSTAINABILITY RATIO		
(Capital expenditure on renewal/replacement of existing assets, excluding new capital expenditure as % of asset management plan)		
100%		100%



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PO Box 19
Brighton, SA 5048

T (08) 8229 9999
F (08) 8298 4561

mail@holdfast.sa.gov.au

holdfast.sa.gov.au

Minutes of the Ordinary Meeting of Council of the City of Holdfast Bay held in the Council Chamber, Glenelg Town Hall, Moseley Square, Glenelg, on 9 May 2023 at 7:00pm.

MEMBERS PRESENT

Mayor A Wilson
Councillor R Abley
Councillor A Bradshaw
Councillor J Fleming
Councillor A Kane
Councillor C Lindop
Councillor S Lonie
Councillor W Miller
Councillor M O'Donohue
Councillor R Patton
Councillor R Snewin
Councillor A Venning

STAFF IN ATTENDANCE

Chief Executive Officer – R Bria
Acting General Manager Assets and Delivery – J Mitchell
General Manager Community and Business – M Lock
General Manager Strategy and Corporate – P Jackson
General Manager Alwyndor – B Davidson-Park

1. OPENING

Her Worship the Mayor declared the meeting open at 7.00pm.

2. KAURNA ACKNOWLEDGEMENT

With the opening of the meeting Her Worship the Mayor stated:

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

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

3. SERVICE TO COUNTRY ACKNOWLEDGEMENT

The City of Holdfast Bay would like to acknowledge all personnel who have served in the Australian forces and services, including volunteers, for our country.

4. PRAYER

Her Worship the Mayor requested all present to pray and read the following 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.

5. APOLOGIES

- 5.1 Apologies Received - Councillor J Smedley
- 5.2 Absent

6. ITEMS PRESENTED TO COUNCIL - Nil**7. DECLARATION OF INTEREST**

Members were reminded to declare their interest before each item.

8. CONFIRMATION OF MINUTES**Motion****C090523/7429**

That the minutes of the Ordinary Meeting of Council held on 26 April 2023 be taken as read and confirmed.

Moved Councillor Miller, Seconded Councillor Patton

Carried Unanimously**9. PUBLIC PRESENTATIONS**

- 9.1 Petitions - Nil
- 9.2 Presentations - Nil
- 9.3 Deputations - Nil

10. QUESTIONS BY MEMBERS

- 10.1 Without Notice - Nil
- 10.2 On Notice - Nil

11. MEMBER'S ACTIVITY REPORTS - Nil**12. MOTIONS ON NOTICE - Nil****13. ADJOURNED MATTERS - Nil****14. REPORTS OF MANAGEMENT COMMITTEES AND SUBSIDIARIES**

- 14.1 Minutes – Audit and Risk Committee – 3 May 2023 (Report No: 148/23)

Motion**C090523/7430**

- 1. That Council notes the minutes of the meeting of the Audit and Risk Committee of 3 May 2023, namely;

- a) **that the Audit and Risk Committee supports the Draft 2023-24 Annual Business Plan for presentation to Council for community consultation.**

Moved Councillor Snewin, Seconded Councillor Lonie

Carried Unanimously

15. REPORTS BY OFFICERS

15.1 Items in Brief (Report No: 149/23)

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.

Motion

C090523/7431

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

- 1. Request to Premier for New Year's Eve funding**
- 2. Coronation of His Majesty King Charles III**

Moved Councillor Lindop, Seconded Councillor Lonie

Carried Unanimously

15.2 Draft 2023-24 Annual Business Plan (Report No: 143/23)

The Draft 2023-24 Annual Business Plan was presented for endorsement and release for community engagement. It has been developed having regard to the "Our Place" 2050+ Strategic Plan, Asset Management Plans, Long-Term Financial Plan and directions provided by Council.

The draft budget has been developed with a general rate increase of 6.9% and satisfies Council's financial sustainability and performance measures.

The Audit and Risk Committee supports the presentation to Council of the Draft 2023-24 Annual Business Plan for the purpose of community consultation.

The Draft 2023-24 Annual Business Plan and consultation results are due for review by Council's Audit and Risk Committee on 7 June 2023.

Motion

C090523/7432

- 1. That, subject to minor alterations and design and the inclusion of the Draft Alwyndor budget, the Draft 2023-24 Annual Business Plan contained in Attachment 1 be released for community consultation.**
- 2. That the process for community consultation on the Draft 2023-24 Annual Business Plan, as described in this report, be endorsed.**

Moved Councillor Abley, Seconded Councillor Snewin

Carried Unanimously

15.3 Significant Tree Removal (Report No: 151/23)

A tree that is classified as significant under the *Planning, Development and Infrastructure Act 2016* requires removal. The tree is a willow myrtle (*Agonis flexuosa*) at 2 Mayfair Avenue, Somerton Park. The tree requires removal because it has a significant split in the trunk, which has excessive decay and the tree will present an increasing level of risk if left in place. The *Planning, Development and Infrastructure Act 2016* requires a development application for the removal and Council's Tree Management Policy requires Council to provide landowner's consent for the application.

Motion**C090523/7433**

That Council provide landowner's consent for a development application for the removal of the willow myrtle (*Agonis flexuosa*) at 2 Mayfair Avenue, Somerton Park.

Moved Councillor Abley, Seconded Councillor Snewin

Carried Unanimously**15.4 Paringa Park Reserve Playground Renewal (Report No: 157/23)**

The Paringa Park Reserve Playground is scheduled for renewal. A budget of \$200,000 has been allocated to fund the new Playground upgrade. The community were invited to provide their feedback on the proposed designs from 30 March to 20 April 2023. The results of this engagement have now been evaluated, and based on the feedback and responses, equipment options have been selected.

Motion**C090523/7434**

That Council notes the Community Engagement Finding Report regarding the Paringa Park Reserve Playground Renewal.

Moved Councillor Fleming, Seconded Councillor Miller

Carried Unanimously**15.5 Review of Items Held in Confidence (Report No: 141/23)**

An extensive review of all items held in confidence is being undertaken, in stages, under section 90(3) of the *Local Government Act 1999*.

The Confidential Items Review considers the nature of the information contained within the confidential items, the grounds on which it was originally held in confidence and the length of time the information can be kept confidential. Each item is reviewed individually, resulting in a determination as to whether the confidentiality order for each item is still current under the Act.

The purpose of this report was to present to Council a summary of standing confidential orders, as well as recommended actions (release/retain confidentiality) for review and decision.

This report recommends that 22 Confidential Items (reports and/or attachments and/or minutes) be released from confidence and 71 Confidential Items reviewed at this time should be retained in confidence.

Motion**C090523/7435****That Council approves:**

1. the Confidential Items presented as Attachment 1 to this report be released from confidence; and
2. the Confidential Items presented as Attachment 2 to this report be retained in confidence and included in future stages of the Confidential Items Review.

Moved Councillor Miller, Seconded Councillor Fleming

Carried Unanimously**16. RESOLUTIONS SUBJECT TO FORMAL MOTIONS - Nil****17. URGENT BUSINESS – SUBJECT TO THE LEAVE OF THE MEETING - Nil****18. ITEMS IN CONFIDENCE**18.1 **Legal Claim** (Report No: 150/23)**Motion** – Exclusion of the Public – Section 90(3)(h)&(i) Order**C090523/7436**

1. That pursuant to Section 90(2) of the *Local Government Act 1999* Council hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer and Staff in attendance at the meeting in order to consider Report No: 150/23 Legal Claim in confidence.
2. That in accordance with Section 90(3) of the *Local Government Act 1999* Council is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 150/23 Legal Claim on the following grounds:
 - h. pursuant to section 90(3)(h) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is legal advice that is strictly confidential and subject to Legal Professional Privilege, and
 - i. pursuant to section 90(3)(i) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information relating to litigation that is in progress.
3. The Council 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 Councillor Lonie, Seconded Councillor Lindop

Carried Unanimously**Motion**

1. That Council notes this report.

RETAIN IN CONFIDENCE - Section 91(7) Order**C090523/7437**

2. That having considered Agenda Item 150/23 Legal Claim in confidence under section 90(2) and (3)(h) and (i) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the report, attachment and minutes be retained in confidence until further notice and the Chief Executive Officer is authorised to release the documents when the matter is concluded, giving due consideration to any relevant legal considerations, and that this order be reviewed every 12 months.

Moved Councillor Lonie, Seconded Councillor Patton

Carried Unanimously18.2 **Review of Service** (Report No: 152/23)**Motion** – Exclusion of the Public – Section 90(3)(j) Order**C090523/7438**

1. That pursuant to Section 90(2) of the *Local Government Act 1999* Council hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer and Staff in attendance at the meeting in order to consider Report No: 152/23 Review of Service in confidence.
2. That in accordance with Section 90(3) of the *Local Government Act 1999* Council is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 152/23 Review of Service on the following grounds:
 - j. pursuant to section 90(3)(j) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which would divulge information provided on a confidential basis by the Auditor-General's Department.

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 Council 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 Councillor Miller, Seconded Councillor Lonie

Carried Unanimously**Motion**

1. That Council notes the report.

RETAIN IN CONFIDENCE - Section 91(7) Order

C090523/7439

2. That having considered Agenda Item 152/23 Review of Service in confidence under section 90(2) and (3)(j) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the report, attachment and minutes be retained in confidence for a period of 12 months and/or the Chief Executive Officer is authorised to release the documents when the final report is published and that this order be reviewed every 12 months.

Moved Councillor Lindop, Seconded Councillor Lonie

Carried Unanimously

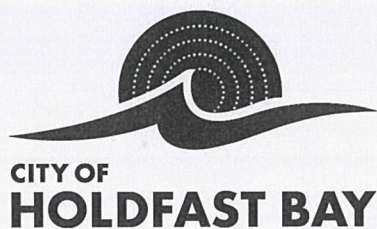
CLOSURE

The Meeting closed at 7.33pm.

CONFIRMED 23 May 2023

MAYOR

Appendix 9



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 27 June 2023 at 7.00pm

**Roberto Bria
CHIEF EXECUTIVE OFFICER**

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. SERVICE TO COUNTRY ACKNOWLEDGEMENT

The City of Holdfast Bay would like to acknowledge all personnel who have served in the Australian forces and services, including volunteers, for our country.

4. 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.

5. APOLOGIES

5.1 Apologies Received

5.2 Absent – Councillor O’Donohue (Approved Leave of Absence)

6. ITEMS PRESENTED TO COUNCIL

7. 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.

8. CONFIRMATION OF MINUTES

That the minutes of the Ordinary Meeting of Council held on 13 June 2023 be taken as read and confirmed.

9. PUBLIC PRESENTATIONS

9.1 Petitions - Nil

9.2 Presentations - Nil

9.3 Deputations - Nil

10. QUESTIONS BY MEMBERS**10.1 Without Notice****10.2 On Notice**

10.2.1 Question on Notice - Greening the Brighton/Hove Rail Corridor - Councillor Fleming (Report No: 217/23)

10.2.2 Question on Notice – FOGO Focus Groups – Councillor Fleming (Report No: 218/23)

11. MEMBER'S ACTIVITY REPORTS - Nil**12. MOTIONS ON NOTICE**

12.1 Motion on Notice – Leave of Absence – Councillor Fleming (Report No: 206/23)

13. ADJOURNED MATTERS - Nil**14. REPORTS OF MANAGEMENT COMMITTEES AND SUBSIDIARIES**

14.1 Minutes – Jetty Road Mainstreet Committee – 7 June 2023 (Report No: 209/23).

15. REPORTS BY OFFICERS

15.1 Items in Brief (Report No: 207/23)

15.2 2023-24 Annual Business Plan – Consultation Results and Adoption (Report No: 210/23)

15.3 2023-24 Budget Adoption (Report No: 214/23)

15.4 2023-24 Rate Declaration (Report No: 215/23)

15.5 Monthly Financial Report – 31 May 2023 (Report No: 216/23)

15.6 Seacliff Local Area Traffic Management – Consultation Results (Report No: 191/23)

15.7 Greening the Diagonal / Oaklands / Brighton Triangle (Report No: 185/23)

15.8 Draft Greater Adelaide Regional Organisation of Councils (GAROC) 2023-24 Annual Business Plan (Report No: 212/23)

15.9 Employee Behavioural Standards (Report No: 213/23)

16. 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.

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

18. ITEMS IN CONFIDENCE**18.1 Electrical Vehicle Charging (Report No: 211/23)**

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:

- 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.**

19. CLOSURE

ROBERTO BRIA
CHIEF EXECUTIVE OFFICER

Item No: 15.2

Subject: **2023-24 ANNUAL BUSINESS PLAN – CONSULTATION RESULTS AND ADOPTION**

Date: 27 June 2023

Written By: Corporate and Service Planning Lead

A/General Manager: Strategy and Corporate, Ms S Wachtel

SUMMARY

The 2023-24 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 resources allocated to implement the Annual Business Plan.

The Draft 2023-24 Annual Business Plan was endorsed for consultation at the Council meeting of 9 May 2023. As required by the *Local Government Act 1999* (the Act) consultation ran from 11 May to 2 June. The results of consultation on the Draft 2023-24 Annual Business Plan are presented for noting. There were 14 responses formally received through consultation from 288 downloads of the Draft 2023-24 Annual Business Plan.

Council's Audit and Risk Committee considered consultation results at its meeting of 7 June. Council also considered results informally at a workshop on 6 June.

Given this consideration of the results, a final version of the 2023-24 Annual Business Plan and related summary version are presented for Council adoption.

The 2023-24 Annual Business Plan has been developed having regard to the *Our Holdfast 2050+* strategic plan, Council's asset management plans, the Long-Term Financial Plan and directions provided by Council.

The draft budget has been developed with a general rate increase of 6.9% and satisfies Council's financial sustainability and performance measures.

RECOMMENDATION

That Council:

- 1. notes the results of the consultation on the Draft 2023-24 Annual Business Plan, which is provided as Attachment 1;**

2. **adopts the 2023-24 Annual Business Plan, which is provided as Attachment 2, subject to final design, minor alterations or typographical corrections; and**
 3. **adopts the summary of the 2023-24 Annual Business Plan, which is provided as Attachment 3, subject to subject to final design, minor alterations or typographical corrections.**
-

STRATEGIC PLAN

Each year, the Annual Business Plan is the primary document by which Council invests in a range of initiatives that deliver on the vision, objectives and aspirations of the strategic plan.

COUNCIL POLICY

Not applicable

STATUTORY PROVISIONS

Section 123, *Local Government Act, 1999*

BACKGROUND

The Draft 2023-24 Annual Business Plan was endorsed for consultation at the Council meeting of 9 May 2023 (Report No: 143/23). As required by the *Local Government Act 1999* consultation ran from 11 May to 2 June.

Community engagement was open to everyone (not limited to City of Holdfast Bay ratepayers) and promoted via:

Digital Channels

- Email to YourHoldfast database and business databases (8,297 subscribers);
- Holdfast News e-newsletter (2,437 subscribers);
- Home pages of the City of Holdfast Bay and YourHoldfast websites, and
- Social Media posts.

Analogue Channels

- Direct contact with resident groups (also provided with detailed Operating Budget);
- Via Brighton Civic Centre, libraries, community centres, Bay Discovery Centre and Alwyndor;
- Through the Our Place newsletter;
- Posters and large screen for print copies in libraries and Brighton Civic Centre;
- Advertisement in The Advertiser, and
- Media opportunities – Mayor’s interview on CoastFM (on 18 May 2023).

Our community was encouraged to provide comments by:

- Writing or e-mailing the Council;
- The designated Your Holdfast interactive webpage accessible directly, through emails/socials links or through the Council's website;
- Telephoning or visiting the Council's Customer Service Centre;
- Posters and large screen for print copies in libraries and Brighton Civic Centre with iPads and QR code links for direct responses, and
- Making representations to Council at its meeting of 23 May 2023.

Council's Audit and Risk Committee considered consultation results at its meeting of 7 June. Council also considered results informally at a workshop on 6 June.

REPORT

Community Engagement Results

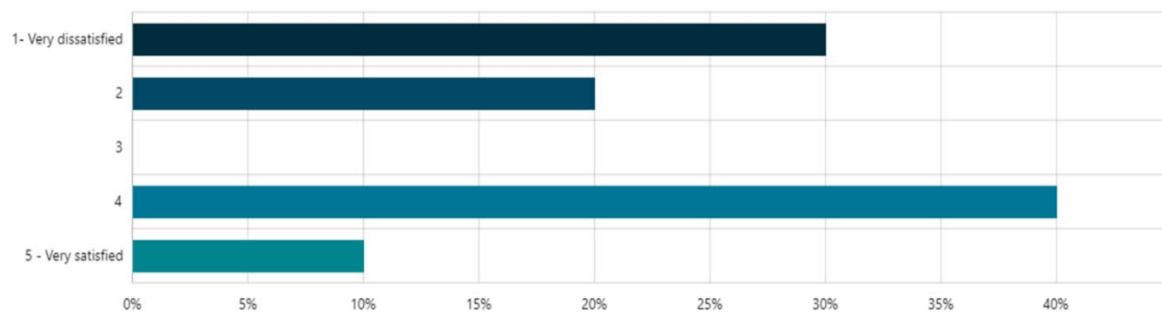
Through the consultation period, the YourHoldfast web page was visited by 381 separate visitors with 543 views. The Draft 2023-24 Annual Business Plan was downloaded 288 times.

From this, 14 responses have been received: 10 from YourHoldfast and four via email (including a detailed response from Holdfast Bay Residents Alliance (HBRA)).

The comments received on the Draft 2023-24 Annual Business Plan along with proposed responses to each of the points that have been raised are provided as Attachment 1.

Refer Attachment 1

When posted via the YourHoldfast website, responders were able to rate their level of satisfaction with the Draft 2023-24 Annual Business Plan. These results are shown below.



The following are some of the main areas raised in the responses received:

Sustainability - Climate Change

- Three responses commend Council for its efforts;
- One comment was critical of the minor amount (\$60,000) listed as addressing climate change;

- One response said Council should not be wasting money on climate change, and
- One comment suggested installing green and recycling bins along the Esplanade.

Proposed Projects/Operational Services

- A concern about the level of Council debt (related to the need for major projects and operational costs);
- comments about Major Projects
 - Former Buffalo Site Amenity Improvement (three comments)
 - Glenelg Oval Upgrade (two Comments)
 - Mural Esplanade Farrell St (three comments)
 - Patawalonga Toilets (two comments), and
 - Glenelg Library upgrade.
- comments about operational matters
 - City Activity – noting increase in cost for several events
 - Elected Member costs
 - Kauri Parade Sports Centre
 - Glenelg Football Club
 - Community Wellbeing
 - Innovation Projects
 - Communications and Engagement
 - Street Lighting, and
 - Waste Management.

Council Staffing /Efficiency

- An opinion that Council staffing appears to be top heavy;
- Questioning the number of cost increases across many business units – from the operating budget;
- Council should reduce expenditure to deliver real and significant reductions in residential property rates; and
- Has Council benchmarked cost effectiveness with other metropolitan councils.

Alwyndor

- A question as to the impact of Alwyndor on its negative position to ratepayers, and
- A statement that Council should divest itself of Alwyndor.

2023-24 Annual Business Plan

Section 123(6a) of the Act requires that any amendments to the Draft Annual Business Plan that was consulted on be explained in the adopted plan.

Since the publication of the Draft 2023-24 Annual Business Plan and subsequent engagement the following changes have been made to the proposed final version of the 2023-24 Annual Business Plan;

- The municipal operating surplus has reduced from \$515,345 to \$385,945.
- The municipal operating surplus ratio will reduce from 0.96 per cent to 0.72 per cent.

- The Southern Region Waste Resource Authority (SRWRA) equity gain will reduce from \$0.22 million to \$0.09 million.
- New capital infrastructure will increase from \$7.63 million to \$7.65 million.
- Alwyndor surplus will reduce from \$603,250 to \$509,117.
- The consolidated surplus (including the municipal funds and Alwyndor) is reduced from \$1,185,413 to \$895,062.
- The projected borrowing requirement will increase from \$4.72 million to \$4.74 million.
- New data has been used to replace 2020-21 information with the 2022-23 financial year residential rate, the residential rate in the dollar and the differential rate premium comparisons with metropolitan councils.

These changes are also reflected in updated municipal and Alwyndor financial statements that are included in the document.

There is also a more detailed description of works being undertaken at the former Buffalo site.

Comments received in relation to rates indicate some confusion between the proposed rate increase of 6.9% and the listed item in budget titled Rates General in the Financial Statements Municipal which shows an increase of 7.65%. In the redrafted 2023-24 Annual Business Plan it is noted that the proposed rate increase is only one component of the Rates General line item, hence the seeming difference in the increase percentages.

There is an additional capital allocation of \$20,000 included in the budget in the 2023-24 Annual Business Plan for Public Art Acquisitions. This was in line with a resolution from Council (C280223/7355) at its 28 February meeting, which had not been appropriately included in the Draft 2023-24 Annual Business Plan.

The proposed 2023-24 Annual Business Plan is provided as Attachment 2.

Refer Attachment 2

Section 123(9) of the Act requires that a summary of the Annual Business Plan be prepared to promote public awareness. A summary has been prepared and will be included in the winter edition of the Our Place newsletter. The proposed Summary 2023-24 Annual Business Plan is provided as Attachment 3.

Refer Attachment 3

Some of the key features of the 2023-24 Annual Business Plan are described below.

Key Parameters

- Target of an operating surplus
- 6.9% general rate revenue increase (excluding separate rates and Regional Landscape Levy)
- 0.5% rate revenue increase for new development growth
- Local Government Price Index (LGPI) applied where applicable to revenue and expenditure, and
- Alwyndor and Jetty Road Mainstreet budgets to be self-funding.

This information is consistent with the 2023-24 Budget Adoption report which is being considered as part of this current agenda (Item No: 15.3 2023-24 Budget Adoption (Report No: 214/23)).

Major Projects

In 2023-24, Council will fund and undertake several major projects:

• Stormwater upgrades - Tarlton Street	\$1,000,000
• Glenelg Oval upgrade Stages 3 and 4	\$1,847,000
• Brighton Holiday Park	\$673,000
• Former Buffalo Site - Amenity Improvements	\$2,200,000
• Public Toilets, Patawalonga Lake	\$220,000
• Seacliff and Brighton Yacht Club to upgrade change rooms	\$500,000
• Glenelg Library upgrade	\$200,000
• Economic Development Strategy Implementation	\$30,000
• Community Wellbeing Strategy	\$25,000
• Climate Change Adaptation	\$60,000
• Innovation Projects	\$800,000

Rate Revenue and Valuations

The document includes rate and property information (pages 50 to 55) consistent with the rate declaration report which is being considered as part of this current agenda. (Item No: 15.4 2023-24 Rate Declaration (Report No: 215/23)).

BUDGET

The cost of production of the 2023-24 Annual Business Plan will be met within the current budget.

LIFE CYCLE COSTS

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

Attachment 1



Contributor Comments	Proposed Council Response
<p>Environmental sustainability, waste management- please install green bins and recycling bins along the esplanade.</p>	<p>The idea of green and recycling bins along the Esplanade can be considered in the 2024-25 Annual Business Plan alongside other projects.</p>
<p>Footpath maintenance, upgrades not mentioned and this is disappointing? Diagonal road, cliff st Glenelg/glenelg East in particular? For years we have all been waiting patiently and still this core area is not on your list! Your report highlights major family groups 60% are your main households being family, schooling clearly is important for these families, the pathway from Cliff St, Diagonal road is not good, you can do better? Beautify this for families, the footpaths are not safe, there are no nice trees, it is embarrassing! You need to address this better? It is a small area and myself and the families who use these roads day in day out are not seen as a priority?!!!</p>	<p>Council encourages active transport in our neighbourhoods such as walking and cycling by continuing to maintain and improve our path network to be safe, accessible, and functional. Council undertakes inspections of all footpaths every four years to understand their condition and repairs needed with respect to risk. This involves walking all footpaths in the city and recording condition and defects. The last audit was in 2019 with the next scheduled to start later this year. The last footpath audit showed that footpaths were in generally good condition overall. However, it also identified many isolated defects. As a result, Council funded an Accelerated Footpath Program to repair defects, improve safety, and provide an increased level of community satisfaction. Each year we continue to repair footpath defects as they develop when identified by council or the community. A common cause is underground tree roots lifting pavers creating isolated trip hazards. The health of street trees is extremely important due to the benefits they provide for health, wellbeing, amenity, and the environment. Maintaining footpaths next to trees is a challenge for all councils and we have focused on reducing trip hazards, improving safety and walkability particularly around kindergartens, primary schools, aged care, sporting ovals and high-volume pedestrian areas. Further details regarding our footpaths can be found in the Transport Asset Management Plan 2020 which is available on Council’s website. Within the overall budget for 2023/24 there is \$265,000 allocated to footpath upgrades. These are undertaken based on their condition within the relevant asset management plan. At this stage, these particular footpaths are not in the program for upgrades, however your concerns are noted.</p>
<p>To say Council is addressing climate change is ridiculous with an allocation of \$60,000. We spend millions on sporting clubs for the few- e.g. half a million to a watch club of wealth people.</p>	<p>The \$60,000 climate change adaption is to fund a new role at Council to specifically work across the whole organisation in climate change adaption and climate neutral implementation. This is one important part of the many ongoing works which Council undertakes to reduce our carbon footprint and adapt to climate change. In support of the Strategic Plan Our Holdfast 2050+,</p>

Contributor Comments	Proposed Council Response
	our Environmental Strategy and Carbon Neutral Plan provides direction for these efforts.
What is the point of quoting 20/21 figures you are hiding how this council is rated for the current period	The figures that were in the Draft Plan are updated in the final 2023 -24 Annual Business.
<p>The council should be not wasting money on climate change initiatives. I don't know how it can cost \$220K to put a toilet in near the Patawalonga. And does the council just think rate payers are made of money? \$2.2mln for the Buffalo area to be fixed up. I mean sure it needs some work but that is obscene.</p>	<p>Patawalonga Toilets - These are indicative costs based on earthworks required to access sewage, water and power for a self contained , self cleaning toilet. These types of toilets are preferred as they reduce ongoing costs and are resistant to vandalism and misuse.</p> <p>Former Buffalo Site - It is proposed that the improvements will include an extension of the existing rock revetment wall and infill over the foundations to create a paved area to blend in with existing ground level. This area will be fenced along the water's edge and the walking path around the Patawalonga at the Buffalo site will be realigned to improve accessibility and remove the uneven surfaces and tight corners. This redevelopment will reclaim the space and convert the site into usable public open space. This budget has included contingencies relating to soil treatment and removal, resulting in a budget proposal of \$2.2M</p>

Contributor Comments	Proposed Council Response
<p>I am writing to make comment on the City of Holdfast Bay’s Draft Annual Business Plan 2023-24. In terms of the content:</p> <p>I commend the council on it’s ongoing sustainability and carbon neutral plans. As a ratepayer I am very interested to know that we are doing what is required to reduce our waste, and glad the council is taking the approach that it is doing what is necessary rather than what is easy.</p> <p>Am concerned that there is little to no mention of residential development approaches/strategies. In order to maintain a way of life that promotes community health and well-being, green space in our community is not just about parks and gardens, or coastal frontages. It is also about acknowledging that higher density residential suburbs are not conducive to health and well-being. Around our home, every time one house is demolished at least 2 or 3 buildings replace it, with little to no space around the dwellings for greenery, trees or activity. Worse, there is no space for the number of cars that every dwelling accommodates. It is apparent that the higher density of the development, the less car parking is mandated, at a time when housing shortages mean that more people are inhabiting units and homes. Therefore our streets are busier and more crowded. Having moved to this area for it’s ambience I am finding that this is being diminished with the ongoing reduction of residential space. It is apparent that the more dwellings occupying a block, the more land that can legally be covered. My sense of well-being is compromised as I feel there is little regard for residents, as buildings tower over boundaries, block natural light and are allowed to have clear view (clear windows allowed) into the neighbours’ property. Builders have no regard to what they are doing as they are of course interested in profits! But our council should be thinking about what it wants for the residents of it’s suburbs and advocating to the relevant planning authorities who don’t even have to notify neighbours when development is about to occur.</p> <p>I trust that the council will consider community health and well-being as the collective views of its residents, not just the developers.</p>	<p>Planning regulation is largely now overseen by the State Government. Good design is an important aspect of planning policy that requires continuing attention as materials and community needs and preferences change. The Greater Adelaide Regional Plan (being re-written by the State Government) and State Planning Policies set the directions for development in the region. They both recognise the balancing act between growth of the city and amenity, and along with the Building Code of Australia provide policies and directions for development. Council has actively advocated to State Government to strengthen the policies and requirements for both good design and protection of valued character and heritage.</p> <p>Natural and green space is known for promoting feelings of wellbeing. In Holdfast Bay we are fortunate to have some good open green spaces and all of our residents live within 2.5 km of the beachfront, providing great places to enjoy. When linked Council with active travel (walking and cycling etc) and using public transport, there are good for health and wellbeing too and benefit the environment. It has been proven that active travel and public transport use are actually stimulated as a result of restrictions on vehicle access and parking. These may include limitations on parking availability, the cost or the convenience.</p> <p>In long established suburbs like in Holdfast Bay, providing more dwellings for increasing population is challenging and space is limited, so the options are building more intensively on sites or increasing building height. Higher density, well designed development makes living locally easier and more convenient. The challenge is to design it well.</p> <p>Car parking policies within development are also set by the State Planning policies. A review of the policies by an Expert Panel on Planning is currently with the State Government and their report is expected in the second half of 2023.</p>

Contributor Comments	Proposed Council Response
<p>A couple points: It would be nice to see more money spent on undergrounding the powerlines. Can Council consider reducing the speed cars can travel to 40 on the backstreets. Get on with updating Jetty Road Glenelg, it is looking pretty tired. I do love the markets and street parties when they happen, more please.</p>	<p>Undergrounding of power is very costly, however, Council monitors opportunities for funding support whenever it becomes available to undertake such works. A reduction to 40 km/h in some areas has been considered recently by council and was subject to community consultation. The consultation results indicated that there were mixed views on the subject of 40km/h speed limits, and therefore further work is required. The Jetty Road Glenelg will move to stages 3 and 4 in 2023-24 which includes more detailed design for the eventual up grade. City Activation is consistently seeking to add to the vibrancy of the area in support of local businesses and to enliven areas for the wider community.</p>
<p>Mayor Amanda Wilson and Somerton Ward Councillors. My wife [name redacted] and I are strongly opposed to the proposed Mural on the South Esplanade /Farrell st corner at a proposed cost of \$33,000 as outlined in the 2023/24 Business Plan. As long term residents of Glenelg South for over 35 years (Moseley St, Farrell St and now South Esplanade), we have walked down Farrell St countless times and always enjoyed the view of the sea over the seawall Feedback from residents who live close by is that this is not needed and is a waste of money, Were local residents consulted about this concept? How long will such a mural last in the heavy weather conditions on the exposed seawall,</p>	<p>While Council acknowledges that not everyone values the same things, the proposed mural is welcomed by segments of the community, who are happy to see the beautification of the currently plain concrete wall. Public art plays an important role in improving community amenity, even in areas of existing beauty.</p>
<p>Apart from concerns toward Council looking to proceed with CPI related Rates Increases rather than considering savings in Salaries in particular (Planning And Development a case in point) why does the rates comparison not include Charles Sturt Council? This Council has Beach Shore expenses similar to Holdfast Bay - and notably services include extensive residential verge maintenance .</p>	<p>As noted in the Draft 2023-24 Annual Business Plan, local government purchases a unique range of goods and services such as fuel and construction trades to deliver renewal and maintenance works, and inflation for these is measured separately from general inflation. The Local Government Price Index (LGPI) for the year until December 2022 was 6.9%, being below the general CPI for Adelaide, which is 8.6% as at December 2022 . The rates have been raised by 6.9% in line with LGPI.</p>

Contributor Comments	Proposed Council Response
	<p>Council considers a wide range of matters when determining the proposed budget each year, which includes a detailed review of all operational costs. Savings in salaries at this time would only be possible by way of a reduction in services.</p> <p>The omission of Charles Sturt Council from the graph in the document is not intentional. The comparison data (which is now two years old) was taken from the SA Grants Commission. In the final version of the Annual Business Plan, it is intended to use data from the Local Government Association SA Rates Survey. This is not as formally assessed as the Grants Commission data, but does give more up to date information and is robust enough to use for comparisons.</p> <p>Using this data, the following tables show the City of Holdfast Bay in comparison with other suburban metropolitan Councils, including the City of Charles Sturt.</p> <p>More generally, comparisons at a fine grain level are more difficult to ascertain and will vary greatly depending on the size of the Council and their unique features (coast line, kilometres of roads and footpaths, population, community service expectations, property values etc). The Grants Commission does collect such data but again it is two years old and not compiled as a general comparison across a number of Councils. If this more granular data is of interest, it can be accessed here https://councilsinfocus.sa.gov.au/home . It should however be noted that because the City of Holdfast Bay’s figures includes Alwyndor (which is financially self-contained) some of the comparisons are skewed and do not represent a ‘like for like’ comparison.</p>

Contributor Comments	Proposed Council Response
<p>I may have missed it, but I note the comment about increased usage around the Patawalonga and the new public toilet facilities. The lake is a great option for kayakers and paddlers when the ocean is too rough but there are no easy launching sites.</p> <p>On behalf of all those who enjoy paddling as a recreation, it would be fantastic to have an area (near the Buffalo development) where we can launch our craft easily.</p> <p>Thank You</p>	<p>Kayak launch facilities have been recently considered. There is a concern about having non-powered recreational craft alongside powered craft who are accessing moorings. We encourage users to use the canoe facilities to the north of the bridge.</p>
<p>Submission Holdfast Bay Residents Alliance</p> <p>Introduction</p> <p>This Submission is made to the City of Holdfast Bay (<i>the Council</i>) by the Holdfast Bay Residents Alliance Inc. (<i>HBRA</i>) as part of the public consultation.</p> <p>The comprehensive written reply to our last year’s submission from Council was greatly appreciated by the committee and members.</p> <p>The expectation of the homeowners is that council will enhance their investments through prudent delivery of services and management of the Council’s assets and liabilities.</p> <p>HBRA welcomes the opportunity to provide input into the draft Business Plan. This submission seeks to not only provide feedback but to also seek clarification on a number of aspects and details within the Plan.</p> <p>HBRA acknowledges many positives in the Business Plan and the good work of the dedicated Elected Members, the Council management and employees.</p> <p>Increase in Rates</p> <p>As predicted by HBRA in last year’s submission there was a substantial increase to many ratepayers due to the revaluation of properties by the Valuer General. A number of these valuation increases were in double digit percentiles some as high as 40%.</p> <p>Council information to the public in the 22/23 budget year stated an increase of 3.4% which was misleading. Most residents and businesses paid</p>	<p>Council regularly conducts surveys which, amongst other things, gauges the level of community satisfaction with the range and quality of services and programs. The average rating survey participants provided for this indicator in the 2023 Quality of Life survey was 8.66 out of 10.</p> <p>Increase in Rates</p> <p>In 2022/23 rates were increased by 3.2%. Actual rate revenue charged against properties was \$39,112,390 which was only \$390 higher than the budgeted amount of \$39,112,000. However, offset against this was a reduction in revenue of \$764,000 for a number of factors: rebates for eligible entities such as charitable organisations; successful objections to property valuations; and rate capping for eligible applicants.</p>

Contributor Comments	Proposed Council Response																																																							
<p>well above this figure. It should be clearly stated when dealing with the public that the figure did not take into account significant increases to the property values by the Valuer General’s Dept. which had a major impact on actual rates paid.</p> <p>Noting that the amount of revenue raised for the 2022/23 financial year was \$39,113,390, which is \$765,390 over the original budget.</p> <p>The 23/24 budget states that general rates will be raised by 6.9% however the increase in revenue from General Rates is actually 7.64%. We believe that this is the main revenue stream that effects rate payers. Why is this not highlighted as the rate increase considering this effects the majority of rate payers?</p> <p>We provide the following table as an example of the increases that have occurred since 2020 on one individual residence and one investment residence.</p> <table border="1" data-bbox="212 810 1115 1098"> <thead> <tr> <th>Residence (House): Year</th> <th>Amount Rate</th> <th>Increase</th> <th>Actual % Increase</th> <th>Council budget</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$5425</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2021</td> <td>\$5528</td> <td>\$103</td> <td>1.9%</td> <td>2.4%</td> </tr> <tr> <td>2022</td> <td>\$5744</td> <td>\$216</td> <td>4%</td> <td>2.4%</td> </tr> <tr> <td>2023</td> <td>\$6172</td> <td>\$428</td> <td>6.9%</td> <td>3.4%</td> </tr> <tr> <td>2024 Estimate at 7.6%</td> <td>\$6641</td> <td>\$472</td> <td>7.64%</td> <td>6.9%</td> </tr> </tbody> </table> <p>The increase over 4 years is \$1216 or 22.4%.</p> <table border="1" data-bbox="212 1136 1115 1375"> <thead> <tr> <th>Investment Residence (Unit): Year</th> <th>Amount Rate</th> <th>Increase</th> <th>Actual % Increase</th> <th>Council budget</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$1201</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2021</td> <td>\$1225</td> <td>\$24</td> <td>2.0%</td> <td>2.4%</td> </tr> <tr> <td>2022</td> <td>\$1289</td> <td>\$64</td> <td>5.2%</td> <td>2.4%</td> </tr> <tr> <td>2023</td> <td>\$1545</td> <td>\$256</td> <td>20%</td> <td>3.4%</td> </tr> </tbody> </table>	Residence (House): Year	Amount Rate	Increase	Actual % Increase	Council budget	2020	\$5425				2021	\$5528	\$103	1.9%	2.4%	2022	\$5744	\$216	4%	2.4%	2023	\$6172	\$428	6.9%	3.4%	2024 Estimate at 7.6%	\$6641	\$472	7.64%	6.9%	Investment Residence (Unit): Year	Amount Rate	Increase	Actual % Increase	Council budget	2020	\$1201				2021	\$1225	\$24	2.0%	2.4%	2022	\$1289	\$64	5.2%	2.4%	2023	\$1545	\$256	20%	3.4%	<p>In 2023/24 it is proposed that rate revenue be increased by 6.9% which is applied to the 2022/23 base amount of \$39,112,390 (see above). An additional 0.5% allowance is also made for new residential properties that have been built in the preceding year.</p> <p>Regarding the effect of property valuation increases on the amount of rates an individual property owner may pay it should be noted that Council does not receive more money because property values increase. The rates revenue to be raised in any given year, and charged to the community, does not change whether valuations of properties have risen, or indeed fallen. Rather, the total amount is apportioned out to each owner based on their individual valuation in relation to the overall value of all property in the Council area. As properties usually increase at different rates, one owner may have seen their property increase at a higher rate than that in another suburb, or street, in the City of Holdfast Bay area. Therefore, for every owner that sees their rates bill increase by more than the prescribed percentage rise, another owner will have seen theirs increase at a lower rate. An example of this can be seen in the historical tables provided, as part of your submission, for two properties. In 2021 both properties saw a percentage increase to their rates that was lower than the overall increase applied by Council. However, in the subsequent two years they paid more than the applied rate. This demonstrates that in 2021 these two properties saw their value increase at a lower rate in proportion to other areas within the Council boundary. In 2022 and 2023 the opposite was true, and their values increased at a higher rate than other areas.</p> <p>As you mentioned, previously there has been the possibility to apply to have rates capped for one year due to high rate increases resulting from these valuation movements. This opportunity will again be offered in 2023/24 with eligibility criteria shared with ratepayers once set by Council.</p>
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<p>2024 Estimate at \$1663 \$118 7.64% 6.9% 7.64%</p> <p>The increase over 4 years is \$462 or 38%.</p> <p>No capping/ceiling was allowed by council to Investment properties – accordingly along with Land Tax and Interest rate rises, councils increase has had a significant impact on those renting in our community.</p> <p>We understand that Council has a financial difficulties process available to Rate Payers and we have shared this information with our members.</p> <p>Last year the Council provided a capping to rate payers whose rates exceeded 6%. On the basis that the Valuer General will revalue properties again this year, will a rate capping still be available? Notification of a capping should be included separately with the rate notice in lieu of the minimalistic advice provided last year. 3</p> <p>Figures provided by Council [previous reference provided] state that residential rate payers will be paying 7.4% and commercial rate payers will be paying 6.9%. Why is there a difference?</p> <p>When quoting the cost to residents why does Council quote the cost quarterly in lieu of annually especially as the billing period is for a 12-month period?</p> <p>Council Debt</p> <p>HBRA acknowledges that there have been some good capital projects completed within the Council area.</p> <p>Listed below are the historical debt levels from previous and current budgets. Year</p> <table data-bbox="212 1133 1108 1380"> <thead> <tr> <th></th> <th>Debt Level</th> </tr> </thead> <tbody> <tr> <td>2017 - 18</td> <td>\$17.7M</td> </tr> <tr> <td>2018 - 19</td> <td>\$18.1M</td> </tr> <tr> <td>2019 - 20</td> <td>\$24.4M</td> </tr> <tr> <td>2020 - 21</td> <td>\$27.8M</td> </tr> <tr> <td>2021 - 22</td> <td>\$30.3M</td> </tr> </tbody> </table>		Debt Level	2017 - 18	\$17.7M	2018 - 19	\$18.1M	2019 - 20	\$24.4M	2020 - 21	\$27.8M	2021 - 22	\$30.3M	<p>The correspondence provided by Council did not mean to imply residential rates would increase by 7.4%. The budget for residential rates in 2022/23 consisted of a \$34,215,000 rate base from 2021/22 and \$165,000 for new residential properties, totalling \$34,380,000. This amount has been increased by 6.9% to give a total for 2023/24 of \$36,752,000. Remembering that a provision for rebates, as discussed previously, is then subtracted from this total, reducing actual revenue received.</p> <p>Finally, on page 52 of the Annual Business Plan the increase for the average ratepayer is provided on an annual, quarterly and weekly basis to aid readers in quantifying the impact of the rise. Most residents receive and pay their rates notice on a quarterly basis.</p>
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<p>2022 - 23 \$28.8M 2023 - 24 \$29.5M</p> <p>The debt has increased as has the Interest Cover Ratio. In an environment that has seen interest rates rise substantially including an increase in this year’s budgeted Councils Finance Charges, HBRA questions the need for some of the capital and general expenditure which will be addressed in this submission.</p> <p>Major project Former Buffalo Site Amenity Improvements - \$2.2 million HBRA and a number of residents provided feedback as part of the public consultation process. The feedback was along the lines that the proposals provided were excessive and unwarranted and the proposed road angle parking impractical. HBRA agrees that the site needs to be improved but questions what appears to be an overall excessive cost. Are the improvements that were initially being proposed being implemented and is the proposed design warranted at an excessive cost to ratepayers? If there has been a change to the original concept has this been through the public consultation process? 4 In previous Council projects (Kauri Parade) there were substantial cost blow outs due to soil and foundation problems. Has this been investigated and are these costs included in the \$2.2 million?</p>	<p>Former Buffalo Site Amenity Improvements - \$2.2 million The feedback provided through the consultation process has been reviewed and considered. Extensive site investigations have been undertaken for the proposed design including constructability, geotechnical assessments, soil testing, and costings. Due to the nature of the site and the treatments required to remediate the foundations located at the edge of the Patawalonga where the Buffalo replica was situated, cost of construction for the entire designs developed by the external design team were estimated to be in excess of \$8M. A major component of these costs were attributed to the removal of existing foundations and remediation of the foundations. Given the cost of construction of what was originally designed, consideration of consultation feedback and competing financial priorities, Council will focus on the remediation of the former Buffalo site foundations in the immediate future and has therefore proposed a budget of \$2.2M to rectify and improve the site. The reduced project scope and proposed budget were considered by Council in April 2023.</p> <p>It is proposed that the improvements will include an extension of the existing rock revetment wall and infill over the foundations to create a paved area to blend in with existing ground level. This area will be fenced along the water’s edge and the walking path around the Patawalonga at the Buffalo site will be realigned to improve accessibility and remove the uneven surfaces and tight</p>

Contributor Comments	Proposed Council Response
<p>Glenelg Oval Upgrade - \$1.84 million Over a long period of time the Glenelg Oval has been the recipient of Council funds for various improvements. In order to clarify the cost to ratepayers can you please advise the cost of Council’s funds over the last 5 years to improvements for all amenities at the Glenelg Oval complex? Has this costing been affected by any soil contamination issues?</p> <p>Mural Esplanade Farrell St - \$33,000 Initial feedback from some residents who live close by is that this is not needed and is a waste of money. Did the concept come from consultation with local residents and is there a need to spend monies on improving a site that has magnificent natural sea views? Whilst we are not experts the question has been raised how long will the mural last when exposed to harsh natural elements. Has ongoing maintenance including vandalism been taken into account?</p> <p>Kauri Parade Sports Centre Operating expenses have increased by 24.3% to \$137,100`. Why is there a substantial increase in the expenditure? Under Commercial and Club Leases Operating revenue of \$31,000 has dropped to nil and expenses have dropped from \$60,000 to \$12,000. Has there been a restructure of revenue and costs for the complex?</p>	<p>corners. This redevelopment will reclaim the space and convert the site into usable public open space. This budget has included contingencies relating to soil treatment and removal, resulting in a budget proposal of \$2.2M. Designs of this component of the project will be released to the public in late 2023.</p> <p>Information relating to this project will be available via yourholdfast.com, informing the community with project updates.</p> <p>Glenelg Oval Upgrade - \$1.84 million In the last 5 years Council have funded \$1,319,164 of capital works at Glenelg Oval - expenditure of \$2,794,944 offset by \$1,475,780 grant funding secured by the Glenelg Football Club and City of Holdfast Bay. With regards to soil contamination, the construction of the new uni-sex changerooms in the Southwestern corner of the oval did encounter some low level contaminated soil which was managed and funded as part of the site preparation for the new building.</p> <p>Mural Esplanade Farrell St - \$33,000 While Council acknowledges that not everyone values the same things, the proposed mural is welcomed by segments of the community, who are happy to see the beautification of the currently plain concrete wall. Public art plays an important role in improving community amenity, even in areas of existing beauty.</p> <p>Kauri Parade Sports Centre The major increases to the operating budget for Kauri Parade Sports Centre are related to: Utilities increase of 80% in line with current market prices and Gas monitoring increase of 50% Council, as part of its environmental obligations and for site safety undertakes regular checks for landfill gas on John Mathwin Reserve and Les Scott Reserve.</p>

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<p>City Activity It appears that these activities represent some 4.2% of total Council expenditure. As advised in previous submissions HBRA is not opposed to the expenditure on City Activities however does question the effectiveness of some items of expenditure. Acknowledging that the city’s economy is to some extent reliant on visitors. An example of what we deem to be excessive costs would be the expenditure on the 2022 New Year’s Eve event. It is our understanding that last year the total cost was some \$304,500 for which the Jetty Road Traders paid \$10,000 and the State Government contributed \$25,000. This left a liability to the rate payers of \$259,500, a \$10,000 additional cost over budget. This is a heavy bill for the rate payers to meet on an event that encompasses a wider audience than the CHB ratepayers. Whilst we note that there has been a reduction in this year’s budget for New Year’s Eve, the liability on the basis that the budget is not exceeded is still \$185,000. Why are the ratepayers expected to meet such an exorbitant cost on an ongoing basis and why is the event not supported by commercially interested parties in particular a major sponsor? Other items that we question on the basis of return to ratepayers are:</p> <table border="1" data-bbox="212 1061 1108 1385"> <thead> <tr> <th>Item</th> <th>2023 Budget</th> <th>2024 Budget</th> <th>Increase \$</th> <th>Increase %</th> </tr> </thead> <tbody> <tr> <td>The Local</td> <td>\$4,000</td> <td>\$30,000</td> <td>\$16,000</td> <td>650%</td> </tr> <tr> <td>Glenelg Film Festival</td> <td>\$0</td> <td>\$10,000</td> <td>\$10,000</td> <td>100%</td> </tr> <tr> <td>Christmas Pageant</td> <td>\$74,590</td> <td>\$95,200</td> <td>\$20,610</td> <td>27.6%</td> </tr> <tr> <td>Glenelg Street Party</td> <td>\$40,000</td> <td>\$81,000</td> <td>\$41,000</td> <td>84%</td> </tr> <tr> <td>#Seafood Festival</td> <td>\$0</td> <td>\$50,000</td> <td>\$50,000</td> <td>100%</td> </tr> <tr> <td>Winter Activity - Jetty Road</td> <td>\$40,000</td> <td>\$65,000</td> <td>\$15,000</td> <td>62.5%</td> </tr> </tbody> </table>	Item	2023 Budget	2024 Budget	Increase \$	Increase %	The Local	\$4,000	\$30,000	\$16,000	650%	Glenelg Film Festival	\$0	\$10,000	\$10,000	100%	Christmas Pageant	\$74,590	\$95,200	\$20,610	27.6%	Glenelg Street Party	\$40,000	\$81,000	\$41,000	84%	#Seafood Festival	\$0	\$50,000	\$50,000	100%	Winter Activity - Jetty Road	\$40,000	\$65,000	\$15,000	62.5%	<p>Jetty Road Mainstreet Committee (JRM) made no financial contribution to New Year’s Eve celebrations. The \$10,000 was a separate sponsorship.</p> <p>Council is currently seeking a greater financial contribution from the State Government in support of the New Year’s Eve events.</p> <ul style="list-style-type: none"> • The Local: The \$4,000 in 2023 was partial support of an event delivered by a third party. The proposed \$30,000 is a new initiative for a free community event featuring local music completely produced by council. • Glenelg Film Festival: new cultural event that Council were approached for sponsorship support. The \$10,000 sponsorship is intended to be matched by \$10,000 from JRM • Christmas Pageant: Actual amount budgeted is \$70,200, with an additional \$25,000 to be contributed by JRM. Council endorsed some additional features for Christmas in 2024, including filming for broadcast and
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Events Administration	\$333,912	\$413,800	\$79,888	23.92%							

Contributor Comments	Proposed Council Response
<p>Elected Members The costs in the 2022 budget were \$386,000, this was increased by \$250,000 for the 2023 budget to cover the election costs. This year the budget is \$510,300 an effective increase in 2 years of \$124,300 or 32%. Why has this substantial cost occurred and what are the breakdown of these costs?</p> <p>Glenelg Football Club The financial accounts provided do not detail the current debt owed to the Council. Last year Council advised that the debt was \$1.46m and that a review of the repayment was to be undertaken during 2023. What is the current debt and what was the cost of interest forgone due to the effects of COVID ?</p> <p>Holdfast Bay Community Centre It is interesting to note the costs of Kauri Parade Sports and Community Centre and the lack of support by council of the Holdfast Bay Community Centre. However, there are many people who would benefit from social and other activities at the centre, resulting in improved health and wellbeing thus reducing the cost and pressure on our health system. On this basis is council planning to increase support to the Holdfast Bay Community Centre?</p>	<p>Elected Members It appears that different sources may have been used for this comparison. The budget for all Elected Member costs was \$528,350 in 2021/22, \$534,500 in 2022/23 (less the \$250,000 for election costs), and \$510,300 in 2023/24. Elected Member allowances, which form the majority of this budget, are as follows: \$386,000 in 2021/22, \$394,000 in 2022/23, and \$420,000 in 2023/24. Member allowances are set by the South Australian Government.</p> <p>Glenelg Football Club The current debt owed to Council is \$1,229,922, with a further principal repayment of \$200,000 expected in October 2023, reducing the remaining debt owing to \$1,029,922. At this time Council will then review the financial support being offered to the club. As part of Council’s COVID financial relief measures a number of concessions were made for sporting clubs, including the deferring of interest and principal repayment for six months. For Glenelg Football Club this period would have equated to \$28,007 of forgone interest.</p> <p>Holdfast Bay Community Centre Council agrees that such centres are important parts of the community. The Holdfast Bay Community Centre will transition from being managed by the YMCA to being Council-managed from 1 July 2023 following a request from the YMCA. The centre will continue to offer the existing programs and activities, and the City of Holdfast Bay will work with all current user groups to ensure continuity for the community. Additionally, Alwyndor will expand its services into the Holdfast Bay Community Centre from 1 July 2023. Alwyndor will offer a number of social group activities at the centre. Alwyndor will also have Support at Home staff located at the centre who will be available to provide information and advice to the community about accessing Home Care services.</p>

Contributor Comments	Proposed Council Response
<p>Employee Costs In previous years HBRA expressed an opinion that Council staffing appears to be top heavy and suggested that a proactive review of a structure be completed. Last year’s reply to HBRA from Council included the statement “It is considered that this approach is not reactive, rather enables an agile organisation structure which can adapt to changing community needs and expectations.” The process of reviewing positions when they become vacant is reactive. We are of the firm position that the structure of the Council and its employee costs needs to have a holistic approach. Will the Council undertake a full review of its structure? It would be more transparent to include the total number of staff employed by Council, including hierarchal structure indicating the positions of senior managers, managers, and other employees.</p> <p>Alwyndor In order to provide a clearer picture of the financials can future reporting include a current ratio and an explanation of its negative position to ratepayers?</p> <p>Summary We thank the Council for the opportunity to review the Annual Budget and look forward to a reply to the matters raised. Annexure “A” raises a number of questions by item number. Could you please provide explanations of the increased or new costs.</p>	<p>The City of Holdfast Bay will be working with the community to explore ways to grow the range of programs and activities and the community’s use of the centre.</p> <p>Employee Costs Council remains committed to the provision of over 200 services to the community. Council considers a wide range of matters when determining the proposed budget each year, which includes a detailed review of all operational costs.</p> <p>It is not intended to review its full structure and we reiterate our view that our current approach enables an agile organisation structure which can adapt to changing community needs and expectations.</p> <p>Alwyndor Alwyndor is a self-funded business which does not require or use ratepayer funds. It is governed by the Alwyndor Trust Deed. Council is the Trustee and delegates its day-to-day management of the Trust to the Alwyndor Management Committee. Council has no legal entitlement to benefit financially from the Trust, therefore Alwyndor is a self-sustaining business separate to Council.</p> <p>Alwyndor is budgeting for an operating surplus position for the 2023-24 financial year.</p>

Contributor Comments	Proposed Council Response
<p>As previously highlighted in this submission we look forward to a final budget that will have reduced costs and provide ratepayers with a viable, prudent, and frugal value for their ever-increasing annual rates.</p> <p>Annexure “A” City Clean Rapid Response Item 416 – Moseley Square – increase of 72% Item 445 – Street Cleaning – increase of 86% Item 464 – Rapid Response – increase of 100% Depot Operations Item 459 – Events Preparation (Depot Costs) – an increase from \$6,000 to \$45,000 (plus 650%). The cost of events is seemingly becoming excessive and overall should be re-assessed as a financial burden on rate payers. Should this be included in the City events budget?</p> <p>COMMUNITY AND BUSINESS City Activation – a proposed increase of \$257,000 represents a 13% increase? Other Expenditure – a figure of \$969,000 has been noted representing an increase of 13.6%. This is a substantial amount for an item called “Other Expenditure” and clarification would be appreciated.</p> <p>CITY ACTIVATION Item 313 – Local History Centre – could we be advised further on the expenditure of \$230,000 against an income of \$3,000.</p>	<p>General cost increases. As noted in the Draft 2023-24 Annual Business Plan, local government purchases a unique range of goods and services such as fuel and construction trades to deliver renewal and maintenance works, and inflation for these is measured separately from general inflation. These costs will impact different services differently depending on their level of consumption of fuel and consumables. Many of the front-line field services are impacted at a high level which contributes to significantly rising costs. In addition, some services such as events preparation, which were previously absorbed into overall operations are now being correctly allocated to their activity area.</p> <p>Community and Business Other Expenditure – increase of \$116,000 relates to:</p> <ul style="list-style-type: none"> • \$40,000 – a reallocation of expenditure within the overall Jetty Road Mainstreet Committee’s budget based on their priorities for 2023/24. As this expenditure is funded from a separate rate collected on behalf of the committee it does not impact residential rate payers. • \$77,000 – additional funding for various events (discussed elsewhere), however, this is partially offset by increased sponsorship funding and a reallocation of budget from other lines within the events function. It is hard to analyse expenditure at this level as an event overall may not cost anymore to run, however, the expenditure type may vary between years. For example, there was a reduction in expenditure for events classified as Materials in 2022/23 because it has now been allocated to Other Expenditure in 2023/24.

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<p>Item C66 – Kaurna meeting and support?</p> <p>Item C94 – Shopfront Character Grant Scheme – we request an explanation on the expenditure of \$75,000. We would state that this promotion is out of line and has no correlation with supporting residents. Jetty Road Mainstreet/Community Events.</p> <p>Item 321 – Australia Day – this item highlights a proposed income of \$10,000 against Item 321 – Australia Day expenses that has been increased by 94% to \$26,000.</p> <p>Item 324 – Glenelg Film Festival – like so many proposed events, it has to be questioned why such an event of this nature is necessary at a cost of \$10,000 and what benefit to residents does it provide? We are unable to understand the comment in the foreword page that “This Council department’s expenditure of \$2,975,000 with revenue of \$2,157,000” against the operating budget and expense figures detailed below. An overall increase in operating expenses of 17.79% and community events of 19.25% needs addressing on the basis of effectiveness and financial viability.</p> <p>COMMUNICATIONS AND ENGAGEMENT Can we please have an explanation as to why this department has increased in its operating expenses from an original 2021/22 \$367,093 to 2023/24 \$583,390, representing a 59% increase over two years.</p>	<p>Kaurna Meeting and Support Council administration meets regularly with a Kaurna Advisory Group who provides input on projects taking place across the City, particularly works in areas of high cultural sensitivity. Examples include Kingston Park, Tarlton St stormwater works, various public art projects, etc. This budget line pays the fees for the Kaurna advisory group members as well as associated costs (travel, catering, etc)</p> <p>See previous comments in regard to events and their effectiveness.</p> <p>Communications and Engagement The reported increase follows an organisational realignment in which some existing staff are now reported under Communications and Engagement. There hasn’t been an increase in staff numbers or their roles in delivering communications and engagement activities, but simply these are now</p>

Contributor Comments	Proposed Council Response
<p>COMMUNITY SAFETY Item 345 – On Street Parking - \$1,382,100 – does this represent council fines? Item 349 – Public Safety and Security - \$400,000 – please explain procedures against costs.</p> <p>STRATEGY AND CORPORATE An overall increase of 43.35% seems excessive?</p> <p>PEOPLE AND CULTURE An operating increase of approximately 17% seems excessive?</p>	<p>included within the Communications and Engagement budget rather than a different department and budget line.</p> <p>In line with increasing community expectations, Council is continually improving efforts to communicate and engage with its community, including with residents and visitors. Amongst the range of communication and engagement activities, it is worth noting that in 2021-22 the City of Holdfast website attracted 256,00 users who viewed 733,500 pages. Also of note, in 2021-22 the number of YourHoldfast.com users was 8,165 which includes 8,009 active users. The total number of users represents 21.6 per cent of the population.</p> <p>Item 345 is related to infringements.</p> <p>STRATEGY AND CORPORATE There was a once-off negative provision in the 2022-23 budget. In 2023-24 this provision no longer applies. When removing the once-off provision from last year, a more accurate assessment shows that Strategy and Governance cost decreased by 14%.</p> <p>PEOPLE AND CULTURE A number of budgetary pressures have resulted in this increase: increase in employment insurance costs for all employees, additional training requirements for all employees, additional employment costs and a reduction in anticipated revenue from the Local Government Workers Compensation Scheme.</p>

Contributor Comments	Proposed Council Response
<p>STRATEGY AND GOVERNANCE An operating increase of approximately 18% seems excessive?</p>	<p>STRATEGY AND GOVERNANCE The increase in Strategy and Governance costs relates to a one-off allocation for operating budget for 2023-24 to enable a review of Council’s suite of contract templates. This is a task that requires legal expertise, which Council does not have in-house. Council’s contract templates need to be reviewed periodically to ensure they remain up to date legally and administratively.</p>
<p>Summary</p> <ul style="list-style-type: none"> • Council is using the cover of high inflation to slug ratepayers with an exorbitant rate increase in 2023-24. • Council has demonstrably failed to deliver on one of its core financial goals – rate stability! • Council needs do the hard work of reducing expenditure to deliver real and significant reductions in residential property rates. • We are strongly opposed to the: <ul style="list-style-type: none"> o proposed 7.64% increase in the Rates – General (from \$38.348 million to \$41.281 million). As a consequence, our rates: <ul style="list-style-type: none"> § will rise by more than \$465 per annum or \$116 per quarter. § will have risen by more than \$1,100 (or >20%) since 2019-20. o \$33,000 mural on the Esplanade at the end of Farrell Street. § It is a waste of money, unnecessary and unwanted. • The draft Annual Business Plan needs to justify why there is a: <ul style="list-style-type: none"> o 65% increase in street lighting costs (from \$0.44 million to \$0.73 million) o 59% increase in borrowings (from \$2.96 million to \$4.72 million) o 18% increase in finance charges (from \$834,830 to \$992,692) o 11% increase in waste management costs (from \$4.07 million to \$4.53 million) o 5.9% increase in employee costs (from \$19.1 million to \$20.2 million) • The draft Annual Business Plan lacks sufficient: <ul style="list-style-type: none"> o evidence demonstrating how the proposed funding of projects will maximise the return on investment of ratepayer funds. 	

Contributor Comments	Proposed Council Response
<p>o justification as to why projects need to be undertaken in 2023-24.</p> <p>o definition of the works and measures to be undertaken and the benefits arising to residential rate payers.</p> <ul style="list-style-type: none"> • The draft Annual Business Plan does not represent “value for rates”. <p>Specific comments</p> <p>Page 4</p> <ul style="list-style-type: none"> • “...the first coastal council in South Australia to recognise that the world is in a climate emergency”. <p>o Council continues to promulgate the alarmism, fearmongering and hysteria peddled by radical climate change activists.</p> <p>Page 5</p> <ul style="list-style-type: none"> • “Based on the average residential property value, the rate increase equates to approximately \$28 per quarter”. <p>o The use of a quarterly figure serves to obscures the quantum of the annual increase.</p> <ul style="list-style-type: none"> • “...rates have been provisionally raised by 6.9% - well below the Adelaide Consumer Price Index (CPI) of 8.6%...” <p>o How has the figure of 6.9% been calculated?</p> <p>§ As tabulated on page 61, Rates – General, which are paid by residential ratepayers, will increase by 7.64 % (from \$38.348 million to \$41.281 million)</p> <p>§ Furthermore, page 51 states that revenue from general rates will rise by 7.3%</p> <p>§ Which figure is correct?</p> <p>§ Why is the increase in Rates – Jetty Road Glenelg (6.9%) less than Rates – General (7.4%)?</p> <p>§ Will rate capping be available to residents in 2023-24 and at what percentage?</p> <p>o A 7.64% increase in the Rates – General means our property rates will:</p> <p>§ rise by more than \$465 per annum or \$116 per quarter – a far cry from the claim on page 5 of an average rate rise of \$28 per quarter.</p>	<p>Page 5</p> <ul style="list-style-type: none"> • On page 52 of the Annual Business Plan the increase for the average ratepayer is provided on an annual, quarterly and weekly basis to aid readers in quantifying the impact of the rise, however, most residents receive and pay their rates notice on a quarterly basis. <ul style="list-style-type: none"> • Total rates to be raised in 2022/23 was \$39.112 million. This amount was increased by 6.9% for 2023/24 to a new total due of \$41.811 million. In theory, if every property valuation stayed the same then each ratepayer would see their current bill increased by 6.9%. <ul style="list-style-type: none"> • The line on page 61 titled Rates – General includes other budgetary amounts related to rates revenue in addition to the amounts detailed above. <p>O This includes a reduction in revenue of \$702,000 for a number of factors: rebates for eligible entities such as charitable organisations; successful objections to property valuations; and rate capping for eligible applicants. This amount can vary from one year to the next, which can result in differing percentage increases when the General Rates budget is looked at in isolation. However, every year, the agreed rate increase is applied to the</p>

Contributor Comments	Proposed Council Response																																
<p>§ have risen by more than \$1,100 (or >20%) since 2019-20.</p> <p>o A 7.64% increase in Rates – General is just one percentage point below the Adelaide CPI of 8.6%:</p> <p>§ This is not good enough!</p> <p>§ No wonder Council only scores 6.8 for “...good financial management and value for rates” (page 10).</p> <p>Page 6</p> <ul style="list-style-type: none"> • “Kaurna people lived sustainably and nurtured the land and waters for some 60,000 years...” o What is the evidence that underpins the claim of (1) 60,000 years of settlement and (2) nurtured the lands and waters of the Council area? <p>Page 11</p> <ul style="list-style-type: none"> • Council needs to explain the imperative to undertake these nominated projects in 2023-24. 	<p>base amount. This way any movements in the rebates applied (up or down) will not affect the amount paid by other ratepayers.</p> <p>o An additional 0.5% allowance of \$172,000 has also been made for new residential properties that were built in the preceding year.</p> <p>o A reconciliation between the two years is provided below:</p> <div data-bbox="1144 485 2078 935" style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p style="text-align: center;">CITY OF HOLDFAST BAY PROJECTED FINANCIAL STATEMENTS BUDGET FUNDING STATEMENT - MUNICIPAL FUNDS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u></th> <th></th> <th style="text-align: right;"><u>Municipal</u> <u>23/24</u> <u>BUDGET</u></th> <th style="text-align: right;"><u>%</u> <u>Increase</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: right;">\$</td> <td></td> <td style="text-align: right;">\$</td> <td></td> </tr> <tr> <td style="text-align: right;">38,348,000</td> <td>Rates - General</td> <td style="text-align: right;">41,281,000</td> <td style="text-align: right;">7.65%</td> </tr> <tr> <td colspan="4">Rates - General consists of:</td> </tr> <tr> <td style="text-align: right;">39,112,000</td> <td>Rates to be raised (residential/commercial)</td> <td style="text-align: right;">41,811,000</td> <td style="text-align: right;">6.90%</td> </tr> <tr> <td></td> <td>Budgeted Rate Growth (residential only)</td> <td style="text-align: right;">172,000</td> <td style="text-align: right;">0.50%</td> </tr> <tr> <td style="text-align: right;">(764,000)</td> <td>Rebates, Rate Capping, etc.</td> <td style="text-align: right;">(702,000)</td> <td style="text-align: right;">(8.12%)</td> </tr> <tr> <td style="text-align: right;">38,348,000</td> <td></td> <td style="text-align: right;">41,281,000</td> <td style="text-align: right;">7.65%</td> </tr> </tbody> </table> </div> <p>• Page 51 details rate revenue increases in a format prescribed in the Local Government Act with the aim of making comparisons easier with other councils. Again, as detailed above, this is total general rates revenue and not the percentage increase applied to the last year’s rate base. The small variance to the figures detailed above is due to what is classed as rebates in the Local Government Act as opposed to individual discretion allowed to each council, however the amounts relating to the 6.9% increase remain unchanged. An adjusted version of the reconciliation above is provided highlighting this difference:</p>	<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u>	<u>%</u> <u>Increase</u>	\$		\$		38,348,000	Rates - General	41,281,000	7.65%	Rates - General consists of:				39,112,000	Rates to be raised (residential/commercial)	41,811,000	6.90%		Budgeted Rate Growth (residential only)	172,000	0.50%	(764,000)	Rebates, Rate Capping, etc.	(702,000)	(8.12%)	38,348,000		41,281,000	7.65%
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<ul style="list-style-type: none"> • Glenelg Oval upgrade Stages 3 and 4 – \$1.84 million <ul style="list-style-type: none"> o What is the pressing requirement to have both stages funded this financial year? o What is the contribution from the respective sporting clubs? o Is there any debt owed to Council from the Glenelg Football Club? If so, what is the quantum? <p>Former Buffalo site – amenity improvements - \$2.2 million</p> <ul style="list-style-type: none"> o This is an exorbitant expenditure. o What benefit cost analysis has been undertaken to support this expenditure? o What low-cost solutions were considered by Council? Why were they rejected? <ul style="list-style-type: none"> • Public Toilets – Patawalonga Lake - \$220,000 <ul style="list-style-type: none"> o What is the breakdown of this expenditure item? o What cheaper design options were considered by Council? Why were they rejected? <ul style="list-style-type: none"> • Glenelg Library upgrade - \$200,000 <ul style="list-style-type: none"> o As regular users of the library, we find the current facility is more than satisfactory. o How many new books will be purchased with this expenditure? 	<p>Glenelg Oval upgrade Stages 3 and 4 – \$1.84 million In the last 5 years Council have funded \$1,319,164 of capital works at Glenelg Oval - expenditure of \$2,794,944 offset by \$1,475,780 grant funding secured by the Glenelg Football Club and City of Holdfast Bay. Glenelg Football Club currently has a debt outstanding with Council of \$1.2 million and is expected to be approximately \$1.0 million by the end of the year when upcoming payments are received.</p> <p>Former Buffalo Site – amenity improvements It is proposed that the improvements will include an extension of the existing rock revetment wall and infill over the foundations to create a paved area to blend in with existing ground level. This area will be fenced along the water’s edge and the walking path around the Patawalonga at the Buffalo site will be realigned to improve accessibility and remove the uneven surfaces and tight corners. This redevelopment will reclaim the space and convert the site into usable public open space. This budget has included contingencies relating to soil treatment and removal, resulting in a budget proposal of \$2.2M</p> <p>Public Toilets - Patawalonga Lake - \$220,000 These are indicative costs based on earthworks required to access sewage, water and power for a self-contained , self-cleaning toilet. These types of toilets are preferred as they reduce ongoing costs and are resistant to vandalism and misuse.</p> <p>Glenelg Library Upgrade This will refresh the Glenelg Library ground floor as an innovative and creative community space with accessible meeting rooms, learning and maker spaces, attractive collections and updated staff workspaces. Glenelg Library is a high-profile Council building last upgraded in 2003. As a valued and highly used community building it attracts 84,000 visits and lends</p>

Contributor Comments	Proposed Council Response
<ul style="list-style-type: none"> • Economic Development Strategy Implementation - \$30,000 <ul style="list-style-type: none"> o “...an indicative allocation...prompt implementation...in an agile way.” o This reads like a blank cheque to be spent on undefined works and measures. • Community Wellbeing Strategy - \$25,000 <ul style="list-style-type: none"> o Will consultants be engaged in the development of the Strategy? o What meaningful and tangible benefits will this expenditure generate for ratepayers? • Climate Change Adaption - \$60,000 <ul style="list-style-type: none"> o The actions of the world’s major polluters (China, India, United States and Russia) ensure that any actions by the Council of Holdfast Bay are completely irrelevant. o What tangible and measurable impact on global climate change will be generated by this initiative? • Innovation Projects - \$800,000 <ul style="list-style-type: none"> o What projects are being funded? o IT upgrades are notorious for being delivered late and over budget. o What contingencies are in place to ensure the projects are done on time and on budget? <p>Page 16</p> <ul style="list-style-type: none"> • Municipal Operations Expenditure <ul style="list-style-type: none"> o What studies has Council done to benchmark the cost effectiveness of its 	<p>192,000 items each year. The refresh will extend building use for five years to allow planning for library services facilities across the City to be completed. The Glenelg Library has not kept pace with changing community needs by providing adequate meeting spaces, technology training areas and maker space options. The project ensures the library team is able to innovate and provide quality library services for the community."</p> <p>The Economic Development Strategy is currently being produced. Some budget needs to be set aside for implementation, even if the Strategy has not yet been completed. The Council will approve the Strategy and thereby agree on the spending.</p> <p>The Community Wellbeing Strategy will enable one of Council’s key focus areas in its Strategic Plan to be advanced.</p> <p>Many Council actions in response to climate change are not about reducing global emissions but is rather about making the community more resilient against the impacts of climate change</p> <p>There are a wide range of IT projects to be delivered in 2023-24, ranging from technical to business transformation. Governance of IT projects is subject to an ICT Governance Steering Committee, which monitors key project delivery.</p> <p>Benchmarking cost effectiveness is not straightforward, due to substantial differences between councils in environmental conditions and community expectations. For a number of years, Council participated in a nation-wide</p>

Contributor Comments	Proposed Council Response																																				
<p>service delivery as compared to other metropolitan councils?</p> <ul style="list-style-type: none"> o Street lighting <p>§ Why has expenditure increased by more than 65% from \$0.44 million to \$0.73 million?</p> <ul style="list-style-type: none"> o Waste Management <p>§ Why has expenditure increased by more than 11% from \$4.07 million to \$4.53 million?</p> <p>Page 21</p> <ul style="list-style-type: none"> • Policies and practices – rate stability o “To ensure a reasonable degree of stability and predictability in the overall rates”. <p>§ Council has demonstrably failed to achieve this goal with its the proposed 7.64% increase in Rates – General.</p> <p>Page 24</p> <ul style="list-style-type: none"> • Environmental sustainability o “Climate change is the most pressing issue impacting our environment and way of life.” § Yet more fear mongering. o “The impacts of a changing climate are already being felt across southern Adelaide.” § Exactly what impacts are being felt across the Council area? § What demonstrable and measurable amelioration of climate change will be generated from Council’s environmental sustainability initiatives? <p>Page 25</p> <ul style="list-style-type: none"> • Cyber security o “...may develop a role in disseminating information for community and business education to support greater levels of cybersecurity”. § Why does Council need to take action on this issue? § How will the proposal avoid duplicating existing Federal and State government funded programs and policy initiatives? <p>Page 27</p>	<p>benchmarking process but stopped around two years ago as the cost was not justified.</p> <p style="text-align: center;"><u>CITY OF HOLDFAST BAY</u> <u>PROJECTED FINANCIAL STATEMENTS</u> <u>BUDGET FUNDING STATEMENT - MUNICIPAL FUNDS</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u></th> <th></th> <th style="text-align: right;"><u>Municipal</u> <u>23/24</u> <u>BUDGET</u></th> <th style="text-align: right;"><u>%</u> <u>Increase</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: right;">\$</td> <td></td> <td style="text-align: right;">\$</td> <td></td> </tr> <tr> <td style="text-align: right;">38,348,000</td> <td>Rates - General</td> <td style="text-align: right;">41,281,000</td> <td style="text-align: right;">7.65%</td> </tr> <tr> <td colspan="4"> </td> </tr> <tr> <td colspan="4">Rates - General consists of:</td> </tr> <tr> <td style="text-align: right;">39,112,000</td> <td>Rates to be raised (residential/commercial)</td> <td style="text-align: right;">41,811,000</td> <td style="text-align: right;">6.90%</td> </tr> <tr> <td></td> <td>Budgeted Rate Growth (residential only)</td> <td style="text-align: right;">172,000</td> <td style="text-align: right;">0.50%</td> </tr> <tr> <td style="text-align: right;">(519,000)</td> <td>Rebates, Rate Capping, etc.</td> <td style="text-align: right;">(555,000)</td> <td style="text-align: right;">6.94%</td> </tr> <tr> <td style="text-align: right;"><u>38,593,000</u></td> <td></td> <td style="text-align: right;"><u>41,428,000</u></td> <td style="text-align: right;"><u>7.35%</u></td> </tr> </tbody> </table> <ul style="list-style-type: none"> • Rates – Jetty Road Glenelg is a separate rate collected on behalf of the Jetty Road Mainstreet Board to promote business in the area. As this is a rate specifically raised to provide funding for specific ratepayers they have the option to set any increase they require. For 2023/24 they have used the same principal as Council in using the December 2022 Local Government Price Index of 6.9%. • Rate capping will be made available again for 2023/24. The exact amount will be set by Council at the end of June as part of the rate setting process. As an estimate it will probably be around 10% as this provides a margin of 3.1% above the standard rate rise and would be similar to the margin set last year. 	<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u>	<u>%</u> <u>Increase</u>	\$		\$		38,348,000	Rates - General	41,281,000	7.65%	 				Rates - General consists of:				39,112,000	Rates to be raised (residential/commercial)	41,811,000	6.90%		Budgeted Rate Growth (residential only)	172,000	0.50%	(519,000)	Rebates, Rate Capping, etc.	(555,000)	6.94%	<u>38,593,000</u>		<u>41,428,000</u>	<u>7.35%</u>
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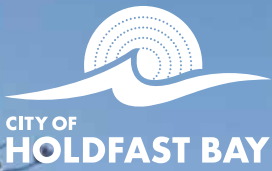
Contributor Comments	Proposed Council Response
<p> <ul style="list-style-type: none"> • Environmental stewardship <ul style="list-style-type: none"> o “...the first coastal council in South Australia to recognise that the world is in a climate emergency”. § Council continues to promulgate the alarmism, fearmongering and hysteria peddled by radical climate change activists. o “...some new elements to the Green Living rebates to include home electric vehicle chargers and changing from gas to electric appliances”. § Why should residential rate payer funds be used to subsidize home modifications for the sole benefit of individual residents? § Why is Council pursuing an unjustified vilification of gas energy? § What is the measurable reduction in greenhouse gas emissions that will be derived from this proposed expenditure? <p>Page 30</p> <ul style="list-style-type: none"> • Alwyndor Aged care <ul style="list-style-type: none"> o Council should divest itself from Alwyndor. <p>Page 33</p> <ul style="list-style-type: none"> • 2023-24 capital projects <ul style="list-style-type: none"> o Glenelg Community Centre Painting – entrance statement – \$10,000 § What is an “entrance statement”? § Why does this expenditure need to be undertaken in 2023-24? <p>Page 35</p> <ul style="list-style-type: none"> • Local Music Festival – \$30,000 <ul style="list-style-type: none"> o Anecdotal evidence would suggest that attendance during 2023-23 was </p>	<p>Alwyndor Aged Care</p> <p>Alwyndor is a self-funded business which does not require, or use ratepayer funds. It is governed by the Alwyndor Trust Deed. Council is the Trustee and delegates its day to day management of the Trust to the Alwyndor Management Committee. Council has no legal entitlement to benefit financially from the Trust, therefore Alwyndor is a self-sustaining business separate to Council.</p> <p>Alwyndor is budgeting for an operating surplus position for the 2023-24 financial year.</p> <p>Glenelg Community Centre Painting – entrance statement – \$10,000</p> <p>This is a mural to enliven the entrance to the Community Centre.</p> <p>Local Music Festival - \$30,000</p> <p>There were no Local events in 2023 or in 2022, however the turnout for 2020 and 2021 were both in the thousands.</p>

Contributor Comments	Proposed Council Response
<p>modest at best.</p> <ul style="list-style-type: none"> o What benefit cost analysis has been undertaken of attendance in 2022-23? o Again, why should residential rates be used to fund activities where businesses are the principal beneficiaries? <ul style="list-style-type: none"> • Mural on the Esplanade at the end of Farrell Street – \$33,000 o We are strongly opposed to this initiative – it is a complete waste of money! o There has been no consultation with affected residents. o No compelling evidence has been presented to justify the need for this project. o It will be a major detraction from the ocean views. <p>Page 37</p> <ul style="list-style-type: none"> • Communications and Engagement – \$580,000 o It is a very large budget for engaging with approximately 38,000 residents. o 12 elected councillors are an unnecessary financial burden on ratepayers. <p>Page 45</p> <ul style="list-style-type: none"> • CCTV upgrades Glenelg o What has been the reduction in crime / antisocial behaviour as a result of CCTV installations on Jetty Road, Glenelg? o What steps has Council undertaken to confirm its CCTV network does not include any surveillance equipment from Chinese manufacturers such as Hikvision and Dahua? o Does the Council’s CCTV network have the capability to undertake facial recognition? o Does the Council rule out the use of facial recognition on its CCTV network? <p>Page 46</p> <ul style="list-style-type: none"> • City Activation - \$1.47 million o What activities are proposed for this expenditure? 	<p>Mural on the Esplanade at the end of Farrell Street – \$33,000</p> <p>It is intended that this mural will complement sea views. Community consultation is included as part of the annual business plan process. There have been calls from residents and coast park users who have identified the location as one that would benefit from some public art.</p> <p>CCTV Upgrades Glenelg</p> <p>We have no specific data on crime reduction specifically related to CCTV, however SAPOL is convinced of their effectiveness. Equipment is not in breach of any policy or law in regard to foreign ownership concerns. There is no intention of using facial recognition in any public CCTV systems.</p> <p>City Activation</p> <p>All major events have demonstrated appropriate value and economic impact. Events are measured using data made available by Spendmapp, market</p>

Contributor Comments	Proposed Council Response
<ul style="list-style-type: none"> o How have the numbers on page 51 been calculated? o What is the amount for “new development”? 	
<p>From 5049 coastal Community Association We can appreciate that, even with a proposed 6.9% increase in Rates (Ouch!), that capital expenditures in the city have had to be limited in 2023-24. Upgrades at the Brighton Holiday Park and Brighton Seacliff Yacht Club are welcome but these “private” projects are not ones that our Association is in a position to provide much feedback on. (We have yet to view the Holiday Park Master Plan). We are pleased that work is continuing on remediation of Pine Gully and we hope that further greening and beautification works will also be undertaken. The Wheatland St and Singelton Rd (and bridge) gateways to Seacliff and Kingston Park remain rather unattractive compared to other beach entry points in the city. We also hope that external funding sources are still available so that projects like Stage 2 of Seacliff Plaza can proceed in the next few years.</p>	<p>Appreciate comments -</p>

Attachment 2





OUR PLAN FOR OUR PLACE

**2023-24
ANNUAL BUSINESS PLAN**



OUR PLAN FOR OUR PLACE

AMENDMENTS TO 2023–24 ANNUAL BUSINESS PLAN FOLLOWING ENGAGEMENT

Section 123 (6a) of the *Local Government Act 1999* requires that any amendments to the *Draft Annual Business Plan* that was consulted on be explained in the adopted plan.

Since the publication of the *Draft 2023–24 Annual Business Plan* and subsequent engagement the following changes have been made to this final version of the *2023–24 Annual Business Plan*;

- › The municipal operating surplus has reduced from \$515,345 to \$385,945.
- › The municipal operating surplus ratio will reduce from 0.96 percent to 0.72 per cent.
- › The Southern Region Waste Resource Authority (SRWRA) equity gain will reduce from \$0.22 million to \$0.09 million.
- › New capital infrastructure will increase from \$7.63 million to \$7.65 million.
- › Alwyndor surplus will reduce from \$603,250 to \$509,117.
- › The consolidated surplus (including the municipal funds and Alwyndor) is reduced from \$1,185,413 to \$895,062.
- › The projected borrowing requirement will increase from \$4.72 million to \$4.74 million.
- › New data has been used to replace 2020–21 information with the 2022–23 financial year residential rate, the residential rate in the dollar and the differential rate premium comparisons with metropolitan councils.

These changes are also reflected in updated municipal and Alwyndor financial statements that are included.

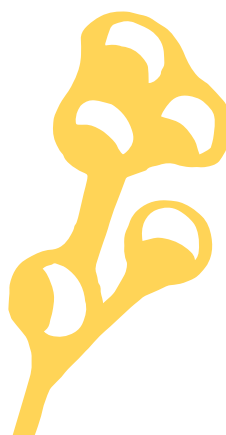
Other changes include a more detailed description of works being undertaken at the former Buffalo site and an explanation of the difference between the rate increase being applied and the change to the Rates – General item in the budget.

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TRADITIONAL CUSTODIANS

The City of Holdfast Bay acknowledges the Kaurua People as the traditional owners and custodians of the 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 the Kaurua people today.



MAYOR'S WELCOME

On behalf of the City of Holdfast Bay, I'm pleased to present the *2023–24 Annual Business Plan*, outlining our program and budget for the upcoming financial year.

As always, our continued focus as a council is providing great services and facilities for our community along with looking after our people, our environment, our business community and our tourism operators.

The upkeep and maintenance of our city's assets, facilities and infrastructure is also a core component of this year's budget.

We have allocated \$18.61 million to continue maintenance and upgrades of our footpaths, roads, kerbs, water table and stormwater drainage system. This money will also be used for ongoing maintenance of other important community assets like playgrounds, street furniture and council buildings.

Having set our sights on completing existing projects and renewals, we have limited the number of new capital projects for 2023–24, to keep our level of borrowings to a manageable level.

This is a very sensible approach given the impact of higher inflation and increasing interest rates. While we are keen to keep progressing major developments in our city, we're also striving to ensure we don't create an undue burden on future generations.

That being said, we have allocated funds to initiatives which we've deemed priorities for our community, including continuing to implement actions listed in our *Environment Strategy*.

We want to ensure that our environment and community thrive together, with water sensitive urban design projects, remediating our three gullies, improving our biodiversity and maintaining our prized and precious beaches.

As a coastal council, we are already proven leaders in environmental stewardship. We were the first coastal council in South Australia to recognise that the world is in a climate emergency and because of this, we've allocated \$60,000 for Climate Change Adaptation in the coming financial year.

Another major project is the stormwater upgrades at Tarlton Street, Somerton Park, which will help decrease the likelihood of flooding in a high-risk flood zone.

It has been identified as a priority from the *Stormwater Management Plan* and *Stormwater Implementation Plan* and is part-funded by the Federal Government.



Other projects we are committed to funding in 2023–24 include:

- › Glenelg Oval Masterplan Stages 3 and 4 – \$1.847 million
- › Brighton Holiday Park capital improvements – \$673,000
- › Public toilet for the Patawalonga Lake – \$220,000
- › Seacliff Brighton Yacht Club change rooms upgrade – \$500,000
- › Site remediation and amenity improvements at the former Buffalo site – \$2.2 million
- › Sturt Creek biodiversity corridor – \$60,000
- › Traffic management improvements – \$60,000.

In addition, construction of the Kingston Park Kiosk and the Seacliff Plaza amenity block and beach access, which were both approved in 2022–23, will continue this financial year.

Likewise, the concept design for Jetty Road Glenelg Stage 2 will commence in 2022–23 and continue into 2023–24.

We've also allocated \$200,000 for an upgrade of the Glenelg Library, which is among one of our most important assets that is accessible to everyone in the community.

The funds will allow the ground floor of the Glenelg Library to be refreshed into an innovative and creative community space with accessible meeting rooms, learning and maker spaces, attractive collections and updated staff workspaces.

Accessibility and inclusion for all in our community continues to be a focus for our council and rightly so. Therefore, we have allocated \$70,000 to continue the installation of new pedestrian *Disability Discrimination Act* (DDA) compliant footpaths and bus stop ramps across the city.

As part of the upcoming budget, rates have been raised by 6.9% – well below the Adelaide Consumer Price Index (CPI) of 8.6% as at December 2022. Based on the average residential property value, the rate increase equates to approximately \$28 per quarter.

We look forward to delivering on this plan for our community.



Amanda Wilson

Mayor
City of Holdfast Bay

OUR CITY

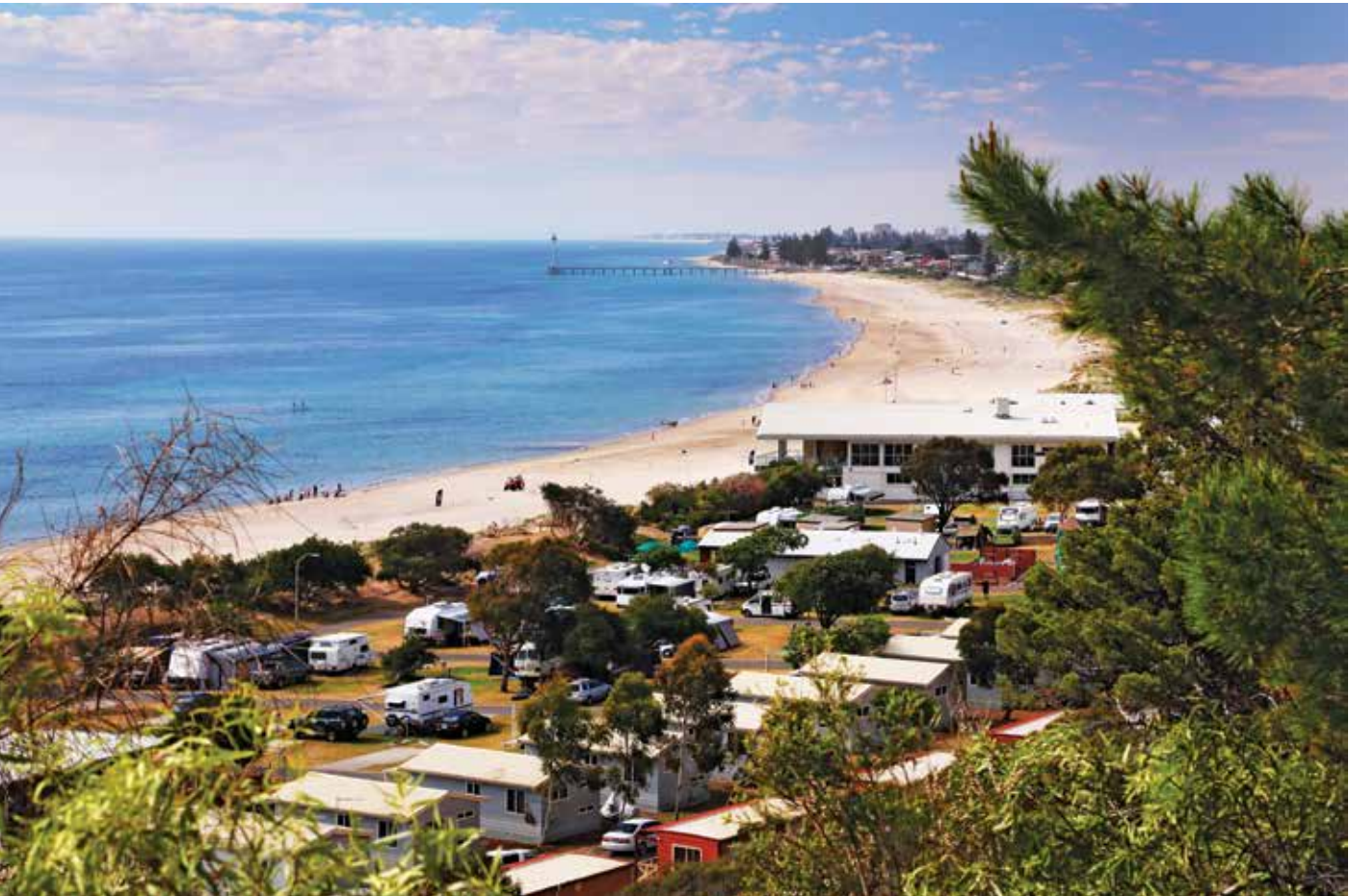
Kurna people lived sustainably and nurtured the land and waters for some 60,000 years as one of the world's longest living cultures.

The coastal environment with its fresh water lagoons and abundant food sources was used for millennia as a meeting place for cultural celebrations, ceremony and trade by Kurna people, and continues to be a place of significant Kurna cultural heritage.

In 1836, Colonel William Light arrived on the Rapid on a mission to survey the South Australian coast in search of a place for settlement. While the Rapid stood off-shore near the mouth of the Patawalonga, a storm blew in and the anchor held. Colonel Light consequently named the bay 'Holdfast Bay'.

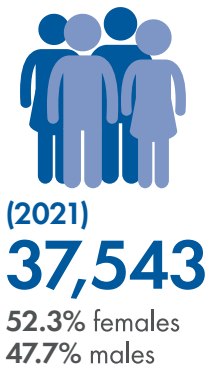
The Province of South Australia was proclaimed at Pathawilyangga in 1836, which became the municipality of Glenelg in 1855. Wituwartingga became the municipality of Brighton in 1858.

The City of Holdfast Bay was formed in 1997 through the amalgamation of the City councils of Glenelg and Brighton. Located just 11 kilometres from the Adelaide city centre and five minutes from Adelaide Airport, our city is now home to close to 38,000 people and one of the most celebrated places to live, work and visit in the Adelaide metropolitan area. It boasts a beautiful natural environment, high quality recreation and community facilities, superior education and health services, a vibrant tourism sector, thriving retail precincts and a small light industrial area.



OUR COMMUNITY

TOTAL POPULATION



VEHICLE USAGE

Private car is the most common travel method for journeys to work (80%). Public transport accounts for 8.5% and active travel (walking and cycling) 5%. Others worked from home.



SNAPSHOT



HIGH

- Average Income
- Education
- Housing Mortgages



LOW

- Unemployment for those in the workforce, but the cohort with the greatest number is not in the labour force.

MEDIAN AGE



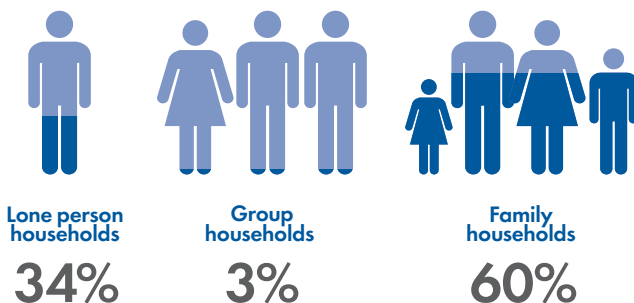
MOST COMMON AGE GROUP



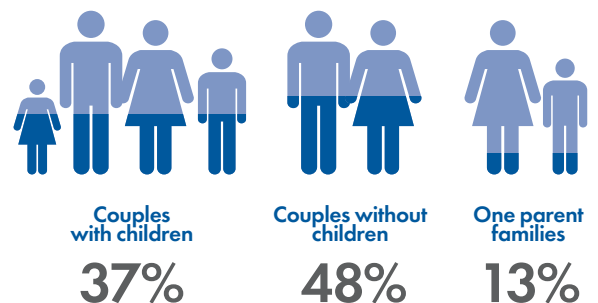
60–69yrs

5,633 people (15%)
Older population

HOUSEHOLD TYPES



OF THE 60% FAMILY HOUSEHOLDS



Source: ABS 2021

A DAY IN THE LIFE

Did you know that on a normal day in the City of Holdfast Bay:

Nearly

1,500

items are borrowed from our libraries at Glenelg and Brighton



More than

300

people attend our four Community Centres



Everyday, maintenance and other works are carried out at Glenelg Oval by our Open Spaces team



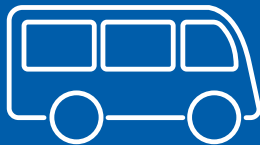
747

people visit the libraries



7,200

bin lifts for residential and business waste collection



20 trips on the Community Wellbeing bus



206sq metres

of roads resealed



60

separate cleaning services are conducted at council buildings



Each of our **31** public toilet facilities are serviced and cleaned

2.3

linear metres

of kerb replaced



Our two Jetty Roads at Glenelg and Brighton are serviced by street sweepers



170 phone calls & **100** emails are responded to by our Customer Service team



3,246

page views on our website

8sq metres

of footpath replaced

26sq metres

of footpaths repaired



4

Development Applications processed



52 requests completed by our Field Services team

OUR VISION

In November 2021 Council adopted a new Strategic Plan titled *Our Holdfast 2050+*. This Plan came into effect on 1 January 2022. The vision in this Plan is:

Protecting our heritage and beautiful coast, while creating a welcoming and healthy place for all in South Australia's most sustainable city.

To achieve this Vision, we have identified three focus areas:



WELLBEING

Good health and economic success in an environment and a community that supports wellbeing.



SUSTAINABILITY

A city, economy and community that is resilient and sustainable.



INNOVATION

A thriving economy and community that values life-long education, research, creativity and entrepreneurialism.

This *Annual Business Plan* is designed to help deliver *Our Holdfast 2050+* within these focus areas.

QUALITY OF LIFE SURVEY RESULTS (2022)

How you rated your council out of 10

COMMUNITY



8.6

Providing library services



8.1

Providing sporting facilities



7.5

Delivering services for the elderly and people with a disability



7.65

Providing programs and services that encourage an active lifestyle



7.5

Providing arts & cultural experiences

PLACEMAKING



7.3

Maintaining roads and kerbing



7.2

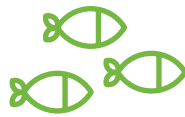
Maintaining cycle networks



8.7

Access to shops, services and open space

ENVIRONMENT



8.0

Maintaining beaches and coastal areas



8.0

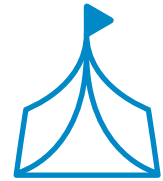
Providing adequate waste management services

ECONOMY



8.1

Encouraging a diverse range of businesses and services in the area



7.6

Supporting and promoting tourism and events



Overall rating of Holdfast Bay as a place to live

CULTURE



6.8

Council provides good financial management and value for rates



6.9

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



8.3

Maintaining well laid out parks and reserves



7.8

Providing programs that foster social interaction and community wellbeing



8.2

Providing a sense of safety in neighbourhoods



HIGHLIGHTS

Major projects

In 2023–24, council will fund and undertake several major projects to support the vision and objectives outlined in its strategic plan, *Our Holdfast 2050+*.

These include:

Stormwater upgrades – Tarlton Street – \$1.0 million

This stormwater infrastructure upgrade will decrease the likelihood of flooding in high-risk flood zone. It was identified as priority from the *Stormwater Management Plan* and *Stormwater Implementation Plan* and is part funded by the Federal Government.

Glenelg Oval upgrade Stages 3 and 4 – \$1.84 million

Continuing the upgrade of this important community asset the work for 2023–24 includes upgrades to the spectator mound including playspace, elevated *Disability Discrimination Act* (DDA) viewing area and tiered seating. Other improvements will include rebuilding cricket practice pitches and netting, as well as upgrading the caretaker’s building and adjoining public toilet block.

Brighton Holiday Park – \$673,000

Works will continue with capital improvements to the Brighton Holiday Park in line with the masterplan for the site. This includes installation of a new maintenance and storage shed, stage 2 retaining wall construction and improvements for guest experience including upgrades to powered sites and cabin accommodation.

Former Buffalo Site – Amenity Improvements – \$2.2 million

Undertake important remediation work and amenity improvements at the former Buffalo site. This includes rock revetment walls and fill to ground level. Fencing at the water’s edge and improvements to walking paths and landscaping will be completed.

Public Toilets, Patawalonga Lake – \$220,000

Install a public toilet around the Patawalonga Lake for existing users and to help attract more people to use the facilities in the area.

Seacliff–Brighton Yacht Club to upgrade change rooms – \$500,000

Subject to Club, grant or other partner funding, this amount would cover improvements to the showers, toilets, change rooms and *Disability Discrimination Act* (DDA) compliant toilets, enabling better quality facilities that are appropriate for mixed ages as well as the public.

Glenelg Library upgrade – \$200,000

Refresh the Glenelg library ground floor as an innovative and creative community space with accessible meeting rooms, learning and maker spaces, attractive collections and updated staff workspaces.

Economic Development Strategy Implementation – \$30,000

The Economic Development Strategy (EDS) is currently under development. This is an indicative allocation to fund initiatives in this Strategy. Allocation of funding this financial year will enable prompt implementation of actions and outcomes from the Economic Development Strategy in an agile way.

Community Wellbeing Strategy – \$25,000

Development of a Community Wellbeing Strategy and action plans for focus areas, in partnership with the Holdfast Bay community. The Wellbeing Strategy will guide the efficient and effective development of multiple council strategies and action plans within the Community Wellbeing space that are due to expire in 2023 (e.g., *Volunteering Strategy 2018–2023*; *Youth Action Plan 2018–2023*).

Climate Change Adaptation – \$60,000

As a result of a recent Climate Change Adaption Governance Assessment, this will provide an additional position who will work across Council in such areas as climate, adaption, and climate neutral implementation.

Innovation Projects – \$800,000

Delivery of request management, contractor management, corporate planning and reporting, data and information knowledge management and asset management systems. These system upgrades will increase efficiency and improve service delivery.



FINANCIAL OVERVIEW

Projections for the 2023–24 financial year indicate that council will be working with a municipal operating surplus of \$385,945. For the same period Alwyndor is projected to work with an operating surplus of \$509,117.

In the 2023–24 financial year we will invest \$56.69 million in municipal operations (excluding Alwyndor) to provide services, implement programs and build and maintain essential assets. Our main areas of investment include:

- › \$40.42 million to provide services to our community.
- › \$8.08 million to upgrade and maintain community assets.
- › \$8.19 million for new capital infrastructure and service improvements.

MUNICIPAL FINANCIAL SUMMARY



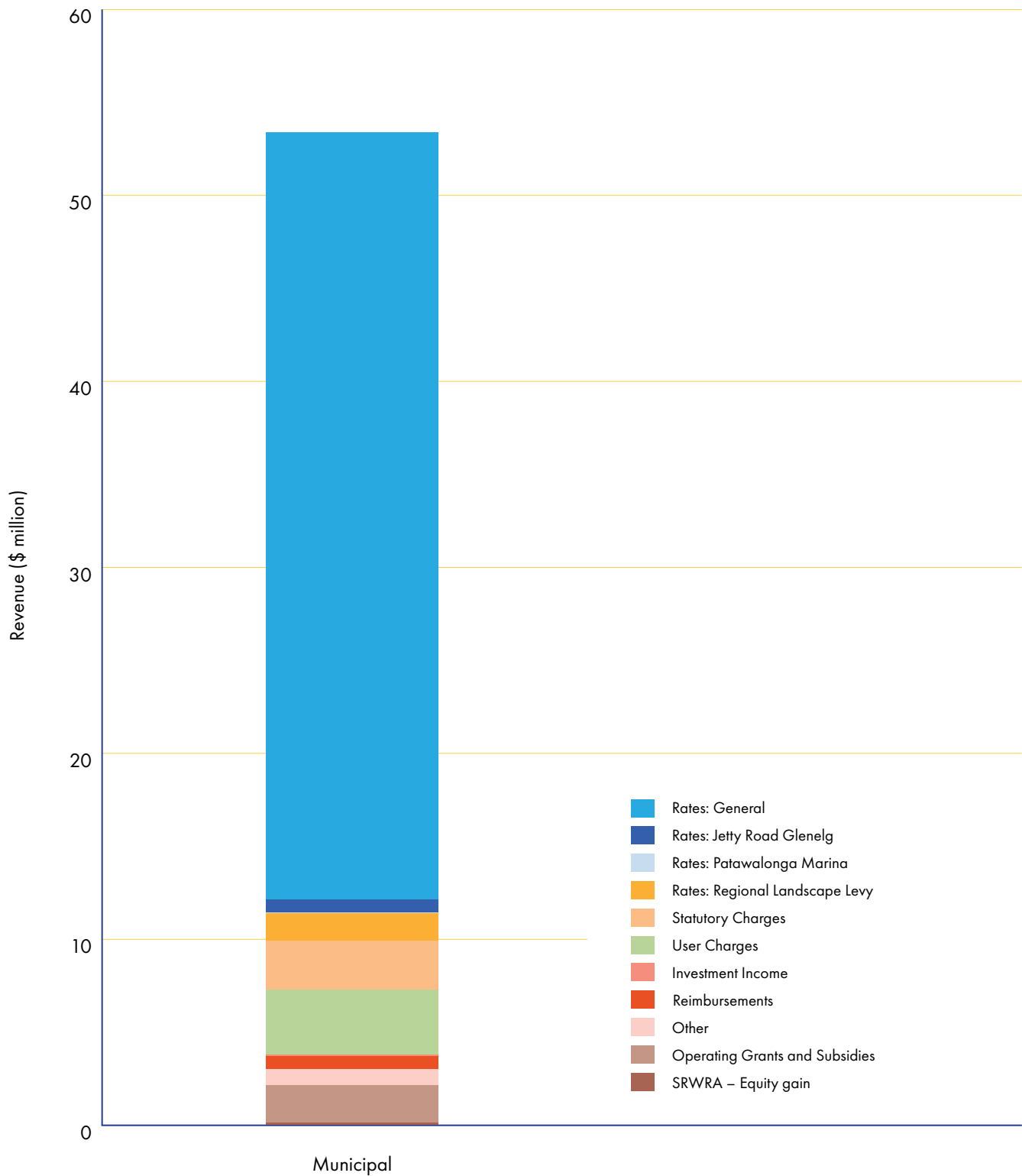
2023–24 MUNICIPAL OPERATING REVENUE \$53.38 MILLION

Council receives \$53.38 million (excluding Alwyndor) to provide services and infrastructure to the community.

MUNICIPAL OPERATING REVENUE

Rate Revenue	Million
Rates: General	\$41.28
Rates: Jetty Road Glenelg	\$0.66
Rates: Patawalonga Marina	\$0.08
Rates: Regional Landscape Levy	\$1.45
Total Rate Revenue	\$43.47
Operational Revenue	
Statutory Charges	\$2.64
User Charges (including but not limited to revenue from commercial operations)	\$3.50
Investment Income	\$0.07
Reimbursements	\$0.71
Other	\$0.85
Total Operational Revenue	\$7.77
External Revenue	
Operating Grants and Subsidies	\$2.05
SRWRA – Equity gain	\$0.09
Total External Revenue	\$2.14
TOTAL MUNICIPAL REVENUE	\$53.38

2023-24 MUNICIPAL OPERATING REVENUE



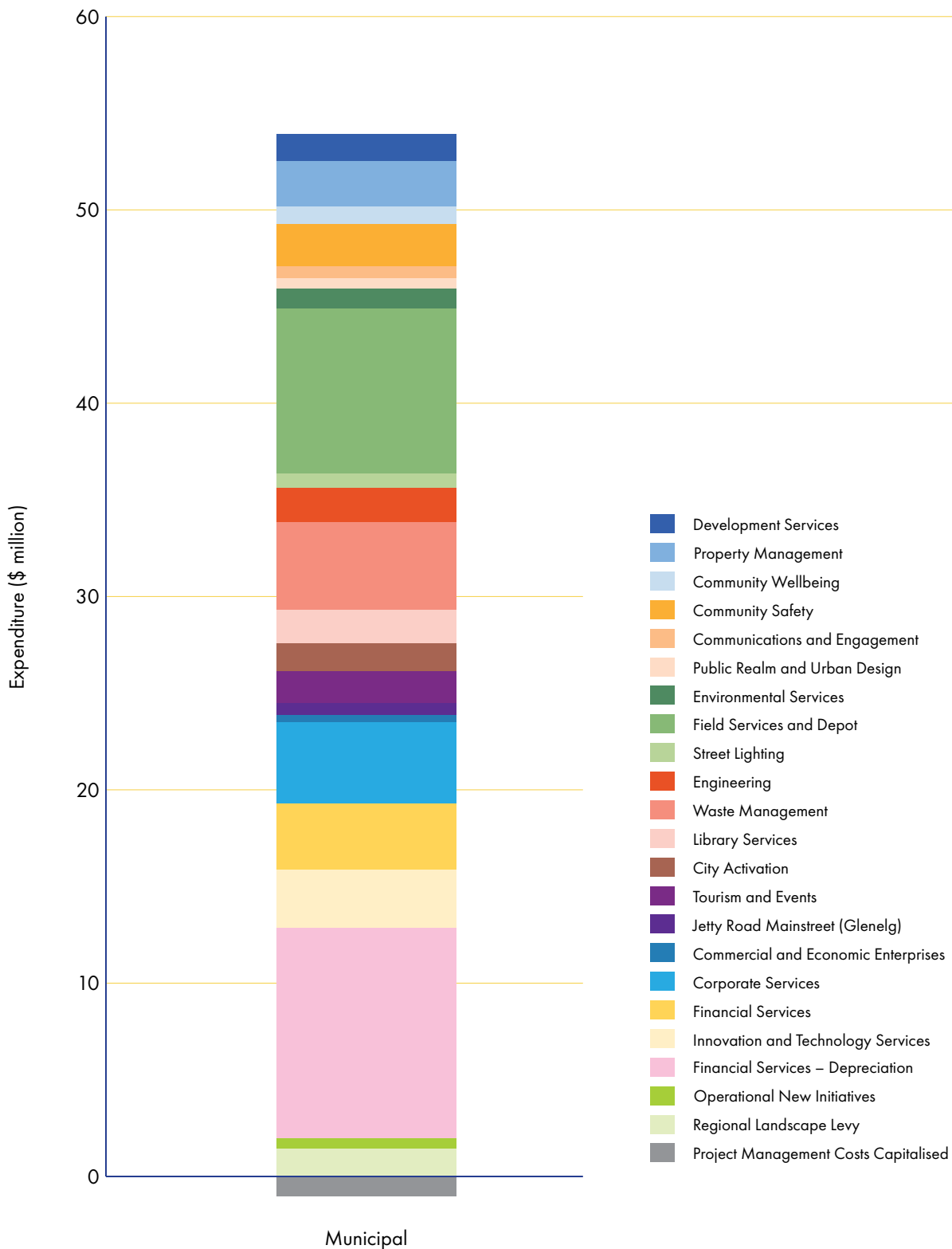
2023–24 MUNICIPAL OPERATIONAL EXPENDITURE \$52.99 MILLION

Council will spend \$52.99 million (excluding Alwyndor) to deliver services to the community.

MUNICIPAL OPERATIONAL EXPENDITURE

Services	Million
Development Services	\$1.40
Property Management	\$2.38
Community Wellbeing	\$0.87
Community Safety	\$2.22
Communications and Engagement	\$0.58
Public Realm and Urban Design	\$0.57
Environmental Services	\$1.02
Field Services and Depot	\$8.53
Street Lighting	\$0.73
Engineering	\$1.78
Waste Management	\$4.53
Library Services	\$1.73
City Activation	\$1.47
Tourism and Events	\$1.61
Jetty Road Mainstreet Glenelg	\$0.68
Commercial and Economic Enterprises	\$0.39
Corporate Services	\$4.19
Financial Services	\$3.43
Innovation and Technology Services	\$2.99
Total expenditure on services	\$41.10
Other Operational Expenditure	
Financial Services – Depreciation	\$10.91
Operational New Initiatives	\$0.54
Regional Landscape Levy	\$1.44
Project Management Costs Capitalised	-\$1.00
Total expenditure on other operational	\$11.89
Total municipal operational expenditure	\$52.99

2023–24 MUNICIPAL OPERATIONAL EXPENDITURE



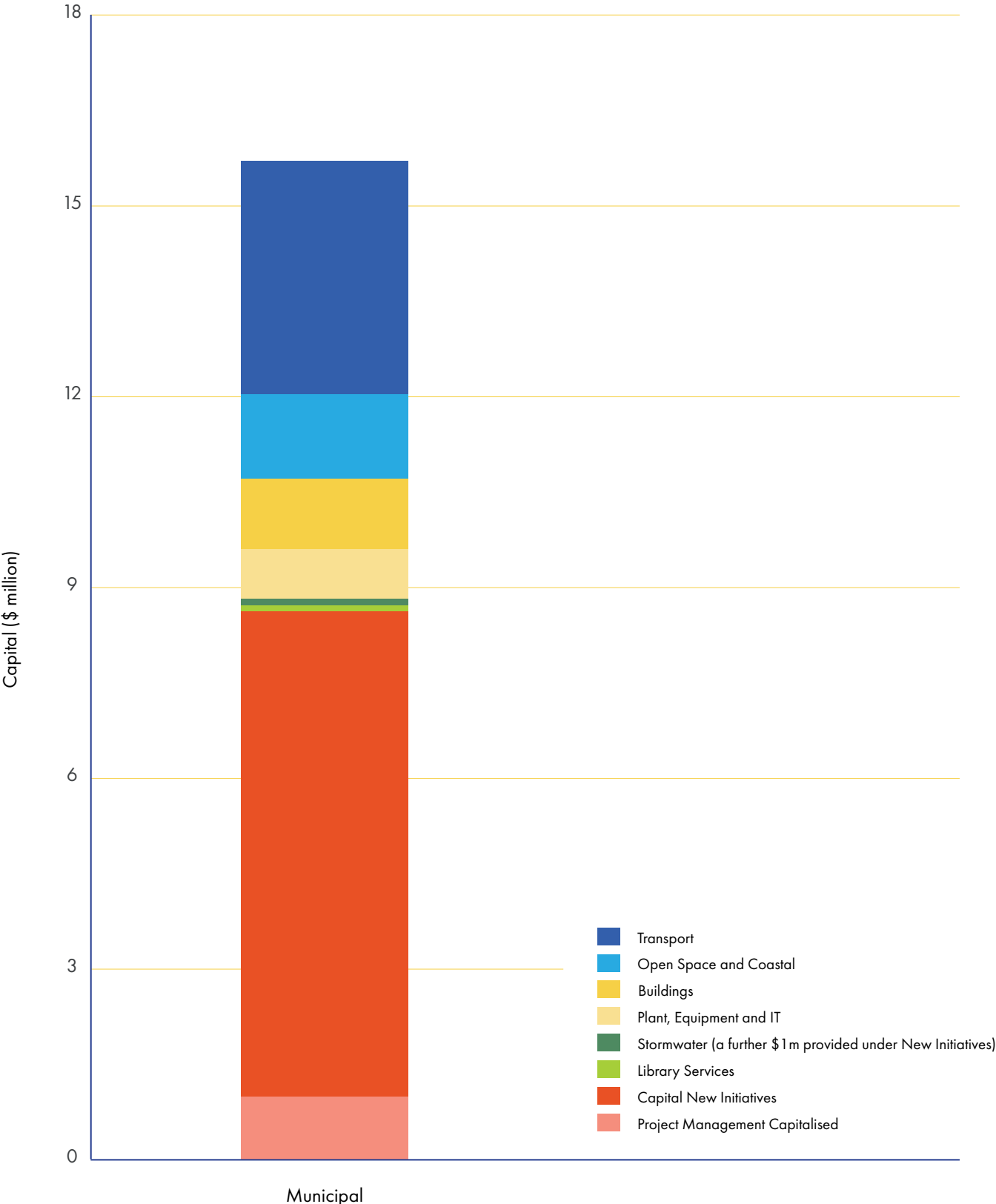
2023–24 MUNICIPAL CAPITAL PROGRAM \$15.73 MILLION

Council will spend \$15.73 million (excluding Alwyndor) on a capital program to update and maintain community assets in 2023–24.

MUNICIPAL CAPITAL PROGRAM

	Million
Transport	\$3.66
Open Space and Coastal	\$1.33
Buildings	\$1.11
Plant, Equipment and IT	\$0.78
Stormwater (a further \$1 m provided under New Initiatives)	\$0.11
Library Services	\$0.09
Capital New Initiatives	\$7.65
Project Management Capitalised	\$1.00
TOTAL MUNICIPAL CAPITAL EXPENDITURE	\$15.73

2023–24 MUNICIPAL 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

As in previous years, Council adopts prudent financial governance policies and practices to enable the consistent delivery of 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 services and infrastructure.

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 (i.e., wear and tear), in order to share the costs of services fairly between current and future users.

Insufficient funding would shift the costs burden of today's assets and services on to future users in the form of higher rates or reduced services.

- › **Maintaining infrastructure and managing assets**
We aim to maintain infrastructure (e.g., buildings and bridges) and assets (e.g., roads, kerbs, paving, machinery, irrigation systems and playground equipment) to high 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. We will keep ratepayers 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

A range of global, national, state and local trends were considered when developing the *2023–24 Annual Business Plan*.

Economic Impacts – Inflation and Interest Rates

According to the Committee for Economic Development of Australia (CEDA) “economists have entered 2023 seesawing on their predictions for the global economy. The uncertainty that pervaded 2022 was driven by geopolitical tensions and the ongoing COVID-19 pandemic. These factors remain but have been overtaken by rising inflation. Now, the primary driver of uncertainty is how far central banks still must go to tame price pressures, and the pace at which consumer and business activity cools in response to higher interest rates.” (CEDA Committee for Economic Development of Australia, 2023, p. 5)

There are well documented issues in global and local supply chains. The shortages of supplies are impacting on prices and the ability to complete works in a timely manner.

At the end of 2022 headline annual inflation was still rising to reach 7.8 per cent (CEDA Committee for Economic Development of Australia, 2023, p. 8). Inflation has impacted unequally across Australia with Adelaide recording inflation of 8.6 per cent as at the end of December 2022 (CEDA Committee for Economic Development of Australia, 2023, p. 10). As the Reserve Bank of Australia continues to use interest rates as the main lever to curb inflation this is having impacts on the housing market and business confidence.

In the local economy, Holdfast Bay contributes 9.8 per cent of the Southern Adelaide economic output of \$29.63 billion. Compared to the regional and state economies, “the council area has still experienced growth despite significant reductions to the Accommodation and Food Service Industries, which were experiencing growth up until 2020 (REMPPLAN, 2023, p. 8).

Of the estimated 14,340 jobs, the largest employment sector in the council area is Health Care and Social Assistance Services (25.3 per cent), followed by Accommodation and Food Services (15.5 per cent) and Retail Trade (12.1 per cent) (REMPPLAN, 2023, p. 8). Tourism output (primarily driven by Accommodation and Food Services) has decreased in recent years and is estimated at \$196 million, employing 1,499 people. With decreased COVID-19 restrictions and opening up of travel this can be expected to rise through 2023 and beyond (REMPPLAN, 2023, pp. 8–9).

New State and Federal Governments

State and Federal elections have been held in March 2022 and May 2022 respectively, resulting in changes of Government at both levels. The agendas for both Governments is becoming more evident as time goes on. Federally there has been a focus on economic management to deal with the inflation and cost of living pressures being felt by households and businesses. This has been alongside attention being given to housing, aged care, childcare and employment.

The new State Government has focused on health, housing and education. Importantly for a tourism destination like Holdfast Bay there had been a budget boost for tourism and festivals of \$45 million over 4 years (CPA Australia, 2022).

30 Year Plan for Greater Adelaide

One of the key priorities in the *State Planning Commission's Strategic Plan 2022–23* is to plan for growth and change by leading the development of Regional Plans across South Australia including a new *30 Year Plan for Greater Adelaide*.

This is intended to set the direction for future planning and development of South Australia and fulfil the vision of the State Planning Policies. It will be regionally based and its purpose is to:

- › Define the long-term spatial vision for growth and change in the region.
- › Reflect whole of government plans.
- › Focus on land-uses and integration of critical transport, employment, infrastructure and public realm.
- › Identify sufficient land supply to support housing diversity, affordable living and employment growth.
- › Aligns with principles of Good Planning and State Planning Policies.

A Greater Adelaide Regional Plan Discussion Paper is anticipated in May 2023 with consultation taking place throughout 2023–24. Given the potential impacts of infill development on the urban landscape, infrastructure and local environment, as well as the opportunities created by higher density neighbourhoods, Council will engage with all available consultation opportunities to represent our community's interests.





Environmental Sustainability

Climate change is the most pressing issue impacting our environment and way of life. “The impacts of a changing climate are already being felt across southern Adelaide. Even if we achieve a substantial reduction in greenhouse gas emissions (mitigation), some changes to our climate are already locked in. This means that we also need to prepare and respond to the impacts from a changing climate (adaptation).

The most recent Intergovernmental Panel on Climate Change (IPCC) Assessment Report makes it clear that catastrophic changes will require rapidly decarbonising the entire global economy” (Resilient South, 2023).

As a coastal council, the City of Holdfast Bay is planning for the effects of climate change. Through its strategic plan, Council committed to being “South Australia’s most sustainable city” and is investing in this vision each year.

Housing and homelessness

Housing affordability has been severely impacted by rising interest rates and lack of supply. “With rising interest rates, soaring rental prices and a shortage of rental stock impacting housing markets throughout the country, housing affordability and availability will be front of mind in 2023” (CEDA Committee for Economic Development of Australia, 2023, p. 36).

To boost supply, it is expected that there will be considerable pressure for higher density developments in the greater Adelaide region. This is a consideration in the *30 Year Plan for Greater Adelaide* discussed earlier.

More acutely, the stresses on the overall housing market (amongst other issues) are impacting on low-income households and increasing the number of people experiencing unstable housing or homelessness (Australian Government Department of Social Services, 2023).

While the Australian Government has recently announced a range of initiatives to improve matters, housing affordability and homelessness are issues even in affluent areas. Local Government is increasingly required to provide or connect people with services and manage the consequences of macro-economic forces or planning policies beyond its influence. Council's investment in 2023–24 in the development of a Wellbeing Strategy is, in part, a response to these growing issues.

Cybersecurity

According to the Australian Parliament, the 'cybersecurity environment is a constantly evolving and complex issue that affects numerous sectors. Strategic level policies and programs are struggling to keep up with threats as technology rapidly advances' (Parliament of Australia, 2023).

In Australia one cybersecurity incident is reported on average every seven minutes with over 76,000 cybercrime reports in 2021–22 (Australian Government, 2023). The Australian Government has set an ambitious target of becoming the most cyber secure nation by 2030 (Australian Government, 2023). Achieving such a target will require significant advances in regulation, technology and people behaviour.

There are impacts for the City of Holdfast Bay as an organisation if we are to maintain public confidence in our systems and processes to protect information which we retain. Likewise Local Government may develop a role in disseminating information for community and business education to support greater levels of cybersecurity.

Aged Care Reform Agenda

The Reform Agenda will continue to impact Alwyndor in 2023–24 and forms an integral element of our business planning in both residential and support at home services.

Alwyndor Residential Care has achieved four stars in the five star rating system which was introduced in December 2022, an achievement met by only 30 per cent of aged care providers nationally, noting only 1 per cent achieved 5 stars. This reflects our achievement of quality care, hours of nursing and compliance as well as resident satisfaction and our net promoter score across the business remains high at +81. Our focus in the coming year is to maintain this rating through further increasing registered nurse minutes of care, continuous improvement of quality clinical care and ongoing compliance with mandated activities and reporting.

We have completed Stage 1 of reform in Support at Home services through capping our fees and charges, revising our services fee structures and introducing the new reporting requirements of the Aged Care Quality and Safety Commission. We look forward to the further expansion of our services through an additional \$200,000 of Commonwealth government funding for our social support services commencing 1 July 2023. Stage 2 of Support at Home reform will be introduced from 1 July 2024. We will develop new systems to respond to the emerging service delivery model, as well as continuing to meet the increasingly complex reporting regimes across all services.

Alwyndor is well placed to meet new governance requirements by 1 October 2023, ensuring we will have enhanced clinical and client advisory systems and structures in place as well as maintaining the skill mix we have in the membership of Alwyndor Management Committee.

Alwyndor continues to be able to respond positively to these reforms and deliver our services to our home-based clients, residents and their loved ones and aspire to be the preferred provider in the City of Holdfast Bay and surrounding areas.

THE 2023–24 OPERATING ENVIRONMENT



In addition to the broad trends and issues described earlier there are more pointed matters that have an influence on how council is able to operate.

Inflation and Interest Rates

In line with the broad trends described earlier, inflation and interest rates have a direct bearing on council operations. Local Government purchases a unique range of goods and services such as fuel and construction trades to deliver renewal and maintenance works, and inflation for these is measured separately from general inflation. This Local Government Price Index (LGPI) for the year until December 2022 was 6.9% which is below the general CPI for Adelaide which is 8.6%.

The LGPI is used to assist in costing of council services and projects for the coming year. With this in mind, rates are intended to grow more in line with the lower LGPI of 6.9%* rather the general Adelaide CPI of 8.6%.

The borrowing capacity of Council is also impacted by the increasing interest rates. Mindful of this and the LGPI driven increases to the cost of delivering our ongoing services, Council has put together a prudent draft budget and business plan. This plan keeps the rate rise to a minimum whilst meeting new legislative requirements and continuing to provide the high level of service our community expects.

We have limited the number of new capital projects, and are focussed on completing existing projects and renewals to keep our level of borrowings to a manageable level.

Local Business Confidence

Council commissions a biennial Business Confidence Survey to Holdfast Bay businesses, with the last one conducted late 2021.

Consistent with broader concerns of the impact of COVID-19 and reduced tourism, a “lack of tourists to the City of Holdfast Bay was cited as one of the key issues impacting on business profitability” (Intuito, 2022, p. 7).

At that time businesses were expecting the national, state and local economies would all be stronger over the coming year (Intuito, 2022, p. 7). Indeed Holdfast Bay is now experiencing a return of interstate visitors (particularly from Victoria, New South Wales and Queensland) and the re-emergence of international visitors.

Notably businesses were asked to “rate their level of satisfaction with various council business initiatives. All scores in 2021 are statistically significant and vastly improved on the ratings given in 2019. This is particularly rewarding and is no doubt a reflection of the focus on delivery and communication of the support council provides” (Intuito, 2022, p. 10).

Environmental Stewardship

As a coastal council, the City of Holdfast Bay has been a leader in environmental stewardship. We were the first coastal council in South Australia to recognise that the world is in a climate emergency.

The City of Holdfast Bay partners with the Cities of Marion, Mitcham and Onkaparinga and the South Australian Government in a partnership called Resilient South. Together we aim to increase climate change adaptation and emissions reduction action in the southern Adelaide region (Resilient South, 2023). Resilient South is developing a Regional Climate Action Plan that is expected to be adopted by each of the partners in 2023. This Plan will

assist in achieving carbon neutral/net zero emissions targets that the partners have endorsed. In August 2022, Council adopted a Carbon Neutral Plan with the aim of eliminating, reducing and offsetting emissions generated by council by the year 2030.

Council is developing its inaugural Urban Forest Plan in support of its ambitious target to increase tree canopy cover in the City of Holdfast Bay by 10 per cent from 15.3 per cent to 16.8 per cent by 2030. This Plan will take into account the pressures of further development and the loss of trees on private property in the city. Council recognises the importance of more trees to improve wellbeing and amenity while reducing the impacts of climate change.

In response to climate change, council is taking steps to protect the natural environment, focusing on biodiversity and protecting our unique coastal environs. We will be reducing our reliance on fossil fuels by replacing council vehicles with electric (and other low emissions) vehicles where possible. We also commenced a 100 per cent renewable electricity contract in January 2023 for electrical needs including council operated street lighting and buildings. We are continuing our water sensitive urban design projects, remediating our three gullies, improving our biodiversity and maintaining the city’s prized beaches. In this financial year, Council continues implementation of its Environment Strategy to ensure that our environment and community thrive together.

There is a growing realisation that, when acquired from renewable sources, electricity is the cleanest and healthiest energy source. Rewiring Australia is promoting their Electrify Everything campaign to encourage a change to renewably powered electric items in households and businesses (Rewiring Australia, 2023). To this end, Council has recently added some new elements to the Green Living rebates to include home electric vehicle chargers and changing from gas to electric appliances.

There is growing momentum around re-connecting with nature. By growing, enhancing and deepening the human relationship with the rest of nature, research shows that this will bring about a strong desire to protect nature as well as enhancing the wellbeing of people and nature (Nature-based Solutions Initiative, 2023). Holdfast Bay contributes to this in many ways including via the Holdfast Habitat Heroes, through plant giveaways, community planting and beach cleaning days, through hosting nature-based events during the SA Nature Festival and we will continue to explore novel ways to increase nature connection within our community.

Reducing Waste to Landfill

Resource consumption and waste generation go hand-in-hand. In Australia, we have generally relied on landfill to take care of our waste. However, as the population increases, so too does the volume of waste produced and resources consumed. There are concerted efforts in Adelaide and across South Australia to dramatically reduce the amount of waste going to landfill.

Council has already reached the target in the *Environment Strategy 2020–2025* to increase waste diverted from landfill from 59% to 70% between 2020 and 2025. In February 2023, the Holdfast Bay community reduced waste going to landfill by 20% compared to the same time last year. This was largely achieved when we led a state-first change to weekly household bin collections where the default bin collection model for households switched to weekly green Food Organics Garden Organics (FOGO) and fortnightly landfill bin collections.

An initial year-long trial proved so successful, with more than 1,000 households taking part, that it was extended for an additional six months with an opt-out model across 300 households. This helped to inform the city-wide move to weekly FOGO bin collections, which was announced in June 2022 and implemented at the start of July 2022.

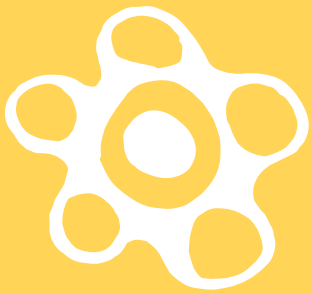
Holdfast Bay's weekly green FOGO model has been recognised as best practice by the South Australian State Government. A kerbside bin best practice guide has been developed by Green Industries SA. This guide, which is based on the Holdfast Bay model, aims to encourage other local governments to adopt a similar model to reach state landfill diversion targets.

In addition, the opening of the Southern Materials Recovery Facility (SMRF) late in 2021 has improved recycling efforts. The facility can process 60,000 tonnes of yellow bin recyclables every year. It is Australia's first major materials recycling facility designed to meet the Council of Australian Government's Export Ban requirements, to facilitate the processing and reuse of waste in Australia rather than being shipped overseas. The SMRF is recognised as a national leader in resource recovery having won the "Outstanding Facility Award" at the 2022 National Waste Innovation and Recycling Awards.

External Funding sources

Council's 2023–24 budget relies heavily on property rate revenue, forecasting rates to comprise 81 per cent of revenue, excluding Alwyndor and the Landscape Levy. While the City of Holdfast Bay is a leader in South Australia for non-rate revenue, Council continues to pursue options to reduce the community's rate burden by increasing revenue from other sources. This includes rent from commercial leases, off-street car parking fees, income from the Brighton Beachfront Holiday Park and Partridge House and grant funding from the Federal Government and State Government.

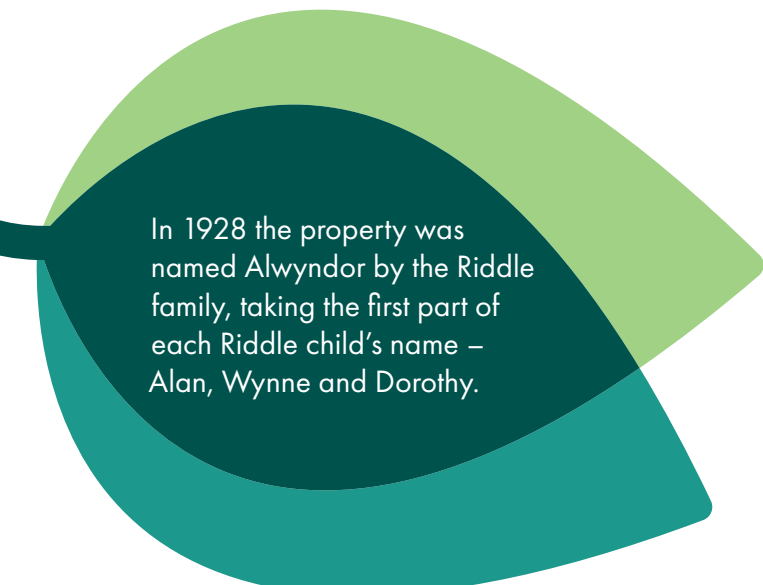
ACHIEVEMENTS, PROJECTS AND SERVICE DELIVERY



ALWYNDOR AGED CARE

ALWYNDOR AND THE CITY OF HOLDFAST BAY

Alwyndor began as the family home of the Riddles, built on Dunrobin Road, Hove, in 1901. Dorothy Cheater (nee Riddle), the youngest child, cared for her parents at Alwyndor until they died in 1942 and then converted Alwyndor into a convalescent and rest home for returning World War II servicemen and the aged. Dorothy married widower Stephen Cheater who created a beautiful garden for her at Alwyndor. In 1976 the then Brighton Council bought part of the landholding to build a hostel, nursing home and rehabilitation centre. Dorothy later donated the remaining land in the creation of the Dorothy Cheater Trust. The Trust binds the council (or others) to the ongoing provision of aged care accommodation and services in perpetuity on the parcel of land. As one of South Australia's few remaining local government-owned aged care facilities, it is proudly regarded by Council as an important part of what local government can do for its community.



In 1928 the property was named Alwyndor by the Riddle family, taking the first part of each Riddle child's name – Alan, Wynne and Dorothy.

ACHIEVEMENTS

In 2022–23, Alwyndor's achievements and initiatives included:

- › Implementation of AlayaCare, a new database for our Support at Home and Therapy and Wellbeing services which streamlines our rostering and billing as well as offering clients online access to request services and to view their scheduled services.
- › A review of our food and nutrition in Residential Care. We have redeveloped our dining areas and catering services have been brought in-house. Satisfaction with all elements of our food experience has risen to 90%. We have also automated our systems for recipes, menus and resident meal preferences and selection.
- › Reviewing our End-of-Life Care, working with Palliative Care SA we trained both residential and community clinical nurses in contemporary end-of-life care approaches. This aimed to offer the best possible end-of-life experience for residents, clients and their loved ones
- › Installation of an outdoor gym in our garden area with an entrance from Cecelia Street, the outdoor gym is open to all and is used by our allied health staff to expand our services, combining indoor and outdoor wellness experiences.
- › Expanding our Home Care Packages beyond our growth targets, we now have more than 500 clients with packages in our Support at Home services and more than 3,000 Home and Social Support clients.
- › Installation of a new phone system in response to the demand our growth has created. This new system will improve efficiencies in our Customer Care team as well as ensuring calls are managed with a customer focus.



- › Continued work to restore our garden to its original glory with the reinstatement of the pond which is managed through a recycled water system. We have also restored and replaced the original plaque commemorating Stephen Cheater’s Garden creation and the much-loved frog fountain.
- › Tots at Dots, Alwyndor’s intergenerational playgroup recommenced after the restrictions of COVID-19 were reduced, offering a fun and enriching experience for residents and community members with their babies and toddlers.

SERVICE DELIVERY

Alwyndor provides integrated services for older people in our communities. A continuum of care is offered from home support through to end-of-life care, all in an inclusive and vibrant community.

Alwyndor provides 144 residential care beds for permanent, respite and transitional care. Residential services include a café, hairdresser and gym, as well as access to podiatry, speech therapy, physiotherapy, occupational therapy and

dental services. A day respite service commenced in April 2020 and is now available Monday to Friday each week. The Alwyndor Community Connections teams work with people in their own homes, offering a suite of services including gardening, maintenance, cleaning, shopping and laundry through to complex personal and clinical care. We receive funding for these services from a variety of sources which include:

- › Commonwealth Home Support Program.
- › Home Care Packages (Federal Government funding).
- › Department of Veterans Affairs.
- › Private health refunds and private client payments.
- › Medicare (via GP referral for service packages).
- › National Disability Insurance Scheme.

In 2023–24, Alwyndor will continue to promote and enable independence, active health and wellbeing for older people in the City of Holdfast Bay and surrounding areas.



WELLBEING

In 2023–24, Council will allocate \$10 million to good health and economic success in an environment and a community that supports wellbeing.

OBJECTIVES: 2020–2030

- › Apply the principles of universal design and social inclusion to all council activities
- › Assist the city's mainstreet precincts in becoming dementia-friendly
- › Increase participation rates in community engagements across all age groups, particularly under-represented demographics such as children and young people by using methods that are appealing and appropriate
- › Support businesses to operate in mixed use neighbourhoods to improve local access to goods and services and reduce supply transport distances
- › Establish community hubs that integrate community support, recreational, and commercial services in multi-purposes spaces that include frequently excluded demographics such as children and young people, people with disabilities, Aboriginal and Torres Strait Islander people and people from culturally and linguistically diverse backgrounds

MEASURES

- All project plans and policies address universal design and social inclusion
- The number of businesses recognised as dementia-friendly increases year on year
- The number of participants in formal engagements increases year on year
- The proportion of mixed-use developments increases
- Utilisation of council owned buildings increases



2022–23 ACHIEVEMENTS

In 2022–23, we delivered many projects that build good health and economic success in an environment and a community that supports wellbeing. Some of these include:

- › The Christmas Pageant returned to Glenelg for the first time since 2019, with an estimated 25,000 people lining Jetty Road to view the parade of 50+ floats featuring more than 1,800 participants.
- › Developing a concept design for the Buffalo site.
- › Continuing the improvements for *Disability Discrimination Act* (DDA) compliant kerb ramps.
- › Continuing the development of the Movement and Transport Strategy.

2023–24 CAPITAL PROJECTS

\$2.6 million

Including:

Glenelg Oval upgrade Stages 3 and 4 – \$1.84 million

Continuing the upgrade of this important community asset, the work for 2023–24 includes upgrades to the spectator mound including playspace, elevated *Disability Discrimination Act* (DDA) viewing area and tiered seating. Other improvements will include rebuilding cricket practice pitches and netting, as well as upgrading the caretaker’s building and adjoining public toilet block.

Public Toilets, Patawalonga Lake – \$220,000

Additional toilet facilities to be placed around the Patawalonga Lake for existing users and to help attract more people to use the facilities in the area.

Seacliff–Brighton Yacht Club to upgrade change rooms – \$500,000

Subject to Club, grant or other partner funding – improvements to the showers, toilets, change rooms and DDA compliant toilets, enabling better quality facilities that are appropriate for mixed ages as well as the public.

DDA Pram Ramps and bus stop improvement – \$70,000

Install new pedestrian (DDA) compliant ramps to improve access and inclusion throughout the city.

Glenelg Community Centre Painting entrance statement – \$10,000

An inviting and vibrant new entrance statement for the Community Centre.

Brighton North Community Garden upgrades – \$4,000

Improvements to the Brighton North Community Garden including a new irrigation system, solar security cameras and hoselink retractable reels.



2023–24 NEW PROJECTS \$102,000

Including:

Community Wellbeing Strategy – \$25,000

Development of a Community Wellbeing Strategy and action plans for focus areas, in partnership with the Holdfast Bay community. The Wellbeing Strategy will guide the efficient and effective development of multiple Council strategies and action plans within the Community Wellbeing space that are due to expire in 2023 (e.g., *Volunteering Strategy 2018–2023*; *Youth Action Plan 2018–2023*).

Local Music Festival – \$30,000

Local bands to play a concert, on the Glenelg foreshore incorporating features of the 2020 and 2021 events.

Mural on the Esplanade at the end of Farrell Street – \$33,000

A mural on The Esplanade at the end of Farrell Street to address the increasing foot traffic of the coast path with the need for more public art.

2023–24 SERVICE DELIVERY \$7.45 million (excluding Alwyndor)

Development Services – \$1.40 million

Council’s development assessment, development advice and building compliance services work to recognise opportunities while protecting the character and amenity of our suburbs. In the 2022–23 financial year, up to 15 April 2023, we have processed 744 developments with a total value of \$287 million.

Council will continue with a grant scheme to support the conservation of our City’s heritage premises and the character of our retail precincts. Aimed at encouraging people who own heritage listed and retail precinct properties to invest in maintaining, restoring, and preserving them, the grants replaced a previous rates rebate for heritage listed properties.

Property Management – \$2.38 million

We will manage and maintain community assets and infrastructure in an environmentally and financially sustainable way. This includes maintenance and operational support for the City of Holdfast Bay’s buildings assets. As part of the building portfolio, we operate 31 public toilet facilities available 17 hours every day of the year, with each toilet serviced daily. A key component of this is the cleaning contracts which annually deliver 21,400 cleaning services across a range of buildings and council assets.

There is also a range of renewal and new works on a suite of assets within the Council’s buildings, open space and coastal portfolio.

Community Wellbeing – \$870,000

In addition to the services delivered by Alwyndor’s Community Connections team, council provides activities that promote wellbeing and resilience and enable people to remain at home with an enhanced quality of life, including social support and a kerb-to-kerb community transport service.

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

- › Sports and recreation, including local sporting clubs and recreational and open space planning and development.
- › Community development programs, including community gardens and community and youth sponsorship grants.
- › 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 Safety – \$2.22 million

Council recognises that the community’s health and safety are affected by many fields of regulatory activity. We will use contemporary approaches to respond to public health and safety threats to deal with a range of existing and emerging issues, including:

- › Supporting our community to minimise their environmental and local nuisance impacts.
- › Encouraging responsible dog and cat ownership.
- › Supporting food businesses to achieve high standards of food safety and hygiene.
- › Working collaboratively with supported residential care facilities to ensure that they meet the required standards of care and accommodation and that residents’ rights are protected.
- › Effective delivery of an immunisation program.
- › Responding to and mitigating public health risks.
- › Delivering education and compliance activities and responding to customer requests.
- › Encouraging and supporting businesses to provide outdoor dining and display goods to support the economy and improve the ambience of our streetscapes.
- › Monitoring public safety and security to ensure that our community can safely move around the city’s public places and spaces.
- › Improving road safety and access to adequate parking for residents and visitors.

Communications and Engagement – \$580,000

We are committed to clear and open communication with our community. We provide many ways for people to get in contact, including telephone, mail, email, social media and via our websites. People can directly engage with council staff at the Brighton Civic Centre and in our libraries. Information is provided on our website (holdfast.sa.gov.au) and through a range of Council publications. *Our Place* was launched in July 2020. It features the latest council news, project updates and upcoming events. Council's quarterly, printed magazine, *Our Place*, is distributed to all ratepayers with a digital copy shared via social media and emailed to 1,920 subscribers.



SUSTAINABILITY

In 2023–24, Council will allocate \$21.5 million to developing a city, economy and community that is resilient and sustainable.

OBJECTIVES: 2020–2030

- › Become a carbon-neutral council by 2030
- › Prioritise sustainable and active transport (such as walking and cycling) across the city, including by reclaiming streets for play and nature and improving walkability to support healthy ageing
- › Support the creation of safer places by improving the public realm and collaborating with transport providers to increase transport options
- › Support mixed use neighbourhood development while honouring heritage values to encourage walking and cycling and support healthy ageing
- › Encourage more community gardening, including biodiversity sensitive urban design, in public spaces, applying the long-held knowledge of Kurna people as well as innovation

MEASURES

- Emissions from council operations decrease each year or are offset
- Number of kilometres of street prioritised for active transport increases, measured every five years
- Programs supporting community safety are developed and implemented
- Walkability score increases in all Holdfast Bay suburbs, measured using a 'citizen science' approach every three years
- Number of community gardening spaces increases each year



2022–23 ACHIEVEMENTS

In 2022–23, Council delivered projects and services that supported the goal of developing a city, economy and community that is resilient and sustainable.

Activities included:

- › **Flood Management**
Major upgrades to the city’s stormwater drainage in line with our Stormwater Management Plan. We also completed year one of three for a comprehensive data collection of the city’s underground stormwater network.
- › **Coastal Works**
Replacement of showers, drinking fountains and dog bowls and improving access along the coast and renewed essential infrastructure at the Patawalonga.
- › **Roads – Including Kerb and Water Table Reconstruction**
Systematic repair and replacement of the city’s streets, kerbs and water table. With 6,815 linear metres of road reseal and 3,842 linear metres of kerb renewal. This included 112 kerb ramp upgrades.
- › **Footpaths**
Ongoing maintenance and improvements of footpaths and cycleways to ensure they are safe with accelerated program to attend to more sites.
- › **Bus Stops**
Council upgraded 15 bus stops to comply with the requirements of the *Disability Discrimination Act (DDA)*.
- › **Carbon Neutral Plan**
In 2019, Council recognised that the world is in a state of climate emergency and as part of its commitment to becoming a carbon neutral organisation by 2030, Council subsequently endorsed the *City of Holdfast Bay Carbon Neutral Plan*.
- › **Gullies Masterplans – Implementation**
Work continued on implementing the masterplans for Gilbertson, Pine and Barton Gullies to re-establish these small gullies as examples of local remnant vegetation with high biodiversity value. Pine Gully was a substantial program including infrastructure and landscaping, completed with funding from Green Adelaide.
- › **Weekly FOGO Pilot – Phase 2**
The City of Holdfast Bay has become the first council in South Australia to change its bin collection frequencies so that red landfill bins are only collected fortnightly and green FOGO bins are collected weekly. This has enabled our community to reach an outstanding 70% diversion of waste away from landfill.
- › **Solar installation and energy reduction works**
To reduce energy consumption and costs, solar systems were installed at the Glenelg Library, Brighton Library, Brighton Tennis Club, and the William Kirby Veteran Shed in Glenelg North.

2023–24 CAPITAL PROJECTS \$3.99 million

Former Buffalo Site – Amenity Improvements – \$2.2 million

Undertake important site remediation work and amenity improvements at the former Buffalo site. This includes rock revetment walls and fill to ground level. Fencing at the water's edge and improvements to walking paths and landscaping will be completed.

Sturt Creek Biodiversity Corridor: Shannon Avenue – \$60,000

As one of the highest priorities in our Environment Strategy, this project will transform a small portion of this reserve into biodiverse corridors to improve biodiversity both in Glenelg North (where it is very low) and along the Sturt Creek.

Traffic Management Improvements – \$60,000

This will allow for several improvements to traffic management on council roads in high priority areas.

2023–24 NEW PROJECTS \$380,000

Support for Visitor Information at Glenelg Town Hall – \$80,000

Additional staffing to ensure there is coverage of the Bay Discovery Centre and Visitor Information outlet across all hours of opening, especially in a time of post COVID-19 restrictions.

Economic Development Strategy Implementation – \$30,000

The Economic Development Strategy (EDS) is currently under development, and this is likely to identify initiatives and actions that will require funding. This will enable prompt implementation of actions and outcomes from the Strategy in an agile way.

Stormwater Data Collection (pit and pipe survey) Year 2 of 3 – \$100,000

This project was identified in the Stormwater internal audit and is important to ensure data on stormwater assets is current.

Arborist Support – \$120,000

This additional position will support the Senior Arborist in building capacity and risk mitigation through the monitoring, assessment and actioning of works to council's trees.

2023–24 SERVICE DELIVERY \$17.16 million

Public Realm and Urban Design – \$570,000

Council is committed to developing and maintaining high quality urban and open spaces through master planning, project management and delivery including:

- › Sports and recreation facility planning and activation.
- › Playspace renewals and redevelopments including planning and consultation.
- › Urban design projects such as main street master planning and project delivery.
- › Securing grant funding for major projects through State and Federal Government grant programs.
- › Sport and recreation club development.



Environmental Services – \$1.02 million

Council is pursuing an Environment Strategy (2020–25) with a detailed roadmap of initiatives, to guide our decision making until 2025 and beyond. The strategy incorporates five themes:

- › Climate change resilience and working towards a carbon-neutral community.
- › Managing our coastal ecosystem.
- › Managing and improving biodiversity.
- › Waste and resource management.
- › Working together as a community.

A number of projects and initiatives from the Environment Strategy are included in this *Annual Business Plan*.



Field Services & Depot – \$8.53 million

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

We will achieve this by:

- › Maintaining our many high profile and highly used 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 the North Brighton and St Jude's cemeteries.
- › Managing and maintaining our coastal zones and foreshore.
- › Removing graffiti.
- › Maintaining gross pollutant traps to ensure that pollutants do not enter our waterways.
- › Maintaining our roads, kerbs and footpaths.

Street Lighting – \$730,000

Council partners with SA Power Networks to deliver street lighting for our community. Over the past three years, Council has been replacing the 2,550 street lights with energy efficient LED lights across the city.

The new lights being installed are up to 82% more energy efficient than existing mercury vapour lamps, require less maintenance and generate a warm to white light similar to existing lighting.

LED lighting is a much improved light than the old technology and the changeover will lower councils' greenhouse gas emissions by approximately 517 tonnes a year.

Engineering and Traffic – \$1.78 million

Council is committed to a high level of amenity and safety with our street, footpath and kerb renewal and maintenance program. We continue to work with the stormwater management authority in the development and implementation of a storm water management plan. Our team monitors issues and improves traffic management in our city.

Waste management – \$4.53 million

Council partners with the City of Marion and Onkaparinga to provide waste management services through the Southern Regional Waste Resource Authority. Council collects waste and recyclables through weekly waste services. Council also provides free presentations and workshops to promote recycling and ethical waste management practices for residents, community groups and schools.





INNOVATION

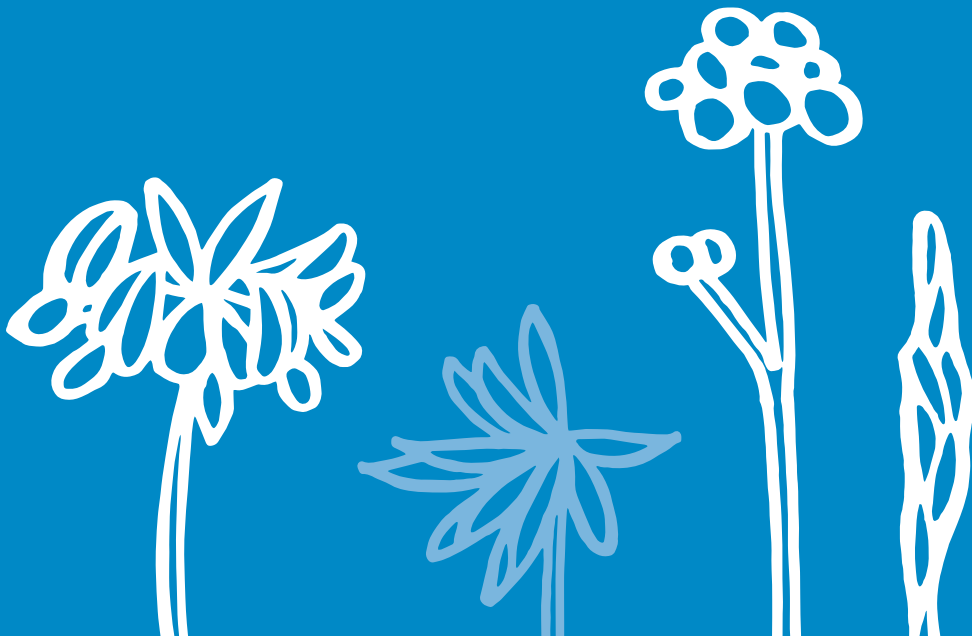
In 2023–24, Council will allocate \$5 million to developing a thriving economy and community that values life-long education, research, creativity and entrepreneurialism.

OBJECTIVES: 2020–2030

- › Facilitate growth in the number of home-based businesses where practical to reduce transit distances
- › Maximise the value of public buildings, including libraries, to support innovation by creating co-working spaces and technology/ prototyping/maker spaces and hubs
- › Partner to establish an innovator/entrepreneur in residence program that includes local schools and encourages life-long learning across the population
- › Partner to develop a centre of excellence in hospice care and dying well
- › Partner to facilitate the provision of technology infrastructure to support creative and emerging industries, including mobility as a service, startups and other entrepreneurial activities

MEASURES

- The number of home-based businesses increases as reported via Census data
- Utilisation of council buildings increases
- Program participation rates trend upwards
- Amount of support attracted is sufficient to establish a centre
- Number of start-ups, creative and technology-related businesses in the city increases



2022–23 ACHIEVEMENTS

In 2022–23, Council delivered projects and services that supported the goal of developing a thriving economy and community that values life-long education, research, creativity and entrepreneurialism. Activities included:

- › **Plant and Equipment Replacement**
A significant program of work to meet our operational needs and enable the safe, effective delivery of services.
- › **Enterprise Technology**
The implementation of the Enterprise Technology 2020–2023 Roadmap continued. This Roadmap identified projects to deliver people, process and technology improvements that enable the realisation of key business objectives for Council. The significant achievements include Request Management (focusing on Elected Member and general Council requests), Information Management, Cyber Security and Asset Management.
- › **Information Technology Equipment Replacement**
This enabled the replacement of back-up infrastructure and continue our transition to a mobile workforce.
- › **Implementation of the Jetty Road Brighton Lighting Masterplan**
The installation of solar lighting bollards and upgrade of energy efficient pedestrian and street lighting along Jetty Road, Brighton.
- › **Brighton Caravan Park – Stage 2 Redevelopment**
The replacement of timeworn facilities with new sites, cabins and administration building. The upgrades improve visitor appeal, grow the Park’s commercial revenue, and enhance the city’s tourism offering.
- › **CCTV upgrades Glenelg**
The Glenelg CCTV expansion project involved upgrading and expanding the precinct-based CCTV infrastructure in the area. The main areas of focus for the project were improving coverage of Jetty Road, Glenelg, and the Glenelg foreshore from Broadway Kiosk to the Breakwater.

2023–24 CAPITAL PROJECTS \$1.0 million

Glenelg Library upgrade – \$200,000

This will include a refresh the Glenelg library ground floor as an innovative and creative community space with accessible meeting rooms, learning and maker spaces, attractive collections and updated staff workspaces. Glenelg Library is a high-profile council building last upgraded in 2003.

Innovation Projects – Various Information Technology Management improvements – \$800,000

This range of business improvement projects will impact across all of council operations. These will improve efficiency and result in better service delivery.

2023–24 NEW PROJECTS \$60,000

Climate Change Adaptation – \$60,000

As a result of a recent Climate Change Adaption Governance Assessment, these funds are for an additional position that works across Council in such areas as climate adaption, and climate neutral implementation.

2023–24 SERVICE DELIVERY \$15.81 million

Library Services – \$1.73 million

The City of Holdfast Bay provides accessible and progressive library services that meet our community’s informational and recreational reading needs while fostering a love of lifelong learning. In 2023–24, we will continue to deliver events, programs, services and activities through our two branches at Brighton and Glenelg.

City Activation – \$1.47 million

In July 2018, council endorsed the *Economic Activation Plan 2018–2023*, focusing on five strategic directions. 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:

- › Business capacity building.
- › Investment attraction and growth.
- › Innovation and digital evolution.
- › Regional collaboration.
- › Adelaide’s premier seaside destination.

Council will continue to develop an environment that assists the future viability of local businesses and creates opportunities to attract innovative industries.

Tourism and Events – \$1.61 million

Our visitor and business services include:

- › Planning, implementing and supporting a wide range of community events to increase visitation and length of stay.
- › 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 the community’s desires and needs.
- › Providing a voice for business and property owners in the Glenelg precinct through the Jetty Road Mainstreet Committee.

Commercial and Economic Enterprises – \$390,000

We ensure that our commercial activities, commercial leases, Partridge House and the Brighton Holiday Park provide the best possible return on the community’s investment.



Corporate Services – \$4.19 million

Council delivers services to the community in a responsible, transparent way that meets legislative requirements and provides the best value for money. The broad business areas providing corporate services include:

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

Financial and Rating Services – \$3.43 million

We 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 – \$2.99 million

Up-to-date information and technology services enable the delivery of effective and efficient services to the community and provide a range of easy options for customers to contact and do business with Council.



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**





ARISE

Council is committed to a set of core values (ARISE):

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

The objectives for each area of our business aim to provide the best value to the 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 they 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 service delivery, quality, efficiency and cost-effectiveness.

FUNDING OUR CITY

OPERATING RESULT

In 2023–24, council is proposing an extensive program of services and projects. To achieve this, we expect to raise \$53.4 million in operating income and spend \$53 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 and income from statutory and user charges. In 2023–24, 81 per cent of the revenue to fund municipal operations will come from rates.

The municipal operating surplus for 2034–24 is projected to be \$385,945. For 2023–24, Alwyndor is projected to have an operating surplus of \$509,117. The consolidated surplus for 2023–24 is budgeted to be \$895,062.

OUR FINANCIAL STATEMENTS

We have included a summary of our projected financial statements for the municipal and the Alwyndor operating budgets for the 2023–24 financial year in this document.

A net sum of \$42 million (excluding the Landscape Levy) will be raised from rates in 2023–24.

Council owns infrastructure and assets (such as roads, drains, footpaths and buildings) with a current value of approximately \$359 million (excluding land). These assets deteriorate over time through wear and tear and must be replaced or renewed at appropriate intervals to prolong their useful lives and continue delivering services to the community. We are mindful of the impact on ratepayers and committed to developing options that ease the rate burden by increasing other revenue sources.

FINANCIAL MANAGEMENT

Council's financial principles include a commitment to prudent debt management. Our treasury policy recognises the use of borrowings to spread the investment in community assets over time, supporting 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 community assets, to ascertain a treasury position that provides an optimum balance of long and short-term loans, and fixed and floating interest rates.

The Holdfast Bay community has high service expectations due in part to its coastal proximity and tourism focus. The *2023–24 Annual Business Plan* forecasts a projected borrowing requirement of \$4.74 million to fund the proposed program of capital works and projects. We believe it is prudent to borrow to renew and replace infrastructure and assets for the community's benefit. As outlined in our *Long-Term Financial Plan* and *Asset Management Plan*, council aims to deliver high service levels at low overall life-cycle cost. Running down the value of assets or not replacing them is short-sighted and can lead to a lack of community and business confidence and increased expenditure in future years.

Council's risk management framework and Audit and Risk Committee provide strategic and operational risk management guidance. This is done holistically, having regard for all aspects of financial and 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) and provides either different services or similar services at different standards. Councils provide a broad range and level of services to the community. Although some of these are statutory requirements, the majority are determined by the expectations of local ratepayers. The cost of providing and maintaining services is spread across the community in the form of rates. Council determines a rate in the dollar based on the amount of revenue required to meet the ongoing cost of providing services to the community for the coming year.

The amount of rates that property owners pay is determined by multiplying a 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 0.002033 cents, the rates payable will be \$1,016.50.

The charts on the following page show a comparison of the average residential rate for Adelaide metropolitan councils for 2022–23.

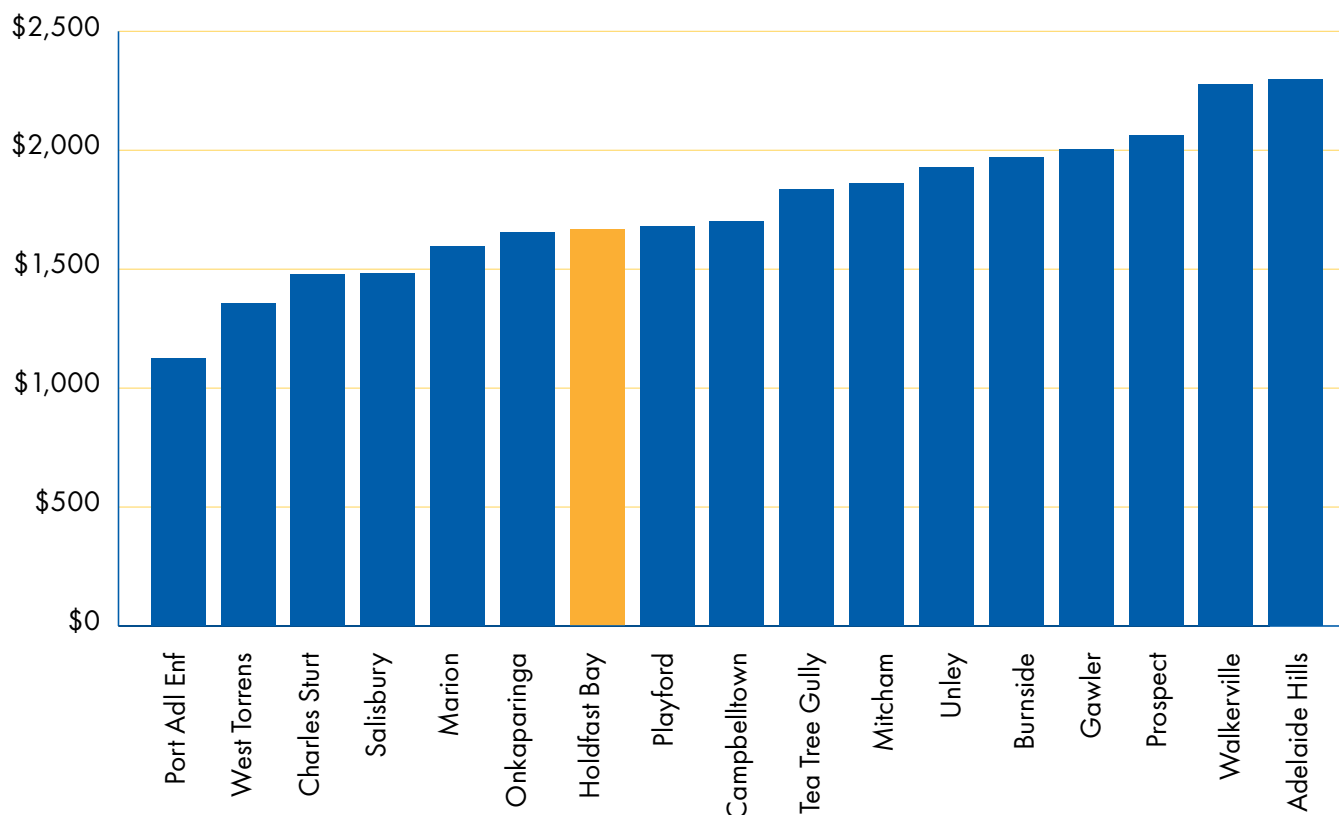
The average (mean) residential rate for the City of Holdfast Bay in 2022–23 was \$1,669. This represented a rate of 0.002033 cents in the dollar. This residential rate compares favourably to other South Australian councils.

For 2023–24 the proposed revenue from general rates is \$41,428,000 compared to \$38,593,000 for 2022–23. This is a 7.3% change in total proposed revenue from general rates compared to previous year. This comprises the increase in rates plus new development.

The average (mean) increase for other land use categories is outlined below:

Land Use Category	2023–24 Increase
Commercial – Shop	\$212
Commercial – Office	\$150
Commercial – Other	\$225
Industry – Light	\$133
Industry – Other	\$195
Vacant Land	\$150
Other	\$147

2022–23 Average (mean) residential rate comparison (\$)



What Will You Pay in Rates?

The amount you pay is determined by your property's valuation and how we apportion rates across the community. We endeavour to apportion rates across the community in an equitable fashion. Property valuation modelling has yet to be provided. However, based on the average (mean) for 2022–23 residential property value, the rate increase for the average (mean) residential premises will be approximately \$115 or \$28 per quarter. This is \$2.20 per week.

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. Our current rating policy, last reviewed in June 2022, is available at the Brighton Civic Centre and can be downloaded at holdfast.sa.gov.au.

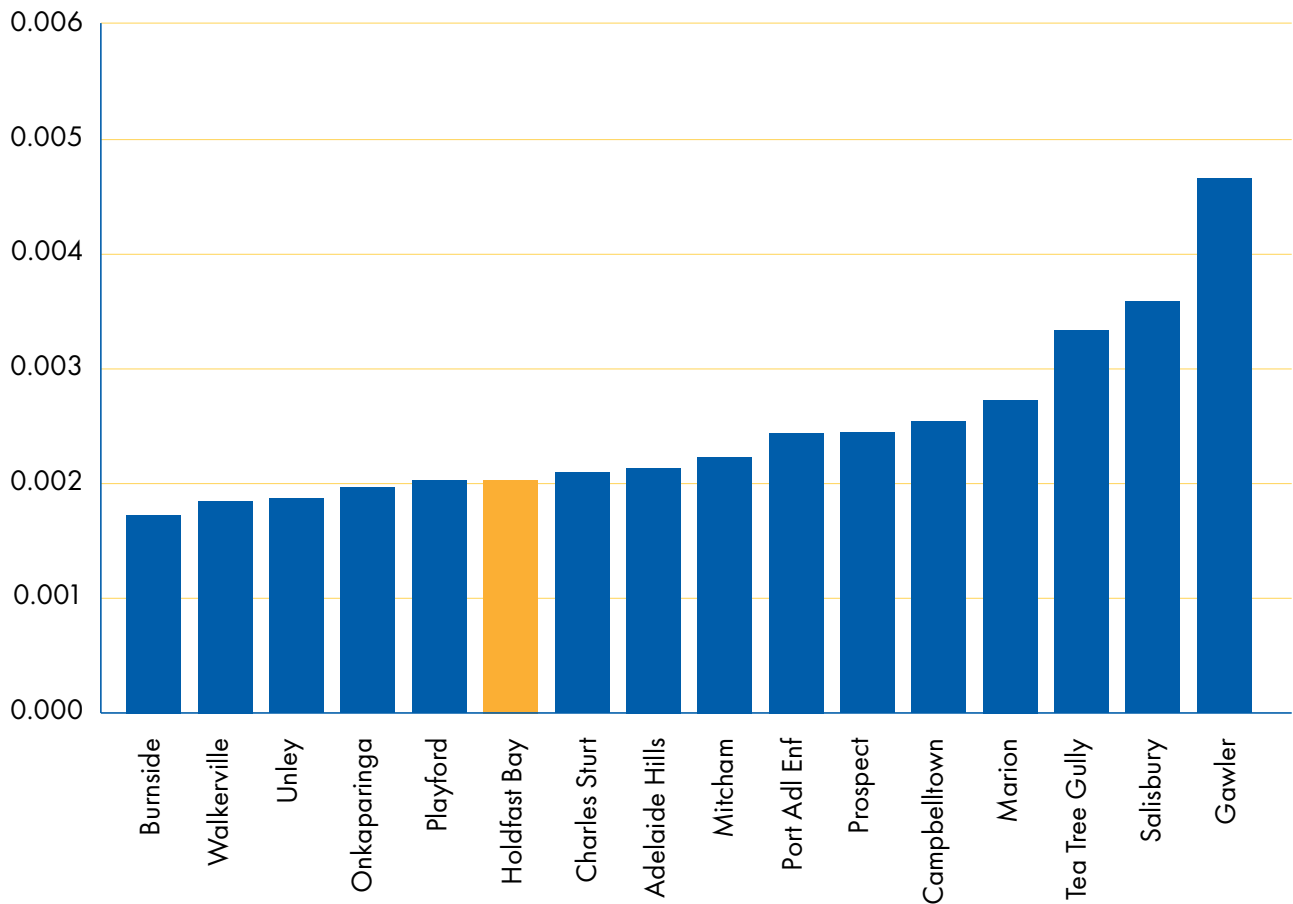
Land Valuation Method

Council uses 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

This 2023–24 *Annual Business Plan* and financial statements are based on a rate increase of 6.9 per cent, excluding new building construction and separate rates. The average (mean) value of properties in the City of Holdfast Bay in 2022–23 was \$821,000, with an average (mean) rate of \$1,669.

2022–23 Residential rate-in-the-dollar comparison (cents)



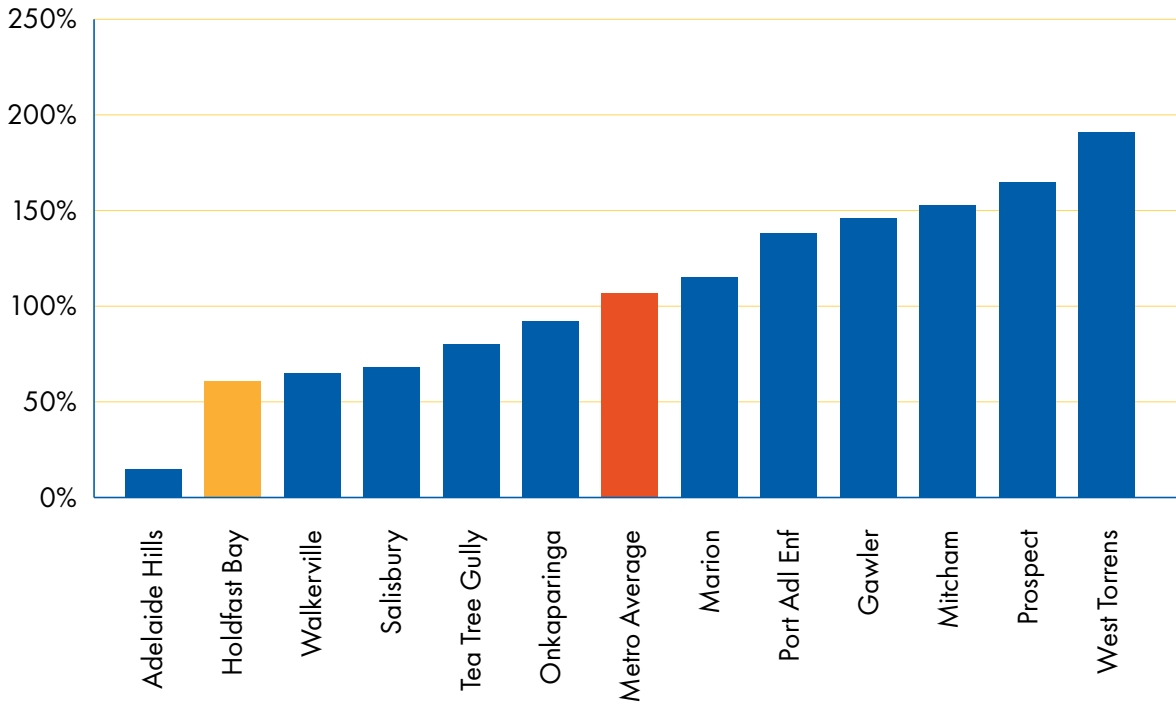
Industrial, Commercial Property and Vacant Land Rates

Council applies 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, events, tourism, etc. For vacant land, the differential rate provides an incentive to encourage property development.

In 2022–23 a differential premium of 62 per cent above the residential rate was applied, equating to 12 per cent of total rate revenue (\$4.7 million) being paid by this sector. These ratios will continue into 2023–24.

This premium compares favourably with the 2022–23 metropolitan average of 107 per cent, as shown on the following page.

2022–23 Metropolitan differential rate premium comparison



Separate Rate

Council levies 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 is applied to properties within the Jetty Road Mainstreet precinct to promote and enhance business viability and trade. Revenue from this separate rate is expected to raise \$660,245 in 2023–24, representing an increase of 6.9 per cent on the rate levied in 2022–23.
2. The Patawalonga Marina Separate Rate is applied to properties 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 reduced by 50 per cent. The Patawalonga Marina Separate Rate for 2023–24 is expected to raise \$82,460. We will continue to calculate this rate using this method, adjusting slightly to account for the actual maintenance costs incurred each year because it offers the greatest level of certainty for ratepayers.

Landscape Levy

Formerly called the Natural Resource Management (NRM) Levy, councils are required under the *Landscape South Australia Act 2019* to collect the Landscape Levy on behalf of the State Government. For 2023–24 the Landscape Levy for properties in the City of Holdfast Bay will increase by \$122,000 to \$1.44 million.

Rebates

Council is required to provide mandatory rebates under Sections 160 to 165 of the *Local Government Act 1999* for 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, Council 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 2022–23 this rate was set at \$1,079. The minimum rate for 2023–24 has not been set at this time.

Rate relief

Support is available for people experiencing difficulty in paying their rates. A residential rate cap may be applied to provide relief to ratepayers who own properties that have been subject to increases in valuations that are deemed excessive. In 2022–23, Council determined that residential ratepayers 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. This will continue into 2023–24. Council offers a range of hardship provisions. Visit holdfast.sa.gov.au or contact us on 8229 9999 to find out more.

FINANCIAL TARGETS

- 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 council’s 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 2023–24, Council will raise \$42.0 million in rate revenue (including separate rates but excluding the Landscape Levy), and this will yield an operating surplus ratio of 0.72 per cent. Currently, our operating ratio measure over the five years from 2017–2018 to 2021–2022 is 3.8 per cent. The operating ratio is the operating result expressed as a percentage of total operating revenue. The 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 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 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 provided is not being adequately funded, and current users are not paying enough for the use of 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.

Council is committed to a balanced budget or modest operating surplus. To achieve this, we continuously review the services provided to the community and our business processes to provide the most cost-effective and efficient service delivery. In 2023–24, we will continue to monitor and review council’s operations to ensure that we can continue to meet the community’s expectations in a financially sustainable way.

2. To achieve a net financial liabilities ratio of less than 75 per cent

Council’s current ceiling for the 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 total operating revenue.

However, it is acceptable to exceed this ceiling from time to time, particularly when low interest rates offer the opportunity to develop infrastructure and facilities that will provide long-term benefit to the community. In 2023–24, the net financial liabilities ratio is forecast to increase from 72 per cent to 74 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 council's ability to manage and service debt is its interest cover ratio which is measured by calculating our net financial interest as a percentage of the overall operating revenue. Council has set a ceiling of five per cent for this ratio. A ratio of five per cent indicates that, for every \$100 of revenue, \$5 is spent on net interest payments. In 2023–24, our interest cover ratio is forecast to be 1.7 per cent (excluding Alwyndor Aged Care). Our net financial liabilities and interest cover ratio indicate that Council remains in a strong and sustainable financial position to manage its debt levels.

3. To improve Council's 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 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 2023–24 this is forecast to be 100 per cent.





MEASURING OUR PERFORMANCE

Council appoints an Audit and Risk Committee, which includes three independent members with relevant qualifications and experience, to provide advice and recommendations on financial and governance matters.

Performance is measured using:

- › 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 gauge how we are working towards achieving the strategic objectives outlined in *Our Holdfast 2050+*.
- › Corporate measures, which track internal operations that aim to improve the way we deliver services.

To this end, on a quarterly basis, Council receives reports that track the health of the organisation and its fitness and ability to deliver the objectives expressed in *Our Holdfast 2050+*. These include:

- › Capital and operating projects – progress on each of these projects as expressed in the *Annual Business Plan*.
- › Financial management – reviewing the budget position and *Long-Term Financial Plan*.
- › Workplace health and safety – reviewing health and safety compliance and key performance indicators.
- › Human resources – reviewing internal resources and training.
- › External grants – reviewing the position of current grants.

The background is a solid yellow color with white, hand-drawn style contour lines that resemble topographic maps. 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

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u> \$		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u> \$
38,348,000	Rates - General	41,281,000
617,630	Rates - Jetty Road Glenelg	660,245
77,140	Rates - Patawalonga Marina	82,460
1,351,000	Rates - Regional Landscape Levy	1,452,167
2,582,060	Statutory Charges	2,641,300
3,191,115	User Charges	3,498,000
2,381,546	Operating Grants & Subsidies	2,045,863
20,000	Investment Income	72,000
749,070	Reimbursements	711,264
650,410	Other	843,743
101,250	Net Equity Gain - Joint Ventures	90,600
<u>50,069,221</u>	Operating Revenue	<u>53,378,642</u>
19,105,389	Employee Costs	20,244,443
19,861,358	Materials, contracts and other expenses	21,301,562
834,830	Finance Charges	992,692
10,468,000	Depreciation	10,911,000
(944,000)	Less full cost attribution - % admin costs capitalised	(999,000)
354,000	New Initiatives - Operating	542,000
<u>49,679,577</u>	Less Operating Expenditure	<u>52,992,697</u>
<u>389,644</u>	= Operating Surplus/(Deficit)	<u>385,945</u>
10,468,000	Depreciation	10,911,000
165,847	Other non-cash provisions	189,852
<u>10,633,847</u>	Plus Non-Cash items in Operating Surplus/Deficit	<u>11,100,852</u>
<u>11,023,491</u>	= Funds Generated from Operating Activities	<u>11,486,797</u>
1,483,500	Capital (External Contributions)	483,500
474,250	Proceeds from disposal of assets	201,000
<u>1,957,750</u>	Plus funds sourced from Capital Activities	<u>684,500</u>
(7,933,700)	Capital Expenditure-Asset Renewal and Replacement	(7,081,166)
(944,000)	Capital Expenditure-Full Cost Attribution	(999,000)
(5,937,000)	New Initiatives - Capital (Gross Expenditure)	(7,649,944)
<u>(14,814,700)</u>	Less total capital expenditure	<u>(15,730,110)</u>
253,000	Plus: Repayments of loan principal by sporting groups	217,000
<u>253,000</u>	Plus/(less) funds provided (used) by Investing Activities	<u>217,000</u>
<u>(1,580,459)</u>	= FUNDING SURPLUS/(REQUIREMENT)	<u>(3,341,813)</u>
Funded by:		
(2,959,459)	Less: Proceeds from new borrowings	(4,737,575)
1,379,000	Plus: Principal repayments of borrowings	1,395,762
<u>(1,580,459)</u>		<u>(3,341,813)</u>

CITY OF HOLDFAST BAY
PROJECTED INCOME STATEMENT- MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u>
\$	REVENUES	\$
38,348,000	Rates - General	41,281,000
617,630	Rates - Jetty Road Glenelg	660,245
77,140	Rates - Patawalonga Marina	82,460
1,351,000	Rates - Regional Landscape Levy	1,452,167
2,582,060	Statutory Charges	2,641,300
3,191,115	User Charges	3,498,000
2,381,546	Operating Grants & Subsidies	2,045,863
20,000	Investment Income	72,000
749,070	Reimbursements	711,264
650,410	Other	843,743
101,250	Net Equity Gain - Joint Ventures	90,600
<u>50,069,221</u>	TOTAL REVENUES	<u>53,378,642</u>
	EXPENSES	
19,105,389	Employee Costs	20,244,443
19,861,358	Materials, contracts and other expenses	21,301,562
834,830	Finance Charges	992,692
10,468,000	Depreciation	10,911,000
(944,000)	Less full cost attribution	(999,000)
354,000	New Initiatives - Operating	542,000
<u>49,679,577</u>	TOTAL EXPENSES	<u>52,992,697</u>
<u>389,644</u>	Operating Surplus/(Deficit) - Before Capital Revenue	<u>385,945</u>
1,483,500	Amounts specifically for new or upgraded assets	483,500
<u>1,873,144</u>	NET SURPLUS/(DEFICIT)	<u>869,445</u>

CITY OF HOLDFAST BAY
PROJECTED BALANCE SHEET - MUNICIPAL FUNDS
AS AT 30TH JUNE 2024

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u>
\$		\$
	CURRENT ASSETS	
443,183	Cash and cash equivalents	842,279
2,422,226	Trade and Other Receivables	2,964,725
-	Inventory	-
2,865,409	TOTAL CURRENT ASSETS	3,807,004
	NON-CURRENT ASSETS	
632,816	Financial Assets	643,769
3,414,876	Equity accounted investments-Council businesses	4,119,600
718,138,802	Land, Infrastructure, Property, Plant & Equipment	879,354,217
722,186,494	TOTAL NON-CURRENT ASSETS	884,117,586
725,051,903	TOTAL ASSETS	887,924,590
	CURRENT LIABILITIES	
5,866,943	Trade and Other Payables	8,794,848
1,379,000	Borrowings	1,395,762
3,277,750	Short-term Provisions	3,859,081
10,523,693	TOTAL CURRENT LIABILITIES	14,049,691
	NON-CURRENT LIABILITIES	
28,879,136	Long-term Borrowings	29,565,924
291,538	Long-term Provisions	281,897
29,170,674	TOTAL NON-CURRENT LIABILITIES	29,847,821
39,694,367	TOTAL LIABILITIES	43,897,512
685,357,536	NET ASSETS	844,027,078
	EQUITY	
184,787,536	Accumulated Surplus	188,972,671
500,570,000	Asset Revaluation Reserve	655,054,407
685,357,536	TOTAL EQUITY	844,027,078

CITY OF HOLDFAST BAY
PROJECTED STATEMENT OF CHANGES IN EQUITY - MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u>
\$		\$
	ACCUMULATED SURPLUS	
182,914,392	Balance at beginning of period	188,103,226
1,873,144	Net Surplus/(Deficit)	869,445
184,787,536	Balance at end of period	188,972,671
500,570,000	ASSET REVALUATION RESERVE	655,054,407
500,570,000	TOTAL RESERVES CLOSING BALANCE	655,054,407
685,357,536	TOTAL EQUITY	844,027,078

CITY OF HOLDFAST BAY
PROJECTED BUDGETED STATEMENT OF CASH FLOWS - MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u>
\$		\$
(OUTFLOWS)		(OUTFLOWS)
	CASH FLOWS FROM OPERATING ACTIVITIES	
	<u>Receipts</u>	
50,187,271	Operating Receipts	53,288,042
	<u>Payments</u>	
(38,328,950)	Operating payments to suppliers and employees	(40,808,553)
(834,830)	Finance Payments	(992,692)
11,023,491	NET CASH PROVIDED BY OPERATING ACTIVITIES	11,486,797
	CASH FLOWS FROM INVESTING ACTIVITIES	
	<u>Receipts</u>	
1,483,500	Grants specifically for new or upgraded assets	483,500
474,250	Sale of replaced assets	201,000
253,000	Repayments of loans (principal) by community groups	217,000
	<u>Payments</u>	
(8,877,700)	Expenditure on renewal/replacement of assets	(8,080,166)
(5,937,000)	Expenditure on new/upgraded assets	(7,649,944)
(12,603,950)	NET CASH (USED IN) INVESTING ACTIVITIES	(14,828,610)
	CASH FLOWS FROM FINANCING ACTIVITIES	
	<u>Receipts</u>	
2,959,459	Proceeds from Borrowings - External	4,737,575
	<u>Payments</u>	
(1,379,000)	Repayments of Borrowings - External	(1,395,762)
1,580,459	NET CASH PROVIDED BY FINANCING ACTIVITIES	3,341,813
	- NET INCREASE (DECREASE) IN CASH HELD	-
	CASH AND CASH EQUIVALENTS AT BEGINNING OF	
443,183	REPORTING PERIOD	842,279
	CASH AND CASH EQUIVALENTS AT END OF	
443,183	REPORTING PERIOD	842,279

RECONCILIATION OF INCOME STATEMENT TO BUDGETED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30TH JUNE 2024

1,873,144	SURPLUS FROM INCOME STATEMENT	869,445
	NON-CASH ITEMS IN INCOME STATEMENT	
10,468,000	Depreciation	10,911,000
165,847	Movements in provisions	189,852
10,633,847	TOTAL NON-CASH ITEMS	11,100,852
	CASH ITEMS NOT IN INCOME STATEMENT	
(14,814,700)	Capital Expenditure	(15,730,110)
(1,379,000)	Loan Repayments - External	(1,395,762)
2,959,459	Proceeds from Borrowings - External	4,737,575
253,000	Repayments of loans (principal) by community groups	217,000
474,250	Proceeds from Disposal of Assets	201,000
(12,506,991)	TOTAL CASH ITEMS	(11,970,297)
	NET INCREASE/(DECREASE)	
-	IN CASH AND CASH EQUIVALENTS	-

CITY OF HOLDFAST BAY
PROJECTED SUMMARY OF OPERATING AND CAPITAL INVESTMENT ACTIVITIES
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u> \$		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u> \$
50,069,221	Operating Revenues	53,378,642
(49,679,577)	less Operating Expenses	(52,992,697)
389,644	Operating Surplus/(Deficit) before Capital Amounts	385,945
Less net outlays on Existing Assets		
8,877,700	Capital Expenditure on renewal & replacement of existing assets	8,080,166
(10,468,000)	Less Depreciation	(10,911,000)
(1,590,300)		(2,830,834)
Less outlays on New and Upgraded Assets		
5,937,000	Capital Expenditure on new & upgraded assets	7,649,944
(1,483,500)	Less amounts received for for new & upgraded assets	(483,500)
4,453,500		7,166,444
(2,473,556)	Net lending/(borrowing) for financial year	(3,949,665)

PROJECTED FINANCIAL INDICATORS - MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u> \$		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u> \$
\$389,644	OPERATING SURPLUS/(DEFICIT) - BEFORE CAPITAL AMOUNTS	\$385,945
OPERATING SURPLUS RATIO (Operating surplus/(deficit) before capital amounts as % of total operating revenue)		
0.78%		0.72%
\$36,196,142	NET FINANCIAL LIABILITIES - (Total liabilities less financial assets)	\$39,446,739
NET FINANCIAL LIABILITIES RATIO (Total liabilities less financial assets as % of total operating revenue)		
72%		74%
INTEREST COVER RATIO (Net interest expense as % of total operating revenue less investment income)		
1.6%		1.7%
ASSET SUSTAINABILITY RATIO (Capital expenditure on renewal/replacement of existing assets, excluding new capital expenditure as % of asset management plan)		
100%		100%



**FINANCIAL STATEMENTS
– ALWYNDOR**

CITY OF HOLDFAST BAY
PROJECTED FINANCIAL STATEMENTS
BUDGET FUNDING STATEMENT - ALWYNDOR FUNDS

<u>Alwyndor</u> <u>22/23 Original</u> <u>BUDGET</u> \$		<u>Alwyndor</u> <u>23/24</u> <u>BUDGET</u> \$
5,575,565	User Charges	8,637,532
13,653,029	Operating Grants & Subsidies	15,909,148
445,000	Investment Income	856,797
5,360,638	Reimbursements	8,028,770
3,992,579	Other	7,361,163
29,026,811	Operating Revenue	40,793,410
20,916,284	Employee Costs - Salaries & Wages	28,240,823
6,966,053	Materials, contracts and other expenses	10,282,689
68,000	Finance Charges	142,800
1,357,889	Depreciation	1,617,981
29,308,226	Less Operating Expenditure	40,284,293
(281,415)	= Operating Surplus/(Deficit)	509,117
1,357,889	Depreciation	1,617,981
192,771	Other non-cash provisions	580,558
1,550,660	Plus Non-Cash items in Operating Surplus/Deficit	2,198,539
1,269,245	= Funds Generated from Operating Activities	2,707,656
(523,971)	Capital Expenditure-Asset Renewal and Replacement	(1,902,620)
(523,971)	Less total capital expenditure	(1,902,620)
745,274	= FUNDING SURPLUS	805,036
Funded by:		
745,274	Increase/(Decrease) in cash and cash equivalents	805,036
745,274		805,036

CITY OF HOLDFAST BAY
PROJECTED INCOME STATEMENT - ALWYNDOR FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Alwyndor</u> <u>22/23</u> <u>BUDGET</u> \$		<u>Alwyndor</u> <u>23/24</u> <u>BUDGET</u> \$
5,575,565	REVENUES User Charges	8,637,532
13,653,029	Operating Grants & Subsidies	15,909,148
445,000	Investment Income	856,797
5,360,638	Reimbursements	8,028,770
3,992,579	Other	7,361,163
29,026,811	TOTAL REVENUES	40,793,410
20,916,284	EXPENSES Employee Costs	28,240,823
6,966,053	Materials, contracts and other expenses	10,282,689
68,000	Finance Charges	142,800
1,357,889	Depreciation	1,617,981
29,308,226	TOTAL EXPENSES	40,284,293
(281,415)	Operating Surplus/(Deficit) - Before Capital Revenue	509,117
(281,415)	NET SURPLUS/(DEFICIT)	509,117

CITY OF HOLDFAST BAY
PROJECTED BALANCE SHEET - ALWYNDOR FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Alwyndor</u> <u>22/23</u> <u>BUDGET</u>		<u>Alwyndor</u> <u>23/24</u> <u>BUDGET</u>
\$		\$
	CURRENT ASSETS	
3,200,000	Cash and cash equivalents	3,500,000
1,425,102	Trade and Other Receivables	3,515,403
<u>4,625,102</u>	TOTAL CURRENT ASSETS	<u>7,015,403</u>
	NON-CURRENT ASSETS	
17,034,904	Financial Assets	14,057,240
36,576,260	Land, Infrastructure, Property, Plant & Equipment	40,278,004
<u>53,611,164</u>	TOTAL NON-CURRENT ASSETS	<u>54,335,244</u>
<u>58,236,266</u>	TOTAL ASSETS	<u>61,350,647</u>
	CURRENT LIABILITIES	
35,108,377	Trade and Other Payables	33,886,533
1,803,574	Short-term Provisions	2,783,426
<u>36,911,951</u>	TOTAL CURRENT LIABILITIES	<u>36,669,959</u>
	NON-CURRENT LIABILITIES	
240,202	Long-term Provisions	280,873
<u>240,202</u>	TOTAL NON-CURRENT LIABILITIES	<u>280,873</u>
<u>37,152,153</u>	TOTAL LIABILITIES	<u>36,950,832</u>
<u>21,084,113</u>	NET ASSETS	<u>24,399,815</u>
	EQUITY	
5,599,102	Accumulated Surplus	5,562,172
9,070,657	Asset Revaluation Reserve	12,423,289
6,414,354	Other Reserves	6,414,354
<u>21,084,113</u>	TOTAL EQUITY	<u>24,399,815</u>

CITY OF HOLDFAST BAY
PROJECTED STATEMENT OF CHANGES IN EQUITY - ALWYNDOR FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Alwyndor</u> <u>22/23</u> <u>BUDGET</u>		<u>Alwyndor</u> <u>23/24</u> <u>BUDGET</u>
\$		\$
	ACCUMULATED SURPLUS	
5,880,517	Balance at beginning of period	5,053,055
(281,415)	Net Surplus/(Deficit)	509,117
<u>5,599,102</u>	Balance at end of period	<u>5,562,172</u>
9,070,657	ASSET REVALUATION RESERVE	12,423,289
6,414,354	ALWYNDOR RESERVES	6,414,354
<u>15,485,011</u>	TOTAL RESERVES CLOSING BALANCE	<u>18,837,643</u>
<u>21,084,113</u>	TOTAL EQUITY	<u>24,399,815</u>

CITY OF HOLDFAST BAY
PROJECTED BUDGETED STATEMENT OF CASH FLOWS - ALWYNDOR FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Alwyndor</u> <u>22/23</u> <u>BUDGET</u>		<u>Alwyndor</u> <u>23/24</u> <u>BUDGET</u>
\$		\$
(OUTFLOWS)		(OUTFLOWS)
	CASH FLOWS FROM OPERATING ACTIVITIES	
	<u>Receipts</u>	
29,026,811	Operating Receipts	40,573,904
	<u>Payments</u>	
(27,689,566)	Operating payments to suppliers and employees	(38,199,159)
(68,000)	Finance Payments	(142,800)
1,269,245	NET CASH PROVIDED BY OPERATING ACTIVITIES	2,231,945
	CASH FLOWS FROM INVESTING ACTIVITIES	
	<u>Receipts</u>	
(709,832)	Net Purchase of Investment Securities	(1,218,330)
	<u>Payments</u>	
(403,971)	Expenditure on renewal/replacement of assets	(1,378,199)
(120,000)	Expenditure on new/upgraded assets	(524,421)
(1,233,803)	NET CASH (USED IN) INVESTING ACTIVITIES	(3,120,950)
	CASH FLOWS FROM FINANCING ACTIVITIES	
	<u>Receipts</u>	
339,213	Proceeds from Aged Care Facility Deposits	889,005
339,213	NET CASH PROVIDED BY FINANCING ACTIVITIES	889,005
374,655	NET INCREASE (DECREASE) IN CASH HELD	-
	CASH AND CASH EQUIVALENTS AT BEGINNING OF	
2,825,345	REPORTING PERIOD	3,500,000
	CASH AND CASH EQUIVALENTS AT END OF	
3,200,000	REPORTING PERIOD	3,500,000

RECONCILIATION OF INCOME STATEMENT TO BUDGETED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30TH JUNE 2024

(281,415)	SURPLUS/(DEFICIT) FROM INCOME STATEMENT	509,117
	NON-CASH ITEMS IN INCOME STATEMENT	
1,357,889	Depreciation	1,617,981
192,771	Increase (decrease) in provisions - nett	104,847
1,550,660	TOTAL NON-CASH ITEMS	1,722,828
	CASH ITEMS NOT IN INCOME STATEMENT	
(523,971)	Capital Expenditure	(1,902,620)
-	Loan Repayments - External	-
339,213	Proceeds from Aged Care Facility Deposits	889,005
(709,832)	Net Purchase of Investment Securities	(1,218,330)
(894,590)	TOTAL CASH ITEMS	(2,231,945)
	NET INCREASE/(DECREASE)	
374,655	IN CASH AND CASH EQUIVALENTS	-

CITY OF HOLDFAST BAY
PROJECTED SUMMARY OF OPERATING AND CAPITAL INVESTMENT ACTIVITIES
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Alwyndor</u> <u>22/23 Original</u> <u>BUDGET</u> \$	<u>Alwyndor</u> <u>23/24</u> <u>BUDGET</u> \$
29,026,811 Operating Revenues	40,793,410
(29,308,226) less Operating Expenses	(40,284,293)
<u>(281,415) Operating Surplus/(Deficit) before Capital Amounts</u>	<u>509,117</u>
 Less net outlays on Existing Assets	
403,971 Capital Expenditure on renewal & replacement of existing assets	1,378,199
(1,357,889) Less Depreciation	(1,617,981)
<u>(953,918)</u>	<u>(239,782)</u>
 Less outlays on New and Upgraded Assets	
120,000 Capital Expenditure on new & upgraded assets	524,421
<u>552,503</u> Net lending/(borrowing) for financial year	<u>224,478</u>

PROJECTED FINANCIAL INDICATORS - ALWYNDOR FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Alwyndor</u> <u>22/23 Original</u> <u>BUDGET</u> \$	<u>Alwyndor</u> <u>23/24</u> <u>BUDGET</u> \$
 OPERATING SURPLUS/(DEFICIT) - BEFORE CAPITAL AMOUNTS	
 -\$281,415	 \$509,117
 OPERATING SURPLUS RATIO	
(Operating surplus/(deficit) before capital amounts as % of general revenue)	
 -1.0%	 1.2%
 NET FINANCIAL LIABILITIES - (Total liabilities less financial assets)	
 \$15,492,147	 \$15,878,189
 NET FINANCIAL LIABILITIES RATIO	
(Total liabilities less financial assets as % of total operating revenue)	
 53%	 39%
 INTEREST COVER RATIO	
(Net interest expense as % of total operating revenue less investment income)	
 0.2%	 0.3%
 ASSET SUSTAINABILITY RATIO	
(Capital expenditure on renewal/replacement of existing assets, excluding new capital expenditure as % of depreciation expense)	
 30%	 85%



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CITY OF
HOLDFAST BAY

PO Box 19
Brighton, SA 5048

T (08) 8229 9999
F (08) 8298 4561

mail@holdfast.sa.gov.au

holdfast.sa.gov.au

Attachment 3



RATES

Council has budgeted to raise \$42.02 million in revenue from general rates (excluding the Landscape Levy but including separate rates). This includes a rate increase of 6.9 per cent, which equates to an increase of \$2.20 per week for the average residential household.

We have also budgeted for additional income of \$9.90 million from a range of non-rate revenue sources, including but not limited to revenue from our commercial operations, grants and subsidies.

ASSISTANCE WITH YOUR RATES

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

You can pay your rates in full as a single payment or in quarterly instalments. Support may be available if you have difficulty in paying your rates.

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

For more information on rate structures, payment options and rebates plus eligibility criteria and application forms for rate capping, please visit holdfast.sa.gov.au/rates or contact us on (08) 8229 9999.

FUNDING OUR PLANS FOR 2023–24

We have budgeted for:

- › A consolidated operating surplus of \$895,062 (Alwyndor surplus of \$509,117 and municipal operations surplus of \$385,945).¹
- › A consolidated operating income of \$94.2 million to cover our operating expenditure of \$93.3 million.
- › A 6.9 per cent rate increase (excluding separate rates and the *Landscape Levy*²).

In 2023–24, we will invest \$56.69 million to provide services, implement programs and build or maintain essential assets, including:

- › \$40.42 million to provide services to our community
- › \$8.08 million to upgrade and maintain community assets
- › \$8.19 million for new capital infrastructure and service improvements.

READ MORE ABOUT OUR PLANS

This document serves as a summary. For more information on our 2023–24 budget, services and projects, you can access a full copy of the *2023–24 Annual Business Plan*:

- › online at holdfast.sa.gov.au/annual-plans
- › at the Brighton Civic Centre, 24 Jetty Road, Brighton
- › at the Brighton Library, 20 Jetty Road, Brighton
- › at the Glenelg Library, 2 Colley Terrace, Glenelg.

FINANCIAL 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. The *2023–24 Annual Business Plan* forecasts a project borrowing requirement of \$4.74 million to fund the proposed program of works.

Council works with the following financial targets:

1. To achieve an operating ratio of 0–10 per cent
2. To achieve a net financial liabilities ratio of less than 75 per cent
3. To improve Council's asset sustainability ratio to be within the range of 90–110 per cent over a five year period

¹ Alwyndor is a self-funding operation of the City of Holdfast Bay.

² The *Landscape South Australia Act 2019* requires councils to collect the Landscape Levy (formerly called the NRM Levy) on behalf of the state government.

OUR ANNUAL BUSINESS PLAN & BUDGET 2023–24 SUMMARY



HOW OUR FUNDS ARE SPENT

OPERATIONAL

Services	Million
Development Services	\$1.40
Property Management	\$2.38
Community Wellbeing	\$0.87
Community Safety	\$2.22
Communications and Engagement	\$0.58
Public Realm and Urban Design	\$0.57
Environmental Services	\$1.02
Field Services and Depot	\$8.53
Street Lighting	\$0.73
Engineering & Traffic	\$1.78
Waste Management	\$4.53
Library Services	\$1.73
City Activation	\$1.47
Tourism and Events	\$1.61
Jetty Road Mainstreet Glenelg	\$0.68
Commercial and Economic Enterprises	\$0.39
Corporate Services	\$4.19
Financial & Rating Services	\$3.43
Innovation and Technology Services	\$2.99
Total	\$41.10

Other Operational Expenditure

	Million
Financial Services – Depreciation	\$10.91
Operational New Initiatives	\$0.54
Regional Landscape Levy	\$1.44
Project Management Cost Capitalised	(\$1.0)
Total expenditure on other operational	\$11.89

Total Municipal Operational Expenditure \$52.99

CAPITAL Expenditure

	Million
Transport	\$3.66
Open Space and Coastal	\$1.33
Buildings	\$1.11
Plant & Equipment + IT	\$0.78
Stormwater (a further \$1m provided under New Projects)	\$0.11
Library	\$0.09
Capital New Initiatives	\$7.65
Project Management Capitalised	\$1.0

Total Municipal Capital Expenditure \$15.73

ALWYNDOR

Alwyndor is a self-funded business unit of the City of Holdfast Bay.

Total revenue	\$40.79
Total expenditure	\$40.28
Net surplus (deficit)	\$0.51

WHERE OUR FUNDS COME FROM

REVENUE

Rate Revenue	Million
Rates – General	\$41.28
Rates – Jetty Road Glenelg	\$0.66
Rates – Patawalonga Marina	\$0.08
Rates – Regional Landscape Levy	\$1.45
Total Rate Revenue	\$43.47

Operational Revenue Million

Statutory Charges	\$2.64
User Charges (including but not limited to revenue from commercial operations)	\$3.50
Investment Income	\$0.07
Reimbursements	\$0.71
Other	\$0.85
Total Operational Revenue	\$7.77

External Revenue Million

Operating Grants and Subsidies	\$2.05
SRWRA – Equity gain	\$0.09
Total External Revenue	\$2.14

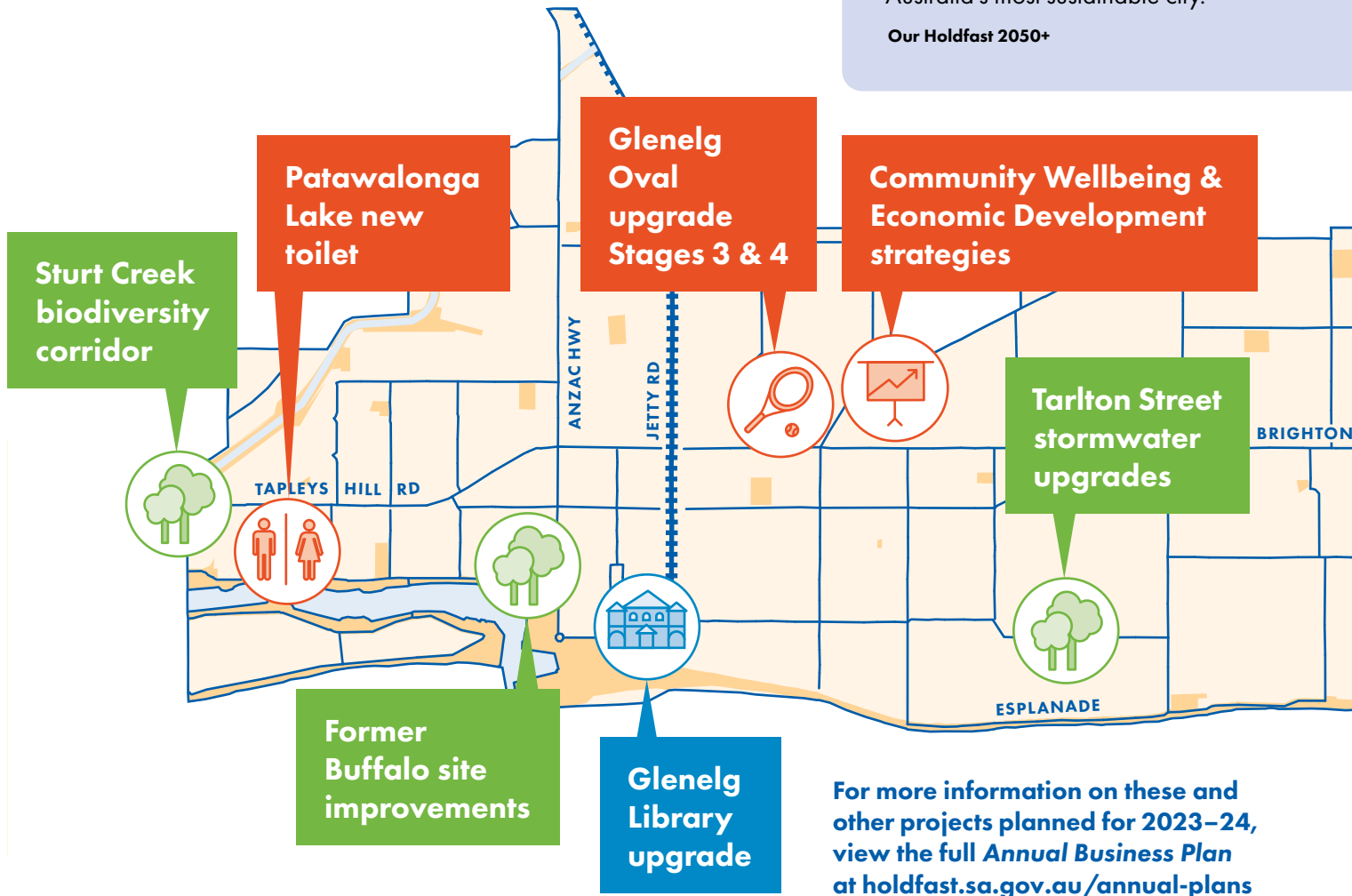
Total Municipal Revenue \$53.38

PROJECTS AND ACTIVITIES FOR 2023-24

OUR VISION

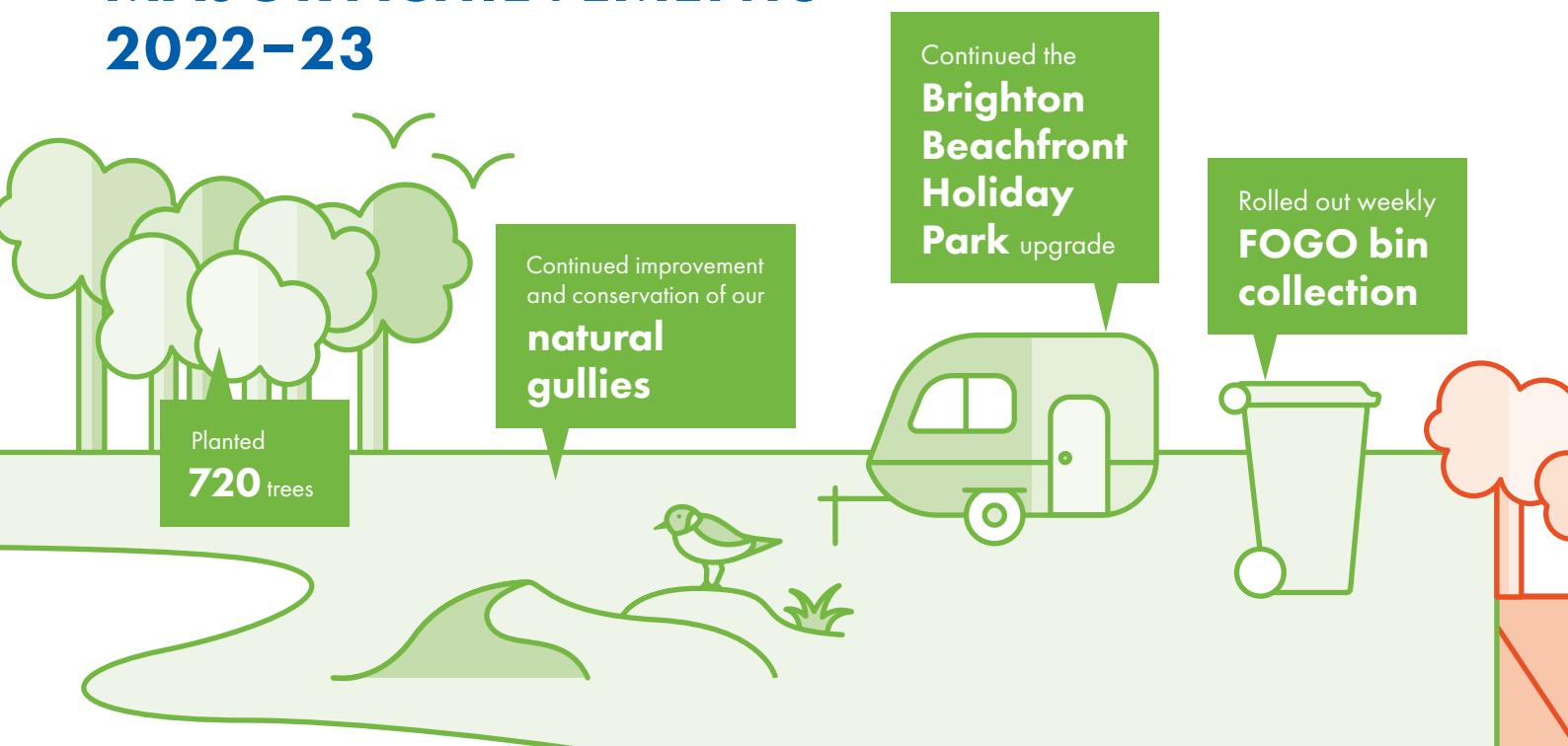
Protecting our heritage and beautiful coast, while creating a welcoming and healthy place for all in South Australia's most sustainable city.

Our Holdfast 2050+



For more information on these and other projects planned for 2023-24, view the full *Annual Business Plan* at holdfast.sa.gov.au/annual-plans

MAJOR ACHIEVEMENTS 2022-23





WELLBEING

Good health and economic success in an environment and a community that supports wellbeing.



SUSTAINABILITY

A city, economy and community that is resilient and sustainable.

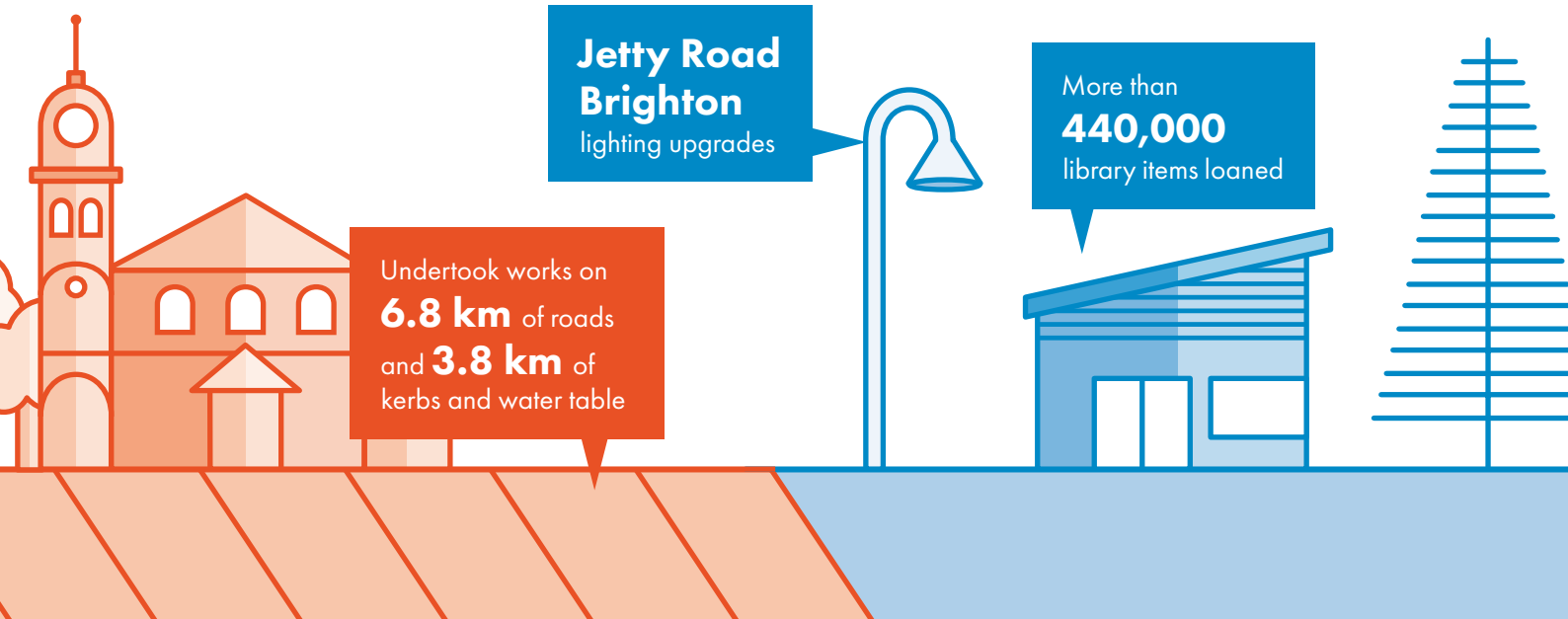


INNOVATION

A thriving economy and community that values life-long education, research, creativity and entrepreneurialism.



A full list of achievements will be outlined in the Annual Report published in December 2023.



Item No: 15.3
Subject: **2023-24 BUDGET ADOPTION**
Date: 27 June 2023
Written By: Manager, Finance
A/General Manager: Strategy and Corporate, Ms S Wachtel

SUMMARY

The 2023-24 Budget is presented for adoption following adoption of the Annual Business Plan.

RECOMMENDATION

That in respect of the financial year ended 30 June 2024:

- 1. The 2023-24 Budget which consists of:**
 - (a) the Budgeted Income Statement;**
 - (b) the Budgeted Balance Sheet;**
 - (c) the Budgeted Statement of Changes in Equity;**
 - (d) the Budgeted Statement of Cash Flow;**
 - (e) the Budgeted Uniform Presentation of Finances; and**
 - (f) the Budgeted Financial Indicators**

be adopted subject to the following amendments:

Any budget changes arising from Council's consideration of the 2023-24 Annual Business Plan be included in the budgeted financial statements and relevant documents;

- 2. the fees and charges incorporated in the Annual Business Plan be adopted and that the relevant policies be updated accordingly;**
- 3. notes the Draft Southern Region Waste Resource Authority Business Plan and Budget 2023-24 (Attachment 4);**

4. **Council, in accordance with the 2023-24 Annual Business Plan and budget, approves new loan borrowings of up to \$4.74 million to be negotiated in accordance with Council's treasury policy; and**
 5. **the Mayor and the Chief Executive Officer be authorised to execute any relevant documentation in relation to new borrowings on behalf of Council and affix the common seal thereto.**
-

STRATEGIC PLAN

This document contributes to the vision of the Strategic Plan by ensuring the financial sustainability of Council while exercising sound financial management to deliver on objectives and aspirations.

COUNCIL POLICY

Treasury Management

STATUTORY PROVISIONS

Local Government Act 1999, Section 123.

Local Government (Financial Management) Regulations 2011, Regulation 7.

BACKGROUND

This report has been prepared to enable the adoption of the 2023-24 Budget.

Council have undertaken four workshops, and have received and considered several reports in relation to the Budget for 2023-24 including:

14 March 2023	Report No: 74/23 Minutes – Jetty Road Mainstreet Committee – 1 March 2023
28 March 2023	Report No: 97/23 Minutes – Audit and Risk Committee – 15 March 2023
11 April 2023	Report No: 123/23 – Events Planning: 2023/24
09 May 2023	Report No: 148/23 Minutes – Audit and Risk Committee – 3 May 2023
09 May 2023	Report No: 143/23 Draft 2023-24 Annual Business Plan
13 June 2023	Report No: 196/23 Minutes – Audit and Risk Committee – 7 June 2023
27 June 2023	Report No: 210/23 Annual Business Plan

REPORT

The Audit and Risk Committee received an updated report on the 2023-24 Annual Business Plan and consultation outcomes at its meeting on 7 June 2023. The Audit and Risk Committee noted

that the draft 2023-24 Annual Business Plan and Budget satisfies Council's financial sustainability and performance measures and supported its presentation to Council for adoption.

Amendments to 2023-24 draft budget

Since the publication of Council's draft budget, notification has been received that the Southern Region Waste Resource Authority's (SRWRA) 2023-24 draft budget forecasts an operating surplus of \$604,000. Council's 15% equity share of this surplus would equate to \$90,600 - the draft budget had forecast \$220,000. The SRWRA budget was due to be considered and adopted by their Board on 26 June 2023.

Refer Attachment 4

The above variation totals \$129,400 in an equity movement which will impact Council's operating surplus, reducing it from \$515,345 to \$385,945, but will have no impact on Council's cash position and requirement to borrow. Council's forecast Operating Surplus Ratio will reduce from 0.96% to 0.72% while all other financial indicators and measures will remain unchanged.

An additional capital expenditure amount has been included, in line with Council's resolution (C280223/7355) to annually consider a \$20,000 budget allocation for potential public art acquisitions. This will have no impact on the forecast operating surplus but will require additional borrowings of \$20,000 from a total of \$4.72 million to \$4.74 million. Council's financial indicators, including its forecast Net Financial Liabilities Ratio, will remain unchanged.

There are a number of changes to the draft 2023-24 Alwyndor budget as published in the Annual Business Plan. This has resulted in a decrease in the operating surplus from \$670,068 to \$509,117, combined with a decrease in capital expenditure from \$1,912,733 to \$1,902,620. This has resulted in a reduction of Alwyndor's funding surplus from \$950,683 to \$805,036. The main reasons for the changes are itemised below.

- Additional \$108,000 in investment income following a closer review of the 2023 actual performance, the expected effects of rising rates on 2023/24, and the assumption that excess funds will be invested.
- Additional corporate wages to Support at Home growth (\$257,000).
- Revised Agency costs to increase Provider Assist hours (\$56,000).
- Decrease in Software Licence costs following a more detailed review of the budget (\$97,000).
- Additional IT Support costs submitted by SIMM IT to reflect increase in users (\$53,000).
- Decrease in capital expenditure due to vehicle quotes being less than originally estimated (\$10,000).

This has resulted in a consolidated operating surplus result of \$895,062.

Separate budget statements have been prepared for Municipal and Alwyndor activities comprising:

- Budgeted Funding Statement; and
- Budgeted Financial Statements, Uniform Presentation of Finances Statement, and applicable financial indicators presented in a manner consistent with the Model Financial Statements.

Refer Attachment 1

The financial statements are subject to amendment in accordance with the adopted recommendations to this report.

The annual fees and charges for 2023-24 were reviewed and incorporated into the Annual Business Plan.

Refer Attachment 2

Additional budget statements are attached for Jetty Road Mainstreet and the Southern Region Waste Resource Authority (SRWRA).

Refer Attachments 3 and 4

Long-Term Financial Plan (LTFP)

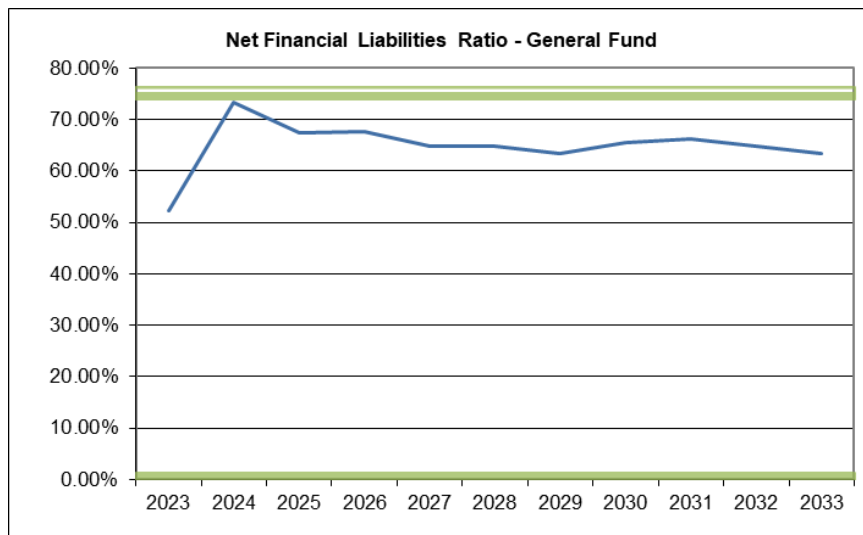
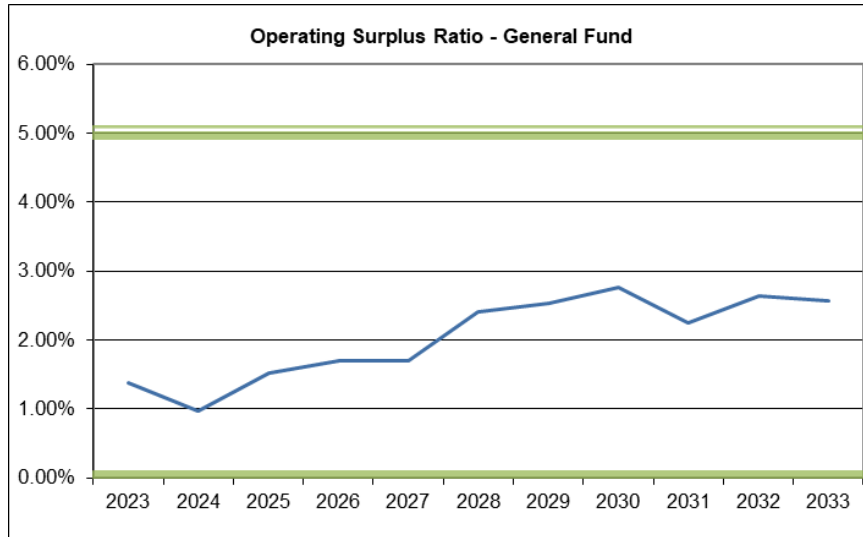
The Municipal LTFP was presented to the Audit and Risk Committee in March 2023 (Report No: 91/23) and updated financial indicator charts were presented at subsequent Council budget workshops. The key financial indicators of the LTFP were then updated for the 31 March 2023 budget update and the final draft 2023-24 budget.

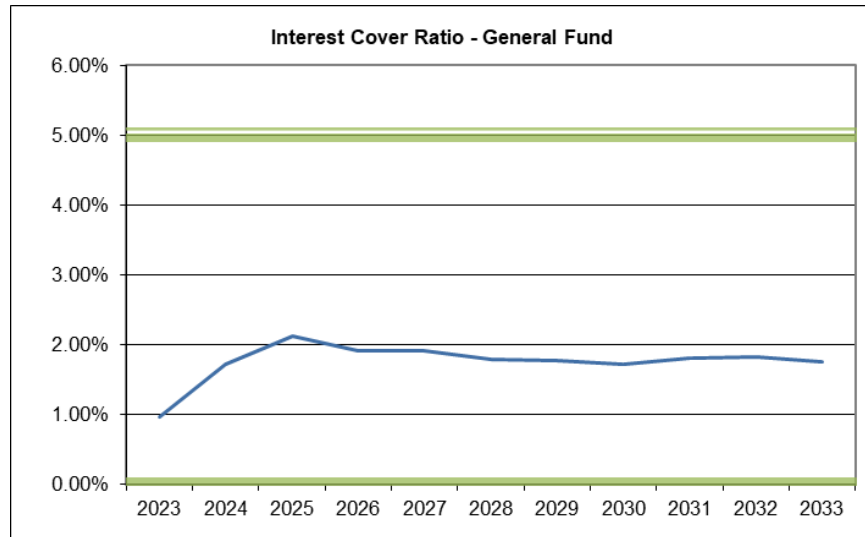
The LTFP parameters have also been updated for the latest (May 2023) CPI forecasts as published by the Reserve Bank of Australia (RBA). The comparative effect of the changes are shown in the table below. Forecast employment costs have also increased as a result of recent negotiations and have been reforecast.

Year	Previous LGPI LTFP Forecast	Updated LGPI LTFP Forecast
2024/25	2.53%	4.5%
2025/26	2.47%	3.2%
2026/27	2.51%	2.8%
	Previous Employment Cost Forecast	Updated Employment Cost Forecast
2024/25	3%	4%
2025/26	3%	4%
Thereafter – unchanged from previous LTFP forecasts		

The plan also includes Council’s current approved capital commitments as well as annual provisions of \$1,000,000 for new capital initiatives and \$500,000 for new operational initiatives.

These updates have been modelled in the Municipal LTFP resulting in updated forecasts and charts which were presented to the Audit and Risk Committee on 7 June 2023.





The updated LTFP indicates that Council is financially sustainable while meeting its performance measures. They indicate that over a ten-year forecast period Council will:

- achieve an operating surplus;
- achieve a net financial liabilities ratio of less than 75%; and
- achieve an interest cover ratio of less than 5%.

While the current base case satisfies Council’s performance targets and measures, future major projects will require careful consideration as to their priority, timing, and funding.

BUDGET

This report adopts the 2023-24 budget and fees and charges.

LIFE CYCLE COSTS

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

Attachment 1



CITY OF HOLDFAST BAY
BUDGET FUNDING STATEMENT - MUNICIPAL FUNDS

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u>
\$		\$
38,348,000	Rates - General	41,281,000
617,630	Rates - Jetty Road Glenelg	660,245
77,140	Rates - Patawalonga Marina	82,460
1,351,000	Rates - Regional Landscape Levy	1,452,167
2,582,060	Statutory Charges	2,641,300
3,191,115	User Charges	3,498,000
2,381,546	Operating Grants & Subsidies	2,045,863
20,000	Investment Income	72,000
749,070	Reimbursements	711,264
650,410	Other	843,743
101,250	Net Equity Gain - Joint Ventures	90,600
50,069,221	Operating Revenue	53,378,642
19,105,389	Employee Costs	20,244,443
19,861,358	Materials, contracts and other expenses	21,301,562
834,830	Finance Charges	992,692
10,468,000	Depreciation	10,911,000
(944,000)	Less full cost attribution - % admin costs capitalised	(999,000)
354,000	New Initiatives - Operating	542,000
49,679,577	Less Operating Expenditure	52,992,697
389,644	= Operating Surplus/(Deficit)	385,945
10,468,000	Depreciation	10,911,000
165,847	Other non-cash provisions	189,852
10,633,847	Plus Non-Cash items in Operating Surplus/Deficit	11,100,852
11,023,491	= Funds Generated from Operating Activities	11,486,797
1,483,500	Capital (External Contributions)	483,500
474,250	Proceeds from disposal of assets	201,000
1,957,750	Plus funds sourced from Capital Activities	684,500
(7,933,700)	Capital Expenditure-Asset Renewal and Replacement	(7,081,166)
(944,000)	Capital Expenditure-Full Cost Attribution	(999,000)
(5,937,000)	New Initiatives - Capital (Gross Expenditure)	(7,649,944)
(14,814,700)	Less total capital expenditure	(15,730,110)
253,000	Plus: Repayments of loan principal by sporting groups	217,000
253,000	Plus/(less) funds provided (used) by Investing Activities	217,000
(1,580,459)	= FUNDING SURPLUS/(REQUIREMENT)	(3,341,813)
Funded by:		
(2,959,459)	Less: Proceeds from new borrowings	(4,737,575)
1,379,000	Plus: Principal repayments of borrowings	1,395,762
(1,580,459)		(3,341,813)

CITY OF HOLDFAST BAY
PROJECTED INCOME STATEMENT- MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u>
\$	REVENUES	\$
38,348,000	Rates - General	41,281,000
617,630	Rates - Jetty Road Glenelg	660,245
77,140	Rates - Patawalonga Marina	82,460
1,351,000	Rates - Regional Landscape Levy	1,452,167
2,582,060	Statutory Charges	2,641,300
3,191,115	User Charges	3,498,000
2,381,546	Operating Grants & Subsidies	2,045,863
20,000	Investment Income	72,000
749,070	Reimbursements	711,264
650,410	Other	843,743
101,250	Net Equity Gain - Joint Ventures	90,600
<u>50,069,221</u>	TOTAL REVENUES	<u>53,378,642</u>
	EXPENSES	
19,105,389	Employee Costs	20,244,443
19,861,358	Materials, contracts and other expenses	21,301,562
834,830	Finance Charges	992,692
10,468,000	Depreciation	10,911,000
(944,000)	Less full cost attribution	(999,000)
354,000	New Initiatives - Operating	542,000
<u>49,679,577</u>	TOTAL EXPENSES	<u>52,992,697</u>
<u>389,644</u>	Operating Surplus/(Deficit) - Before Capital Revenue	<u>385,945</u>
1,483,500	Amounts specifically for new or upgraded assets	483,500
<u>1,873,144</u>	NET SURPLUS/(DEFICIT)	<u>869,445</u>

CITY OF HOLDFAST BAY
PROJECTED BALANCE SHEET - MUNICIPAL FUNDS
AS AT 30TH JUNE 2024

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u>
\$		\$
	CURRENT ASSETS	
443,183	Cash and cash equivalents	842,279
2,422,226	Trade and Other Receivables	2,964,725
-	Inventory	-
<u>2,865,409</u>	TOTAL CURRENT ASSETS	<u>3,807,004</u>
	NON-CURRENT ASSETS	
632,816	Financial Assets	643,769
3,414,876	Equity accounted investments-Council businesses	4,119,600
<u>718,138,802</u>	Land, Infrastructure, Property, Plant & Equipment	<u>879,354,217</u>
<u>722,186,494</u>	TOTAL NON-CURRENT ASSETS	<u>884,117,586</u>
<u>725,051,903</u>	TOTAL ASSETS	<u>887,924,590</u>
	CURRENT LIABILITIES	
5,866,943	Trade and Other Payables	8,794,848
1,379,000	Borrowings	1,395,762
<u>3,277,750</u>	Short-term Provisions	<u>3,859,081</u>
<u>10,523,693</u>	TOTAL CURRENT LIABILITIES	<u>14,049,691</u>
	NON-CURRENT LIABILITIES	
28,879,136	Long-term Borrowings	29,565,924
<u>291,538</u>	Long-term Provisions	<u>281,897</u>
<u>29,170,674</u>	TOTAL NON-CURRENT LIABILITIES	<u>29,847,821</u>
<u>39,694,367</u>	TOTAL LIABILITIES	<u>43,897,512</u>
<u>685,357,536</u>	NET ASSETS	<u>844,027,078</u>
	EQUITY	
184,787,536	Accumulated Surplus	188,972,671
<u>500,570,000</u>	Asset Revaluation Reserve	<u>655,054,407</u>
<u>685,357,536</u>	TOTAL EQUITY	<u>844,027,078</u>

CITY OF HOLDFAST BAY
PROJECTED STATEMENT OF CHANGES IN EQUITY - MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u>		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u>
\$		\$
	ACCUMULATED SURPLUS	
182,914,392	Balance at beginning of period	188,103,226
<u>1,873,144</u>	Net Surplus/(Deficit)	<u>869,445</u>
<u>184,787,536</u>	Balance at end of period	<u>188,972,671</u>
500,570,000	ASSET REVALUATION RESERVE	655,054,407
<u>500,570,000</u>	TOTAL RESERVES CLOSING BALANCE	<u>655,054,407</u>
<u>685,357,536</u>	TOTAL EQUITY	<u>844,027,078</u>

CITY OF HOLDFAST BAY
PROJECTED BUDGETED STATEMENT OF CASH FLOWS - MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u> \$ (OUTFLOWS)	<u>Municipal</u> <u>23/24</u> <u>BUDGET</u> \$ (OUTFLOWS)	
CASH FLOWS FROM OPERATING ACTIVITIES		
<u>Receipts</u>		
50,187,271	Operating Receipts	53,288,042
<u>Payments</u>		
(38,328,950)	Operating payments to suppliers and employees	(40,808,553)
(834,830)	Finance Payments	(992,692)
11,023,491	NET CASH PROVIDED BY OPERATING ACTIVITIES	11,486,797
CASH FLOWS FROM INVESTING ACTIVITIES		
<u>Receipts</u>		
1,483,500	Grants specifically for new or upgraded assets	483,500
474,250	Sale of replaced assets	201,000
253,000	Repayments of loans (principal) by community groups	217,000
<u>Payments</u>		
(8,877,700)	Expenditure on renewal/replacement of assets	(8,080,166)
(5,937,000)	Expenditure on new/upgraded assets	(7,649,944)
(12,603,950)	NET CASH (USED IN) INVESTING ACTIVITIES	(14,828,610)
CASH FLOWS FROM FINANCING ACTIVITIES		
<u>Receipts</u>		
2,959,459	Proceeds from Borrowings - External	4,737,575
<u>Payments</u>		
(1,379,000)	Repayments of Borrowings - External	(1,395,762)
1,580,459	NET CASH PROVIDED BY FINANCING ACTIVITIES	3,341,813
-	NET INCREASE (DECREASE) IN CASH HELD	-
443,183	CASH AND CASH EQUIVALENTS AT BEGINNING OF	842,279
	REPORTING PERIOD	
443,183	CASH AND CASH EQUIVALENTS AT END OF	842,279
443,183	REPORTING PERIOD	842,279

RECONCILIATION OF INCOME STATEMENT TO BUDGETED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30TH JUNE 2024

1,873,144	SURPLUS FROM INCOME STATEMENT	869,445
NON-CASH ITEMS IN INCOME STATEMENT		
10,468,000	Depreciation	10,911,000
165,847	Movements in provisions	189,852
10,633,847	TOTAL NON-CASH ITEMS	11,100,852
CASH ITEMS NOT IN INCOME STATEMENT		
(14,814,700)	Capital Expenditure	(15,730,110)
(1,379,000)	Loan Repayments - External	(1,395,762)
2,959,459	Proceeds from Borrowings - External	4,737,575
253,000	Repayments of loans (principal) by community groups	217,000
474,250	Proceeds from Disposal of Assets	201,000
(12,506,991)	TOTAL CASH ITEMS	(11,970,297)
-	NET INCREASE/(DECREASE)	-
-	IN CASH AND CASH EQUIVALENTS	-

CITY OF HOLDFAST BAY
PROJECTED SUMMARY OF OPERATING AND CAPITAL INVESTMENT ACTIVITIES
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u> \$		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u> \$
50,069,221	Operating Revenues	53,378,642
(49,679,577)	less Operating Expenses	(52,992,697)
389,644	Operating Surplus/(Deficit) before Capital Amounts	385,945
Less net outlays on Existing Assets		
8,877,700	Capital Expenditure on renewal & replacement of existing assets	8,080,166
(10,468,000)	Less Depreciation	(10,911,000)
(1,590,300)		(2,830,834)
Less outlays on New and Upgraded Assets		
5,937,000	Capital Expenditure on new & upgraded assets	7,649,944
(1,483,500)	Less amounts received for for new & upgraded assets	(483,500)
4,453,500		7,166,444
(2,473,556)	Net lending/(borrowing) for financial year	(3,949,665)

PROJECTED FINANCIAL INDICATORS - MUNICIPAL FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Municipal</u> <u>22/23 Original</u> <u>BUDGET</u> \$		<u>Municipal</u> <u>23/24</u> <u>BUDGET</u> \$
\$389,644	OPERATING SURPLUS/(DEFICIT) - BEFORE CAPITAL AMOUNTS	\$385,945
OPERATING SURPLUS RATIO (Operating surplus/(deficit) before capital amounts as % of total operating revenue)		
0.78%		0.72%
\$36,196,142	NET FINANCIAL LIABILITIES - (Total liabilities less financial assets)	\$39,446,739
NET FINANCIAL LIABILITIES RATIO (Total liabilities less financial assets as % of total operating revenue)		
72%		74%
INTEREST COVER RATIO (Net interest expense as % of total operating revenue less investment income)		
1.6%		1.7%
ASSET SUSTAINABILITY RATIO (Capital expenditure on renewal/replacement of existing assets, excluding new capital expenditure as % of asset management plan)		
100%		100%

CITY OF HOLDFAST BAY
PROJECTED FINANCIAL STATEMENTS
BUDGET FUNDING STATEMENT - ALWYNDOR FUNDS

<u>Alwyndor</u> <u>22/23 Original</u> <u>BUDGET</u>		<u>Alwyndor</u> <u>23/24</u> <u>BUDGET</u>
\$		\$
5,575,565	User Charges	8,637,532
13,653,029	Operating Grants & Subsidies	15,909,148
445,000	Investment Income	856,797
5,360,638	Reimbursements	8,028,770
3,992,579	Other	7,361,163
29,026,811	Operating Revenue	40,793,410
20,916,284	Employee Costs - Salaries & Wages	28,240,823
6,966,053	Materials, contracts and other expenses	10,282,689
68,000	Finance Charges	142,800
1,357,889	Depreciation	1,617,981
29,308,226	Less Operating Expenditure	40,284,293
(281,415)	= Operating Surplus/(Deficit)	509,117
1,357,889	Depreciation	1,617,981
192,771	Other non-cash provisions	580,558
1,550,660	Plus Non-Cash items in Operating Surplus/Deficit	2,198,539
1,269,245	= Funds Generated from Operating Activities	2,707,656
(523,971)	Capital Expenditure-Asset Renewal and Replacement	(1,902,620)
(523,971)	Less total capital expenditure	(1,902,620)
745,274	= FUNDING SURPLUS	805,036
Funded by:		
745,274	Increase/(Decrease) in cash and cash equivalents	805,036
745,274		805,036

CITY OF HOLDFAST BAY
PROJECTED INCOME STATEMENT - ALWYNDOR FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Alwyndor</u> <u>22/23</u> <u>BUDGET</u>		<u>Alwyndor</u> <u>23/24</u> <u>BUDGET</u>
\$	REVENUES	\$
5,575,565	User Charges	8,637,532
13,653,029	Operating Grants & Subsidies	15,909,148
445,000	Investment Income	856,797
5,360,638	Reimbursements	8,028,770
3,992,579	Other	7,361,163
29,026,811	TOTAL REVENUES	40,793,410
EXPENSES		
20,916,284	Employee Costs	28,240,823
6,966,053	Materials, contracts and other expenses	10,282,689
68,000	Finance Charges	142,800
1,357,889	Depreciation	1,617,981
29,308,226	TOTAL EXPENSES	40,284,293
(281,415)	Operating Surplus/(Deficit) - Before Capital Revenue	509,117
(281,415)	NET SURPLUS/(DEFICIT)	509,117

CITY OF HOLDFAST BAY
PROJECTED BALANCE SHEET - ALWYNDOR FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Alwyndor</u> <u>22/23</u> <u>BUDGET</u>		<u>Alwyndor</u> <u>23/24</u> <u>BUDGET</u>
\$		\$
	CURRENT ASSETS	
3,200,000	Cash and cash equivalents	3,500,000
1,425,102	Trade and Other Receivables	3,515,403
4,625,102	TOTAL CURRENT ASSETS	7,015,403
	NON-CURRENT ASSETS	
17,034,904	Financial Assets	14,057,240
36,576,260	Land, Infrastructure, Property, Plant & Equipment	40,278,004
53,611,164	TOTAL NON-CURRENT ASSETS	54,335,244
58,236,266	TOTAL ASSETS	61,350,647
	CURRENT LIABILITIES	
35,108,377	Trade and Other Payables	33,886,533
1,803,574	Short-term Provisions	2,783,426
36,911,951	TOTAL CURRENT LIABILITIES	36,669,959
	NON-CURRENT LIABILITIES	
240,202	Long-term Provisions	280,873
240,202	TOTAL NON-CURRENT LIABILITIES	280,873
37,152,153	TOTAL LIABILITIES	36,950,832
21,084,113	NET ASSETS	24,399,815
	EQUITY	
5,599,102	Accumulated Surplus	5,562,172
9,070,657	Asset Revaluation Reserve	12,423,289
6,414,354	Other Reserves	6,414,354
21,084,113	TOTAL EQUITY	24,399,815

CITY OF HOLDFAST BAY
PROJECTED STATEMENT OF CHANGES IN EQUITY - ALWYNDOR FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Alwyndor</u> <u>22/23</u> <u>BUDGET</u>		<u>Alwyndor</u> <u>23/24</u> <u>BUDGET</u>
\$		\$
	ACCUMULATED SURPLUS	
5,880,517	Balance at beginning of period	5,053,055
(281,415)	Net Surplus/(Deficit)	509,117
5,599,102	Balance at end of period	5,562,172
9,070,657	ASSET REVALUATION RESERVE	12,423,289
6,414,354	ALWYNDOR RESERVES	6,414,354
15,485,011	TOTAL RESERVES CLOSING BALANCE	18,837,643
21,084,113	TOTAL EQUITY	24,399,815

CITY OF HOLDFAST BAY
PROJECTED BUDGETED STATEMENT OF CASH FLOWS - ALWYNDOR FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Alwyndor</u> <u>22/23</u> <u>BUDGET</u> \$ (OUTFLOWS)	<u>Alwyndor</u> <u>23/24</u> <u>BUDGET</u> \$ (OUTFLOWS)
CASH FLOWS FROM OPERATING ACTIVITIES	
<u>Receipts</u>	
29,026,811 Operating Receipts	40,573,904
<u>Payments</u>	
(27,689,566) Operating payments to suppliers and employees	(38,199,159)
(68,000) Finance Payments	(142,800)
<u>1,269,245</u> NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>2,231,945</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
<u>Receipts</u>	
(709,832) Net Purchase of Investment Securities	(1,218,330)
<u>Payments</u>	
(403,971) Expenditure on renewal/replacement of assets	(1,378,199)
(120,000) Expenditure on new/upgraded assets	(524,421)
<u>(1,233,803)</u> NET CASH (USED IN) INVESTING ACTIVITIES	<u>(3,120,950)</u>
CASH FLOWS FROM FINANCING ACTIVITIES	
<u>Receipts</u>	
339,213 Proceeds from Aged Care Facility Deposits	889,005
<u>339,213</u> NET CASH PROVIDED BY FINANCING ACTIVITIES	<u>889,005</u>
374,655 NET INCREASE (DECREASE) IN CASH HELD	-
CASH AND CASH EQUIVALENTS AT BEGINNING OF	
2,825,345 REPORTING PERIOD	3,500,000
CASH AND CASH EQUIVALENTS AT END OF	
<u>3,200,000</u> REPORTING PERIOD	<u>3,500,000</u>

RECONCILIATION OF INCOME STATEMENT TO BUDGETED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30TH JUNE 2024

(281,415) SURPLUS/(DEFICIT) FROM INCOME STATEMENT	509,117
NON-CASH ITEMS IN INCOME STATEMENT	
1,357,889 Depreciation	1,617,981
192,771 Increase (decrease) in provisions - nett	104,847
<u>1,550,660</u> TOTAL NON-CASH ITEMS	<u>1,722,828</u>
CASH ITEMS NOT IN INCOME STATEMENT	
(523,971) Capital Expenditure	(1,902,620)
- Loan Repayments - External	-
339,213 Proceeds from Aged Care Facility Deposits	889,005
(709,832) Net Purchase of Investment Securities	(1,218,330)
(894,590) TOTAL CASH ITEMS	(2,231,945)
NET INCREASE/(DECREASE)	
<u>374,655</u> IN CASH AND CASH EQUIVALENTS	<u>-</u>

CITY OF HOLDFAST BAY
PROJECTED SUMMARY OF OPERATING AND CAPITAL INVESTMENT ACTIVITIES
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Alwyndor</u> <u>22/23 Original</u> <u>BUDGET</u>		<u>Alwyndor</u> <u>23/24</u> <u>BUDGET</u>
\$		\$
29,026,811	Operating Revenues	40,793,410
<u>(29,308,226)</u>	less Operating Expenses	<u>(40,284,293)</u>
(281,415)	Operating Surplus/(Deficit) before Capital Amounts	509,117
Less net outlays on Existing Assets		
403,971	Capital Expenditure on renewal & replacement of existing assets	1,378,199
<u>(1,357,889)</u>	Less Depreciation	<u>(1,617,981)</u>
(953,918)		(239,782)
Less outlays on New and Upgraded Assets		
120,000	Capital Expenditure on new & upgraded assets	524,421
<u>552,503</u>	Net lending/(borrowing) for financial year	<u>224,478</u>

PROJECTED FINANCIAL INDICATORS - ALWYNDOR FUNDS
FOR THE YEAR ENDED 30TH JUNE 2024

<u>Alwyndor</u> <u>22/23 Original</u> <u>BUDGET</u>		<u>Alwyndor</u> <u>23/24</u> <u>BUDGET</u>
\$		\$
	OPERATING SURPLUS/(DEFICIT) - BEFORE CAPITAL AMOUNTS	
-\$281,415		\$509,117
	OPERATING SURPLUS RATIO (Operating surplus/(deficit) before capital amounts as % of general revenue)	
-1.0%		1.2%
	NET FINANCIAL LIABILITIES - (Total liabilities less financial assets)	
\$15,492,147		\$15,878,189
	NET FINANCIAL LIABILITIES RATIO (Total liabilities less financial assets as % of total operating revenue)	
53%		39%
	INTEREST COVER RATIO (Net interest expense as % of total operating revenue less investment income)	
0.2%		0.3%
	ASSET SUSTAINABILITY RATIO (Capital expenditure on renewal/replacement of existing assets, excluding new capital expenditure as % of depreciation expense)	
30%		85%

Minutes of the Ordinary Meeting of Council of the City of Holdfast Bay held in the Council Chamber, Glenelg Town Hall, Moseley Square, Glenelg, on Tuesday 27 June at 7:00pm.

MEMBERS PRESENT

Mayor A Wilson
Councillor R Abley
Councillor A Bradshaw
Councillor J Fleming
Councillor A Kane
Councillor C Lindop
Councillor S Lonie
Councillor R Patton
Councillor J Smedley
Councillor R Snewin
Councillor A Venning

STAFF IN ATTENDANCE

Chief Executive Officer – R Bria
Acting General Manager Assets and Delivery – J Mitchell
General Manager Community and Business – M Lock
Acting General Manager Strategy and Corporate – S Wachtel
General Manager Alwyndor – B Davidson-Park

1. OPENING

Her Worship the Mayor declared the meeting open at 7.00pm.

2. KAURNA ACKNOWLEDGEMENT

With the opening of the meeting Her Worship the Mayor stated:

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

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

3. SERVICE TO COUNTRY ACKNOWLEDGEMENT

The City of Holdfast Bay would like to acknowledge all personnel who have served in the Australian forces and services, including volunteers, for our country.

4. PRAYER

Her Worship the Mayor requested all present to pray and read the following 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.

5. APOLOGIES

5.1 Apologies Received - Councillor W Miller

5.2 Absent - Councillor M O'Donohue

6. ITEMS PRESENTED TO COUNCIL - Nil**7. DECLARATION OF INTEREST**

Members were reminded to declare their interest before each item.

8. CONFIRMATION OF MINUTES**Motion****C270623/7470**

That the minutes of the Ordinary Meeting of Council held on 13 June 2023 be taken as read and confirmed.

Moved Councillor Lonie, Seconded Councillor Patton

Carried Unanimously**9. PUBLIC PRESENTATIONS**

9.1 **Petitions** - Nil

9.2 **Presentation** - Nil

9.3 **Deputations** - Nil

10. QUESTIONS BY MEMBERS

10.1 **Without Notice**

10.1.1 **Brighton Railway Station**

Councillor Snewin asked a question in relation to the Brighton Railway Station and the maintenance of the surrounding grounds.

Acting General Manager, Assets and Delivery provided a response.

10.2 **On Notice**

10.2.1 **Greening the Brighton/Hove Rail Corridor – Councillor Fleming**
(Report No: 217/23)

Councillor Fleming asked the following question:

“Can Administration provide an update on the “Greening the Brighton/Hove Rail Corridor” annual business plan initiative?”

ANSWER – A/General Manager Assets and Delivery

The Greening Hove Rail Corridor is a volunteer led initiative with Council in-kind support through the provision of vegetation removal, weed control and provision of native plants. The project is focused on Kauri Parade, Railway Terrace and Addison Road Hove and it is in its final stages with significant planting across all locations. The delivery of these projects was undertaken in conjunction with volunteer groups, residents, Department for Infrastructure and Transport (DIT) and existing renewal projects. Please find a summary on each location below.

Kauri Parade, Seacliff

- There were 930 local native species planted by community on Saturday 13 May 2023.
- Undertaken by 36 volunteers from Railcare, DIT/Keolos Downer, Habitat Heroes (City of Holdfast Bay volunteers) and residents.
- DIT staff collaborated with Council and volunteers in the delivery of this project including labour for the trail, weeding and spreading mulch.
- New artwork is being painted on the bus stop adjacent the site in July.
- There are 50 plants remaining to be planted by the RailCare volunteers behind the bus stop once it has been painted.

Railway Terrace/Caroona Avenue, Hove (sections opposite resident volunteers)

- There were 600 local native species planted by community on Saturday 3 June 2023.
- Undertaken by 18 volunteers consisting of residents, community and Holdfast Habitat Heroes volunteers.
- There are still 450 plants to be planted in the large area on the corner of Railway Terrace and Caroona Ave, which will be completed by contractors.

Addison Road, Hove (sections opposite resident volunteers)

- There were 950 local native species planted by community on Saturday 17 June 2023.
- Undertaken by 19 volunteers consisting of residents, community and Holdfast Habitat Heroes volunteers.
- As part of the kerb renewal program, the Engineering team renewed the kerb on Addison Road including the installation of 15 tree-inlet pits to assist with passive watering of the corridor. This will assist with the growth of the street trees planted last season on Addison Road.
- There are 100 plants remaining to be planted by one of the residents due to some metal panels remaining from the TreeNet inlet works.

10.2.2 FOGO Focus Groups – Councillor Fleming (Report No: 218/23)

Councillor Fleming asked the following questions:

1. How much did Council spend on the recent FOGO focus groups and what was the breakdown of the costs?
2. Where does the feedback from these focus groups go and where can the outcomes be located?
3. How were the participants chosen?

ANSWER – A/General Manager, Assets and Delivery

Administration recently engaged McGregor Tan to undertake three focus groups related to the council wide Weekly FOGO roll out. Three focus groups comprising of residents on the Old Service, residents on the default Weekly FOGO service and residents that opted back into Weekly FOGO were engaged to determine community sentiment and feedback on the new collection model.

1. McGregor Tan is Adelaide based and one of Australia's most experienced full-service social and market research agencies whose services have been used by council in the past, including for the Weekly FOGO pilots. The cost to develop, undertake and report on the three focus groups totalled \$16,500, which was partially funded through a Green Industries SA Council Modernisation Grant obtained in 2022.
2. Findings from the focus group will be shared with Elected Members at a Council Workshop in September 2023. The report will also be passed onto Green Industries SA.

Key initial findings include:

- Most participants acknowledged the need for separation through the FOGO program and praised the program's environmental benefits.
 - A high level of support for the weekly FOGO collection model (including those on the Old Service).
 - A high level of support for the choice and flexibility available as a part of the model.
 - Need for continued promotion on the success of the model to encourage households to opt back in.
 - Need for continued support for households on the Weekly FOGO model, including access to free rolls of compostable bags.
3. Potential participants were chosen through inviting Holdfast Bay residents who have signed up to be a part of McGregor Tan research programs along with utilising administration databases of households who had opted back into the program to fill in an expression of interest form. Focus group participants were chosen from varying demographics to ensure an accurate representation of the City of Holdfast Bay community.

11. MEMBER'S ACTIVITY REPORTS - Nil**12. MOTIONS ON NOTICE****12.1 Motion on Notice – Leave of Absence - Councillor Fleming (Report No: 206/23)**

Motion **C270623/7471**

Councillor Fleming proposed the following motion:

That Council grant Councillor Fleming a Leave of Absence from Council for the period 25 July to 29 August 2023.

Moved Councillor Fleming, Seconded Councillor Lonie **Carried Unanimously**

13. ADJOURNED MATTER - Nil**14. REPORTS OF MANAGEMENT COMMITTEES AND SUBSIDIARIES****14.1 Minutes – Jetty Road Mainstreet Committee – 7 June 2023 (Report No: 209/23)**

The Minutes of the Jetty Road Mainstreet Committee meeting held on 7 June 2023 were attached and presented for Council's information. Jetty Road Mainstreet Committee Agenda, Reports and Minutes are all available on Council's website and the meetings are open to the public.

Motion **C270623/7472**

That Council notes the minutes of the Jetty Road Mainstreet Committee of 7 June 2023.

Moved Councillor Abley, Seconded Councillor Kane **Carried Unanimously**

15. REPORTS BY OFFICERS**15.1 Items in Brief (Report No: 207/23)**

These items were presented for the information of Members.

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

Motion **C270623/7473**

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

- 1. The Glenelg Film Festival**
- 2. South Australia History Festival 2023**
- 3. Art Deco and Modernism Society of Australia (ADMSA) - Adelaide Chapter – Certificate of Commendation for Brighton Civic Centre**
- 4. New Year's Eve State Government Funding**
- 5. National Industry Turf Award**
- 6. Tram Safety and Statistic Request**

Moved Councillor Lonie, Seconded Councillor Lindop **Carried Unanimously**

15.2 **2023-24 Annual Business Plan – Consultation Results and Adoption**
(Report No: 210/23)

The 2023-24 Annual Business Plan is Council's statement of its intended program of activities and outcomes for the coming financial year. It was developed concurrently with the budget, which outlines proposed revenue sources and resources allocated to implement the Annual Business Plan.

The Draft 2023-24 Annual Business Plan was endorsed for consultation at the Council meeting of 9 May 2023. As required by the *Local Government Act 1999* (the Act) consultation ran from 11 May to 2 June 2023. The results of consultation on the Draft 2023-24 Annual Business Plan were presented for noting. There were 14 responses formally received through consultation from 288 downloads of the Draft 2023-24 Annual Business Plan.

Council's Audit and Risk Committee considered consultation results at its meeting of 7 June 2023. Council also considered results informally at a workshop on 6 June 2023.

Given this consideration of the results, a final version of the 2023-24 Annual Business Plan and related summary version were presented for Council adoption.

The 2023-24 Annual Business Plan was developed having regard to Our Holdfast 2050+ strategic plan, Council's asset management plans, the Long-Term Financial Plan and directions provided by Council.

The draft budget was developed with a general rate increase of 6.9% and satisfied Council's financial sustainability and performance measures.

Motion

C270623/7474

That Council:

1. **notes the results of the consultation on the Draft 2023-24 Annual Business Plan, which is provided as Attachment 1;**
2. **adopts the 2023-24 Annual Business Plan, which is provided as Attachment 2, subject to final design, minor alterations or typographical corrections; and**
3. **adopts the summary of the 2023-24 Annual Business Plan, which is provided as Attachment 3, subject to subject to final design, minor alterations or typographical corrections.**

Moved Councillor Snewin, Seconded Councillor Smedley **Carried Unanimously**

15.3 **2023-24 Budget Adoption** (Report No: 214/23)

The 2023-24 Budget was presented for adoption following adoption of the Annual Business Plan.

Motion**C270623/7475****That in respect of the financial year ended 30 June 2024:**

1. **The 2023-24 Budget which consists of:**
 - (a) **the Budgeted Income Statement;**
 - (b) **the Budgeted Balance Sheet;**
 - (c) **the Budgeted Statement of Changes in Equity;**
 - (d) **the Budgeted Statement of Cash Flow;**
 - (e) **the Budgeted Uniform Presentation of Finances; and**
 - (f) **the Budgeted Financial Indicators**

be adopted subject to the following amendments:

Any budget changes arising from Council's consideration of the 2023-24 Annual Business Plan be included in the budgeted financial statements and relevant documents;

2. **the fees and charges incorporated in the Annual Business Plan be adopted and that the relevant policies be updated accordingly;**
3. **notes the Draft Southern Region Waste Resource Authority Business Plan and Budget 2023-24 (Attachment 4);**
4. **Council, in accordance with the 2023-24 Annual Business Plan and budget, approves new loan borrowings of up to \$4.74 million to be negotiated in accordance with Council's treasury policy; and**
5. **the Mayor and the Chief Executive Officer be authorised to execute any relevant documentation in relation to new borrowings on behalf of Council and affix the common seal thereto.**

Moved Councillor Smedley, Seconded Councillor Snewin **Carried Unanimously**

15.4 2023-24 Rate Declaration (Report No: 215/23)

General, differential and separate rates have been identified to fund Council's activities, together with the Regional Landscape Levy, as contained within the approved 2023-24 budget document.

Council is now in a position to formally declare the rates for the 2023-24 financial year.

Motion**C270623/7476**

1. **Adoption of Valuations**

That the total capital value of land within Council's area of \$20,012,728,760, as provided by the State Valuation Office, be adopted for rating purposes for the 2023-24 financial year.

2. Declaration of Differential General Rates

In order to raise a total net amount of \$41,372,204 from the differential general rate:

- (a) in respect of rateable land with a land use of Commercial-Shop (Category 2), Commercial-Office (Category 3), Commercial-Other (Category 4), Industrial-Light (Category 5), Industrial-Other (Category 6), and Vacant Land (Category 8) , a Differential General Rate of 0.31423 cents in the dollar is declared on the capital value of such land;
- (b) in respect of rateable land with a land use of Residential (Category 1) and Other Land (Category 9) uses, a Differential General Rate of 0.193109 cents in the dollar is declared on the capital value of such land;
- (c) pursuant to Section 158 of the *Local Government Act 1999*, a minimum amount payable by way of the General Rate is fixed at \$1,153;
- (d) pursuant to Section 153(3) and (4) of the *Local Government Act 1999*, a maximum increase of 10% (of the general rate declared for the same property for the 2022/23 financial year) is fixed in the general rate charged on rateable land that is used for residential purposes and constitutes the principal place of residence of a principal ratepayer. Any amount exceeding the 10% increase will be remitted in full on application. The cap on an increase in general rates under this Section will not apply where property values have increased as a result of the following events: new building work and/or development activity greater than \$5,000 in previous two financial years; changes in land use wholly or partially; changes in zoning; the ownership of the rateable property has changed since 1 July of the previous year; the property is no longer the principal place of residence.

3. Declaration of Separate Rates

Jetty Road Mainstreet

- (a) In exercise of the powers contained in Section 154 of the *Local Government Act 1999* and in order to support and improve the activity of promoting and enhancing business viability, profitability and trade, commerce and industry in Jetty Road Glenelg, a Differential Separate Rate of 0.118403 cents in the dollar is declared on the capital value of all rateable land:
 - with a frontage to Jetty Road or Moseley Square;
 - within the side streets that intersect with Jetty Road between High Street and Augusta Street;

- the entire site referred to as the Holdfast Shores 2B Entertainment Centre; and
- that has a land use of Category 2 (Commercial – Shop), Category 3 (Commercial – Office) and Category 4 (Commercial –Other).

Patawalonga Marina

- (b) (i) In exercise of the powers contained in Section 154 of the *Local Government Act 1999* and in order to carry out the activity of the maintenance and upkeep of the Boat Lock in the Patawalonga basin, a Separate Rate of 0.95351 cents in the dollar of the capital value of land, is declared on all rateable land within the Patawalonga basin bounded by the high-water mark; and
- (ii) in exercise of the powers contained in Section 158(1)(b) of the *Local Government Act 1999* the amount that would otherwise be payable by way of rates in respect of this separate rate is altered by fixing the maximum amount of the separate rate payable for assessments within the area to which this separate rate applies where the capital values of which exceed \$95,437 at \$910.

4. Imposition of Regional Landscape Levy

In exercise of the powers contained in Section 69 of the *Landscape South Australia Act 2019* and Section 154 of the *Local Government Act 1999*, in order to reimburse the Council for the amount contributed to the Green Adelaide Board, being \$1,443,423, the Council declares a separate rate of 0.00748876 cents in the dollar of the capital value of all rateable land in the Council area.

5. Payment

That:

- (a) in accordance with Section 181(1) of the *Local Government Act 1999*, all rates are payable in four equal (or approximately equal) instalments, the due dates being:
- 1 September 2023;
 - 1 December 2023;
 - 1 March 2024; and
 - 3 June 2024

provided that in cases where the initial account requiring payment of rates is not sent by the time set by the *Local Government Act 1999* (the “Act”), or an amended account is required to be sent, the Chief Executive Officer is authorised to fix the date by which rates must be paid in respect of those assessments affected; and

- (b) pursuant to Section 181 (4)(b) of the *Local Government Act 1999*, the Chief Executive Officer is authorised to enter into agreements with ratepayers relating to the payment of rates in any case of hardship or financial difficulty, or where it is considered in the best interests of Council so to do (as determined by the Chief Executive Officer).

6. The current Rating Policy be updated to reflect Council's decision.

Moved Councillor Smedley, Seconded Councillor Lonie **Carried Unanimously**

15.5 **Monthly Financial Report – 31 May 2023** (Report No: 216/23)

Attached were the financial reports as of 31 May 2023. They comprised a Funds Statement and a Capital Expenditure Report for Council's Municipal activities and Alwyndor Aged Care. The adjusted forecast budget included the carried forward amount as approved by Council 23 August 2022 and the three quarterly budget updates approved by Council 25 October 2022, 14 February 2023 and 26 April 2023.

No changes to Alwyndor and Municipal budgets were recommended at this time, however the report highlighted items that showed a material variance from the YTD budget.

Motion

C270623/7477

That Council receives the financial reports and budget update for the 11 months to 31 May 2023 and notes:

- **no change to the Municipal activities 2022/23 revised budget forecast; and**
- **no change to the Alwyndor Aged Care 2022/23 revised budget forecast.**

Moved Councillor Snewin, Seconded Councillor Smedley **Carried Unanimously**

15.6 **Seacliff Local Area Traffic Management – Consultation Results**
(Report No: 191/23)

At the Ordinary Meeting of Council on the 26 July 2022, Council adopted a Motion (C260722/2685) for Administration to undertake preliminary designs for Single Lane Slow Points to be installed on Waratah Street and Myrtle Road to provide joint benefits of local area traffic calming and increased opportunities for urban greening.

Consultation was undertaken, to seek feedback from residents directly affected by the proposed scheme. The results were generally not in favour of the proposed treatment, and whilst the majority of residents supported controls for speed of vehicles, the loss of on-street parking to create greening opportunities was not favoured.

Motion**C270623/7478****That Council:**

1. notes the responses provided to the consultation and acknowledge the community sentiment around preservation of on-street parking;
2. not proceed with the proposed concept and maintain current arrangement to maximise parking; and
3. consider this report in the development of the Traffic and Movement Strategy and the data be used to inform and contribute to future traffic management decisions such as reduction of the speed limit in this area.

Moved Councillor Lindop, Seconded Councillor Bradshaw **Carried Unanimously**15.7 **Greening the Diagonal/Oaklands/Brighton Triangle** (Report No: 185/23)

This report provided options and recommendations for the greening of the Diagonal / Oaklands / Brighton Roads triangle and recommendations for the future acquisition of land for conversion to public open space.

Motion**C270623/7479**

That Council approves the \$20,000 currently in the 2022-23 operating budget for increasing open space and greening within the Diagonal / Oaklands / Brighton Roads triangle be allocated to invest in targeted urban greening within this area to increase the tree canopy in line with Strategic Plan objectives and improve the street amenity.

Moved Councillor Smedley, Seconded Councillor Fleming **Carried Unanimously**15.8 **Draft Greater Adelaide Regional Organisation of Councils (GAROC) 2023-24 Annual Business Plan** (Report No: 212/23)

The Committee of Greater Adelaide Regional Organisation of Councils (GAROC) wrote to member councils in early May 2023, inviting feedback on their draft 2023-24 Annual Business Plan (ABP).

In referring the ABP for comment, the Chairperson noted “[i]n drafting this ABP, it is clear there are too many objectives and actions requested of the LGA Secretariat and resources are now spread too thin”, thereby requested councils to prioritise actions. Recommended prioritisation was provided in the required template, which is appended as Attachment 3.

Feedback was due to the LGA Secretariat by 5pm Friday 23 June 2023. As Council was not able to consider this matter until after the deadline passed, an Administrative draft was sent in time for the deadline, on the understanding that Council may have had different views, which would be provided after their deliberations.

Motion**C270623/7480**

It is recommended that Council endorses the prioritisation of proposed GAROC actions as detailed in Attachment 3.

Moved Councillor Lonie, Seconded Councillor Lindop

Carried Unanimously

15.9 **Employee Behavioural Standards** (Report No: 213/23)

A new section (120A) of the *Local Government Act 1999* (the Act) commenced operation on 17 November 2022, which required all councils to consider, within six months after the conclusion of each periodic election, whether it should adopt employee behavioural standards.

As these provisions were new, the Local Government Association sought clarification regarding a number of matters. The delay in receiving this clarification resulted in this matter being put to Council outside the six-month period.

To satisfy section 120A of the Act, this report requested Council to consider the adoption of Employee Behavioural Standards, noting Administration's view that additional standards were not required at this time.

Motion**C270623/7481**

That Council, having considered the requirements of section 102A of the *Local Government Act 1999* and existing arrangements in place that specify standards of behaviour for council employees, is of the view that additional employee behavioural standards are not to be adopted at this time.

Moved Councillor Abley, Seconded Councillor Patton

Carried Unanimously

16. **RESOLUTIONS SUBJECT TO FORMAL MOTIONS - Nil**

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

18. **ITEMS IN CONFIDENCE**

Conflict of Interest

Councillor Fleming declared a general conflict of interest for Item **18.1 Electric Vehicle Charging** (Report No: 211/23). The nature of the general conflict of interest (pursuant to section 74 and 75A of the *Local Government Act 1999*) was that the item may need to be considered by the Council Assessment Panel in the future.

Councillor Fleming dealt with the general conflict of interest by making it known and leaving the meeting at 7.36 pm.

Conflict of Interest

Councillor Snewin declared a general conflict of interest for Item **18.1 Electric Vehicle Charging** (Report No: 211/23). The nature of the general conflict of interest (pursuant to section 74 and 75A of the *Local Government Act 1999*) was that the item may need to be considered by the Council Assessment Panel in the future.

Councillor Snewin dealt with the general conflict of interest by making it known and leaving the meeting at 7.36 pm.

18.1 Electric Vehicle Charging (Report No: 211/23)**Motion - Exclusion of the Public – Section 90(3)(d) Order C270623/7482**

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:

- 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.**

Moved Councillor Bradshaw, Seconded Councillor Lindop **Carried Unanimously**

RETAIN IN CONFIDENCE – Section 91(7) Order C270623/7483

That having considered Agenda Item 18.1 Report No: 211/23 - Electric Vehicle Charging in confidence under section 90(2) and (3)(d) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the report, attachments and minutes relevant to this item be retained in confidence for a period of 12 months, and that this order be reviewed every 12 months.

Moved Councillor Smedley, Seconded Councillor Abley **Carried Unanimously**

Councillor Fleming re-joined the chamber at 7.42pm
Councillor Snewin re-joined the chamber at 7.42pm.

CLOSURE

The Meeting closed at 7.42 pm.

CONFIRMED 11 July 2023

MAYOR

Item No: 15.3

Subject: COUNCIL TEMPORARY STREET TRADERS POLICY

Summary

The Council Temporary Street Traders Policy (formally referred to as the Council Mobile Trading Policy) aims to ensure an appropriate balance is reached between the interests of the Council, local business operators, vending permit holders, and the residents of the City of Holdfast Bay.

Recommendation

That Council adopts the new policy name from the Council Mobile Trading policy to the Council Temporary Street Traders Policy and the updated content of the Policy.

Background

The current Mobile Trading Policy was due for renewal in 2020, however this was delayed due to proposed changes to the Local Government Act removing a mandate on all councils to provide permits for mobile food vendors (*Local Government (Mobile Food Vendor) Amendment Act 2017*). These changes were introduced, and councils are free to make their own choice on whether they provide permits or not.

Refer to Attachment 1

Mobile street traders activate areas which benefits the local community and visitors. Therefore, a modified policy was developed, which allows for permits with more flexibility, however still ensuring they do not affect the existing bricks-and-mortar businesses.

Street trading is defined as the temporary use of a public road, approved community land or other local government land location, for the purpose of undertaking commercial activities including stationary or mobile vending.

Mobile traders must not set up within 250 metres of a permanent trader. The current policy and process has designated areas:

- Angus Neill Reserve
- Wattle Reserve
- John Miller Reserve
- Tarniwarra Reserve
- Glenelg North Esplanade
- The Old Gum Tree Reserve

Mobile food vendors trading on Council land which is in the care and control of clubs/community groups and other entities under a lease agreement are outside the scope of this policy and do not require a permit. Fitness groups and personal trainers are also outside the scope of this policy.

The policy has been renamed from Council Mobile Trading policy to The Council Temporary Street Traders Policy, due to the scope of additional vending activities as outlined below:

- Mobile vending food trucks
- Ice-cream food van vending
- Hand-cart Coast Park vending
- Event vending
- Commercial provisional activities

City Activation, Community Safety and Strategy and Governance were involved in the development of the updated policy.

Refer Attachment 2

Report

Consultation

Stakeholders (mobile vendors) were invited to view the draft policy and processes and to provide feedback for a 36-day period. Submissions for feedback were undertaken by completing an online survey, by email, by phone, or in writing.

The results of the engagement revealed 70 views to the YourHoldfast project page, four submissions, and one email response.

Refer Attachment 3

Following the engagement period, the feedback was reviewed, and the policy and processes were updated taking into consideration the feedback.

Elements of the existing policy that remain

1. Proximity to permanent business, while there are many changes, proximity to permanent businesses will remain at greater than 250 metres to protect businesses.
2. A 'City Permit' will be issued allowing food vendors to trade at designed areas.
3. Event Food Permits are issued to approved vendors so that they can trade at Events on Council land. A list of approved vendors is kept for other event organisers to choose from.

Changes to the policy and processes

1. *Designated areas:* The designated areas for trading have been modified:
 - Angus Neill Reserve
 - John Miller Reserve
 - Glenelg North Esplanade
 - Tarniwarra Reserve
 - Wattle Reserve – *Removed*
 - The Old Gum Tree Reserve – *Removed*
 - Esplanade hand carts area – (for food and non-food vending) - *Added*
 - Mobile Ice-cream Vans – *Added*
 - New locations: Open for review, provided they are 250 metres from permanent businesses.

Refer to Attachment 4

2. *Application for non-food vending*

Businesses can continue to propose mobile vending ideas that will activate an area; however, these will be reviewed on a case-by-case basis.

3. *Flexibility with permits*

Permit holders can now use their permit to trade at any of the designated areas. This will be a first in-first served basis, a method adopted by many other councils.

4. *Mainstreet Traders*

Mainstreet Traders will be allowed to trade during mainstreet events in zoned areas for free.

5. *Terms and conditions*

The rules for trading have been strengthened to ensure more control over vendors and assist administration in managing complaints, for example noise complaints from generators.

6. *Sustainability*

Aligning with Council's Environment Strategy to ensure greener practices and their business does not negatively affect the environment.

7. *Fees*

Daily, monthly, quarterly and minimum annual fees for the issue of Street Trading and Vending Permits are set and reviewed each year by Council and documented in our Fees and Charges Register on the City of Holdfast Bay website.

In summary, the changes allow for more flexibility for traders, more variety for customers and more control for Administration.

Budget

Not applicable

Life Cycle Costs

Not applicable

Strategic Plan

Council's vision for 2050+ is, in part, to create "a welcoming and healthy place for all in South Australia's most sustainable city".

Council Policy

Not applicable

Statutory Provisions

Local Government Act 2001

Food Act 2001

South Australian Public Health Act 2011

Environment Protection Act 1993

Local Nuisance and Litter Control Act 2016

Motor Vehicle Act 1959

Road Traffic Act 1961

Single-use and Other Plastic Products (Waste Avoidance) Act 2020

Legislation relating to electrical or gas installations or appliances and relevant legislation relating to health, safety or the environment.

Written By: Manager, Community Safety

General Manager: Community and Business, Ms M Lock

Attachment 1

Attachment 1

Current Mobile Trading Policy

Trim Container	FOL/17/1012
First Issued / Approved:	26/03/2013
Last Reviewed:	23/05/2017
	C230517/784
Next Review:	30/06/2019

1. PREAMBLE

1.1 Background

Regular requests are received from mobile traders to set up on Council land and/or the beach and foreshore to provide various goods and services.

This policy is intended for mobile businesses engaged in preparing and/or dispensing of goods or services within the City of Holdfast Bay.

1.2 Purpose

- To allow for the operation of trading activities in a manner that does not interfere or conflict with the City’s permanent retail and service traders.
- To ensure that the operation of mobile trading activities are appropriate for the area and do not cause any nuisance to the surrounding residents or businesses.
- To ensure the amenity of the area is protected while enhancing the area’s vibrancy and encouraging visitor and residents to the City.

1.3 Scope

This policy applies to all mobile trading on council land within the City of Holdfast Bay.

1.4 Definitions

Mobile trading is defined as the temporary use of the public realm for the delivery of goods and services, either free of charge or at a cost.

1.5 Strategic Reference

Placemaking: Creating vibrant and safe places
 Economy: Supporting and growing local business
 Economy: Making it easier to do business
 Culture: Supporting excellent, efficient operations

2. PRINCIPLES

- 2.1 Mobile trading cannot occur in any public place until a permit has been issued by Council, as per Schedule A.

- 2.2 Approval of permits will consider:
- a. Location;
 - b. Permanent retail and service traders;
 - c. Benefit to the community;
 - d. Ambience created by the trader.
- 2.3 Council can modify or revoke a mobile trading permit as it sees fit
- 2.4 The permit is to be carried at all times while trading and produced upon request by an authorised Council representative or Police Officer.
- 2.5 Permanent Retail and Service Traders
- a. Permanent retail and service traders and the amenity of the Council area must not be adversely affected by mobile trading.
 - b. Mobile traders must not set up within 25 metres of a permanent trader unless the mobile vendor has written agreement of permanent trader.
- 2.6 Mobile traders must:
- a. Enhance the vibrancy of the Council area;
 - b. Have an offering that encourage visitors and residents
- 2.7 Mobile trading must comply with the *Local Government Act 1999* and relevant Council by-laws.
- 2.8 Mobile Trading Operations
- a. No fixed infrastructure, tables, chairs or signage or amplified sound are permitted.
 - b. All advertising must be fixed to the food vehicles and not encroach on the public realm.
 - c. Food vending on the footpath is only permitted in areas where there is adequate footpath space to accommodate it without compromising the safety of other street activities.
 - d. Exclusive use of an area is not permitted and areas are not able to be reserved.
 - e. The mobile vending area must be maintained at a high level of cleanliness. No waste or litter from the vendors operation may be disposed of in Council rubbish bins. All refuse generated as part of the operation must be continuously removed by the mobile trader. Failure to comply with these conditions may result in the permit being revoked.
 - f. Where the council has to undertake any cleaning or tidying of the area, the mobile trader will be liable to reimburse the Council for costs incurred.
 - g. Mobile Traders are not permitted to park on Council owned reserves.

2.10 Provision of permits

- a. The permit holder takes full responsibility for the care, appearance, maintenance and operation of their activity area and is responsible for abiding by all legislative requirements relating to the activity.
- b. Permits are issued for a financial year.
- c. It is preferred that permit requests are received prior to the start of the financial year.
- d. Requests received during the financial year will be considered when received.
- e. All requests, if approved, will be charged for a full year regardless of the date the request was received.
- f. Applicants will need to demonstrate an appropriate level of public liability insurance. (See Schedule A)

2.11 Safety

- a. Safety measures required by mobile traders will be assessed on a case-by-case basis.
- b. Mobile traders must comply with all legislative requirements relating to business operations, occupational health and safety, employment conditions and any other relevant requirements
- c. All mobile food traders must comply with all health and food safety aspects as contained within the *Food Act 2001* and Food Safety Standards. All mobile food traders will be subject to an inspection from the Environmental Health team and will endure an annual fee as per the fees schedule.
- d. Safety of the public must be the primary consideration. Mobile traders must not compromise the safety of pedestrians or any other road users or any other users of the space.

3. REFERENCES

3.1 Legislation

- *Food Act 2001*

3.2 Other References

Nil

Schedule A – Mobile Trading Process

1. *Application for a Mobile Traders Permit*

An applicant for a mobile traders permit must:

- Read the Mobile Trading Policy
- Complete the Mobile Trading Application Form.
- Include a detailed site plan showing proposed layout and locations of the mobile operation.
- Include a current copy of Public Liability Insurance for at least \$20,000,000.
- Pay the relevant application fee(s).

Mobile traders will receive written notification of Council's decision which will be accompanied by an invoice for the permit fee which must be paid prior to the permit being issued.

Mobile trading cannot occur in any public place until a permit has been issued by Council.

2. *Restricted trading areas*

In general terms the following areas are excluded from mobile trading, however applications may be considered in special circumstances at the discretion of Council:

- On the Glenelg Foreshore,
- Moseley Square,
- Brian Nadilo Reserve,
- Jetty Road and
- Glenelg Beach i.e. from the outlet of the Patawalonga Lake in the north, to the southern extremity of the Stamford Grand Hotel in the south.

3. *Approval Process*

On receiving an application Council will:

- Check that all relevant information has been received.
- Check the application to ensure it meets the intent and requirements of the Mobile Trading policy.
- Inspect the site and check accuracy of submitted application plans.
- Undertake an assessment of compliance with the permit conditions and non-competitive nature with businesses within the precinct.
- Assess application against other outstanding matters, which may relate to the premises.
- Approve or refuse the permit application.

The Council will notify the applicant of the outcome of the application in writing and will only issue a mobile trading permit upon the full payment of fees.

A permit is not transferrable.

Approval will be given from the date of issue until 5pm on 30 June of the same financial year.

Renewal of a mobile trading permit is required annually.

4. *Insurance*

- 4.1 Mobile traders must keep a current product and public insurance policy. The policy must insure for the amount of at least TWENTY MILLION DOLLARS (\$20,000,000) and must indemnify the City of Holdfast Bay and cover injury, loss or damage to persons or property arising from their mobile trading activity. A lesser amount might be accepted by Council, but this will be at the discretion of Council.
- 4.2 A Certificate of Currency must accompany the application for a mobile trading permit.

Attachment 2

Attachment 2

Draft Temporary Street Traders Policy

Temporary Street Traders Policy

1. Purpose

This purpose of the policy is to define Council's approach to temporary street trading, to ensure an appropriate balance is reached between the interests of the Council, local business operators, vending permit holders, and the residents of the City of Holdfast Bay.

2. Scope

Street trading is defined as the temporary use of a public road, approved community land or other local government land location, for the purpose of undertaking commercial activities including stationary or mobile vending. Mobile traders must not set up within 250 metres of a permanent trader unless the mobile vendor has a written agreement with the permanent trader. Mobile food vendors trading on Council land which is in the care and control of clubs/community groups and other entities under a lease agreement are outside the scope of this Policy and do not require a permit. Fitness groups and personal trainers are also outside the scope of this Policy.

3. Roles and Responsibilities

Council	Adoption of the Policy, recognising the community benefit associated with the temporary vending of certain products and services from public areas within the City.
Chief Executive Officer	Adoption relevant procedures and processes, allocation of resources, and developing a permit system that ensures temporary vending is consistent with the objectives of Council's policies and plans.
Manager Community Safety and Manager City Activation	Accountable for the management of temporary vending within the area of their responsibility as determined under relevant legislation and Council's documented programs and services.
Environmental Health Lead (Food & Beverage Vending) and Commercial Lead (Non-food Vending)	Managing permitting and enforcement activities pursuant to this policy.

4. Policy Statement

4.1 The City of Holdfast Bay recognises the legitimate practice and community benefit associated with the temporary vending of certain products and services from public areas within the City. However, it also acknowledges the need to regulate (via a permit) the types and quantity of vending that will occur to balance the interests of street traders with other members of the community who may be affected by them and to ensure consideration is given to the impact of trading on safety, access and amenity.

4.2 Approval process for issuing permits will consider the opportunity to enhance, add interest, and enhance the vibrancy of the Council area, however, permits may not be issued where a conflict of commercial interest will occur to a permanent business near the proposed activity.

4.3 The City of Holdfast Bay applies permits to various types of Street Trading or Mobile Vending activities that may be issued to accommodate the various vendors that may wish to operate within the City as identified below:

(a) Mobile Vending Permits (Food Trucks) – Pre-Approved Locations

Mobile Vending Permit holders may trade at any of the pre-approved mobile vending locations. Exclusive use of an area is not permitted, and areas are not to be reserved. Occupation of each site is per day on a first in basis. There is no limit on the total number of permits issued. Vendors must only commence trading at sunrise and cease trading at sunset, as per times specified by Bureau of Meteorology.

(b) Ice-Cream Food Van Vending

Mobile Ice-cream vendors are for the primary purpose of selling ice-cream or iced confection foods. It is to be recognised that these vans are permitted to only stop to trade as hailed by customers and they primarily service residential homes.

(c) Hand-Cart Coast Park Vending

Coast Park permit holders are permitted to stop to serve customers, cannot remain stationary in one location, and must not block the flow of pathways. They are engaged in the sale of the prepackaged food and drink or a prescribed (or permitted) activity which are considered on a case-by-case basis. Motorised vehicles are not permitted to be utilised as part of the activity.

(d) Event Vending

Event vending for approved events, private events, or as part of fundraising activities and pop-up stalls are considered on a case-by-case basis in line with the relevant Community Land Management Plan for the area. Event vending requires the consent of the event organiser and is permitted only at the site, date and time of the event.

(e) Commercial Provisional Activities

There is no specific limit on the number of commercial activity permits to be issued and consideration will be given to the applicant's ability to align with the purpose of this Policy and in particular the proposed activities enhancement to the vibrancy of the Council area and ensuring it does not conflict with the commercial interest of any permanent business in the immediate vicinity. Commercial Activities, including pop up stalls, are generally short term in nature, with no fixed infrastructure.

Permit holders are not automatically considered to operate at Council or third party events within the City and are determined on a case by case basis by the individual event provider or by Council.

4.4 Period of Validity

- Mobile Food Vending (Food Truck) Permits may be issued on either a quarterly or annual basis.
- Ice-Cream Food Van Vending Permits are issued on an annual basis. One (1) ice-cream Food Van is permitted in each zone.

- Hand-Cart Coast Park Vending Permits for the sale of food are issued on an annual basis. Only one hand-cart food vendor and one commercial trading vendor is permitted in each zone.
- Event Food Vending may be issued on a daily or annual basis.
- Commercial Activities may be issued on a daily, monthly, annual basis or as determined between the parties.

4.5 Fee

- Daily, monthly, quarterly or minimum annual fees for the issue of Street Trading and Vending Permits are set and reviewed each year by Council - refer to Fees and Charges Register on the City of Holdfast Bay website.

5. Definitions

Key term or acronym	Definition
Commercial Vending Activity	An activity conducted in the public realm that provides either goods or a service for a fee or financial gain. i.e. Sun Safe Spray Tans, Selling of items such as a newspaper, flowers or other goods.
Food Vending	Means the preparation, packaging, serving and sale of items from a food vending vehicle or cart. Items may include food, ice-cream, drink products etc.
Coast Park	A designated area along a coastline that has been developed or preserved for recreational, ecological, and aesthetic purposes.
Temporary Stall	A stall that is in place for a limited time only, being not more than six months continuously or consecutively, or in varying periods which together total six months or less over a 12 month permit period. Noting that any temporary stall is considered under the Commercial Activation of Community Land Policy.
Short term	Means up to 3 days to a maximum of once a quarter throughout the year, or up to 1 week during the school holidays and 2 weeks during the summer school holidays.

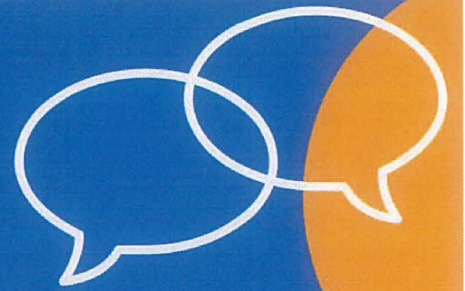
6. Administration Use Only

Reference Number:	TBA
Strategic Alignment:	Council's vision for 2050+ is, in part, to create "a welcoming and healthy place for all in South Australia's most sustainable city"
Strategic Risk:	Poor or ineffective Community Service delivery
Responsible Officer(s):	Manager Community Safety
First Issued / Approved:	26/03/2013
Last Reviewed:	23/05/2017 & xx/xx/2024
Next Review Date:	xx/xx/2027
Applicable Legislation:	<i>Local Government Act 2001</i>

	<i>Food Act 2001</i> <i>South Australian Public Health Act 2011</i> <i>Environment Protection Act 1993</i> <i>Local Nuisance and Litter Control Act 2016</i> <i>Motor Vehicle Act 1959</i> <i>Road Traffic Act 1961</i> <i>Single-use and Other Plastic Products (Waste Avoidance) Act 2020</i> Legislation relating to electrical or gas installations or appliances and relevant legislation relating to health, safety or the environment.
Related Policies:	Council Enforcement Policy
Other Reference Documents:	Temporary Street Traders Processes Fees and Charges Register Community Land Management Plans Commercial Activation of Community Land Policy

Attachment 3

Attachment 3
Community Engagement Report



Community Engagement Report

Street Traders Policy and Guidelines

Engagement period 22 February 2024 – 27 March 2024

Overview

The City of Holdfast Bay is reviewing the existing Mobile Food Vending policy and will update it to the Temporary Street Traders policy and guidelines.

This updated policy will ensure an appropriate balance is reached between the interests of the council, local business operators, vending permit holders, and the residents of the City of Holdfast Bay.

We invited stakeholders and the community to view the draft policy and guidelines and provide feedback.

The engagement was promoted through the following channels:

- Emails to stakeholders
- Holdfast Business newsletter
- Jetty Road Glenelg trader newsletter
- Feature article on the home page of YourHoldfast

Feedback was collected in the following ways:

1. Completing an online survey at www.yourholdfast.com/street-trader-policy
2. Email
3. Phone
4. Writing

Participation

People participated in the engagement in the following ways:

- 4 submissions were received online
- 70 views to the YourHoldfast project page (passive participation)
- 1 email response
- 0 hardcopy responses

Engagement of project

Participation Results

Online Participation	
<ul style="list-style-type: none"> • Number of visits 	61 visits from 49 participants
<ul style="list-style-type: none"> • Followers to the YourHoldfast project page 	0
Online Interactions	
Online feedback form contributions	4
<ul style="list-style-type: none"> • Online Q&A contributions 	0
Total Online Contributions	4 contributions made by participants
Other Responses	
Letters (added to the online feedback)	0
Emails	1

Feedback Results

Online results

Q1.) On a scale of 1-5 how satisfied are you with the street traders policy? (1 being low, 5 being high)

- Three participants selected 5
- One participant selected 3

Q1. a) If you scored three or less, please tell us why (comments provide verbatim)

- *not specific enough regarding times ie on special celebrations or particular times of year. Local traders work daily & look on special events as a top up so to speak. Needs o be addressed. work*

Q2.) Thinking about the guidelines, how easy are they to understand and apply?

- 1 participant replied Very easy (25%)
- 3 participants replied Easy 75%

No Comments were provided for this section.

Comments on the Policy and guidelines documents

Four participants provided comments on the policy

Comments are written verbatim

<p>1. Great initiative! Holdfast Bay registered food vending businesses should get either (or both!) reduction on the permit fees and/or some set days allocated for use at prime locations/dates for those paying rates and registered with Holdfast Council.</p> <p>Business unit of council could run a few dates a year where food vendors are all all proposed locations and create an event to promote and support the initiative</p>
<p>2. I like the first in basis, it gives other food trucks a chance to trade at popular locations. Hopefully this will bring more variety of food trucks to the area</p>
<p>3. reckon policy has merit but regular traders must be considered</p>
<p>4. this seems more fair for food vendors because there are more opportunities to trade compared to now.</p>

Three participants provided comments on the guidelines

<p>1. .Great initiative! Holdfast Bay registered food vending businesses should get either (or both!) reduction on the permit fees and/or some set days allocated for use at prime locations/dates for those paying rates and registered with Holdfast Council.</p> <p>Business unit of council could run a few dates a year where food vendors are all all proposed locations and create an event to promote and support the initiative</p>
<p>2. needs to be tightened in regard to times available for this type of trading.</p>
<p>3. Easier to read. same as comments for policy.</p>

Additional comments

One participant provided an additional comment.

- *We are resident and ratepayer, and business owners and registered food vendor with Holdfast and holder of existing events permit*

Email Feedback

Thank you for your email with the draft policy for street traders. I want to provide feedback from my point of view as an owner of a food van.

One of the limitations I see is the number of locations available. I've spoken to Adrian & Kirsty in the past & as a long time resident & cafe owner of both The Annex Cafe & my son owns Superette on Moseley St, I can see scope for so many more locations. I did read that you can offer alternate locations in consultation with you, however how long will that process take? I have been unable to secure a location for a couple of years now & I know I am a good trader & customers want us out there in the community.

The other problem, is offering unlimited permits when you in reality only have 4 locations. When you purchase coffee, food, milk etc, you cannot turn up to a location with someone already there & have no alternate place to start trading for the day as it will be a total loss of income & also goods. The preparation required to commence trading is both costly & time consuming so it would be great to have enough locations so that you don't lose out.

Also, I know with Angus Neil Reserve, the operator has in the past left a vehicle to secure his spot so I don't understand how that can be managed as I foresee every operator wanting to secure a spot to ensure they can trade on any given day considering the reasons above.

Another issue I see is the Ice Cream vendors. Most ice cream vendors have a coffee machine on board & they usually are stationery at a certain location for hours at a time. So I would recommend that you inspect their vans to ensure they only sell ice confection & nothing else as this can be a problem for the bricks & mortar cafes.

Thank you & I hope to get out on the road servicing my area very soon.

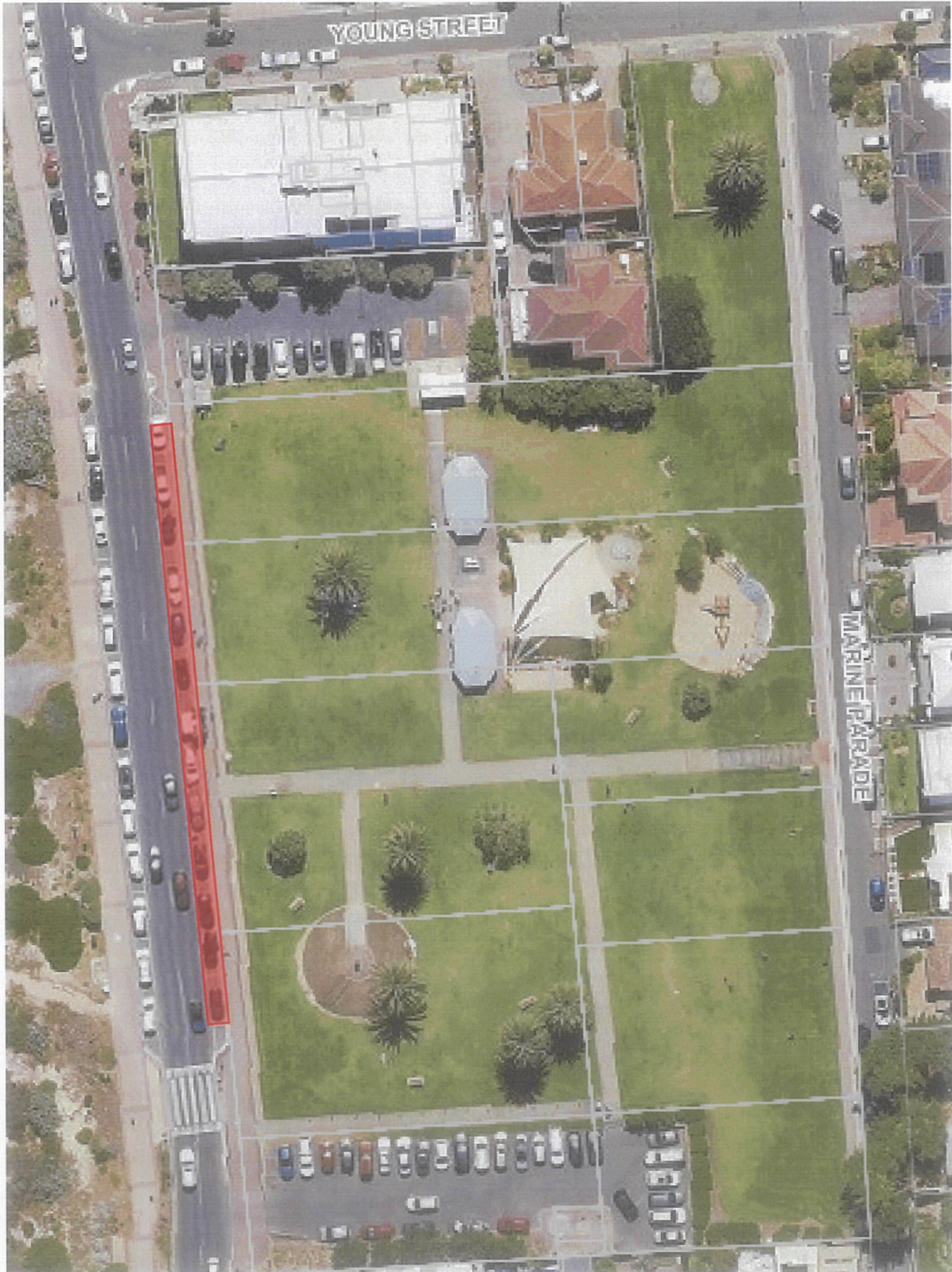
Attachment 4

Attachment 4
Designated Areas

APPENDIX 1 - MOBILE VENDING PERMITS – FOOD TRUCKS – PRE-APPROVED LOCATIONS (CITY PERMITS)

City Permit – Permit Zone 1

Angus Neill Reserve, Seacliff – Two (2) Mobile Trading Vehicles Only



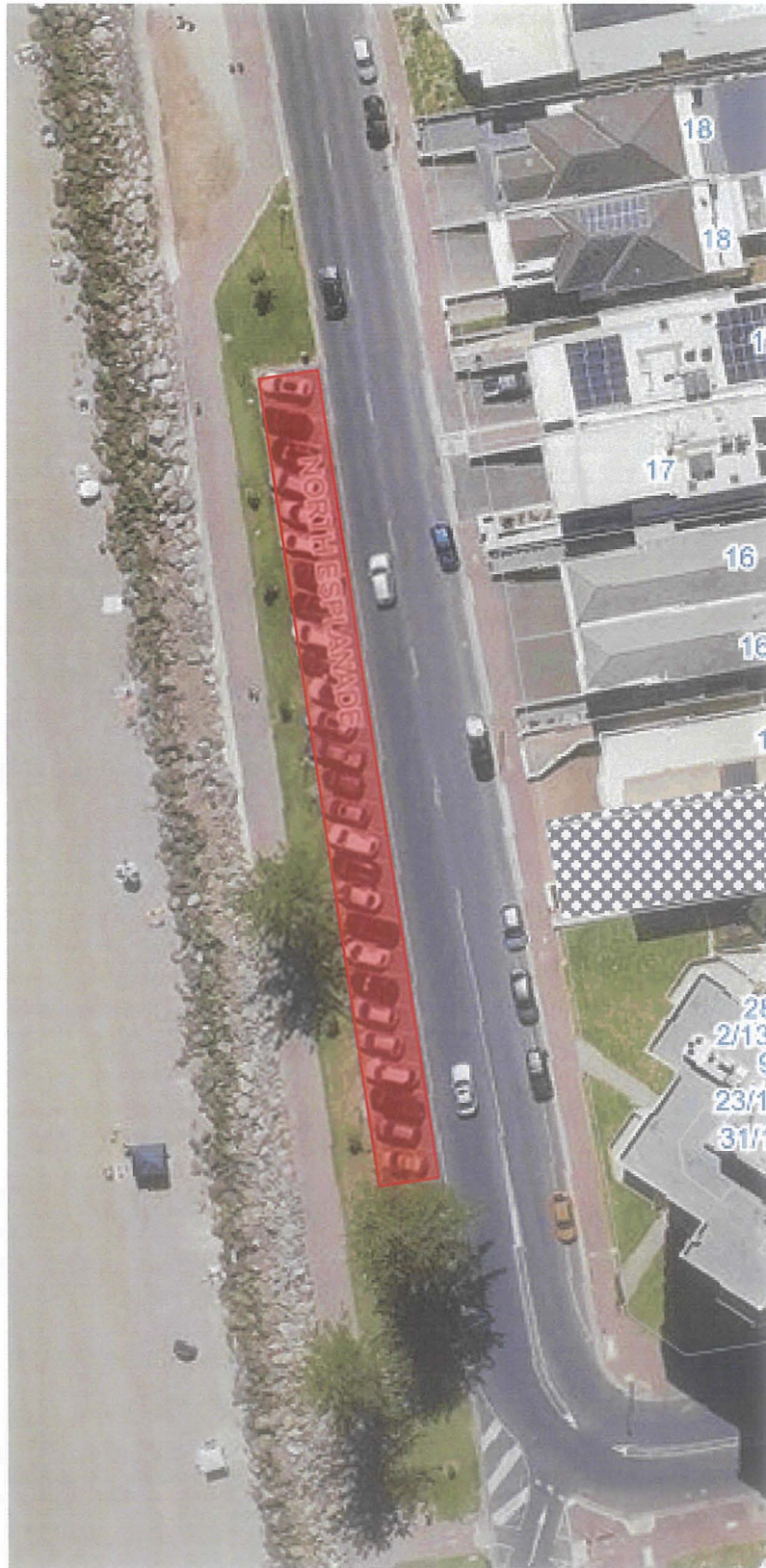
City Permit – Permit Zone 2

John Miller Reserve – 26a Esplanade, Somerton Park – Two (2) Mobile Trading Vehicles Only



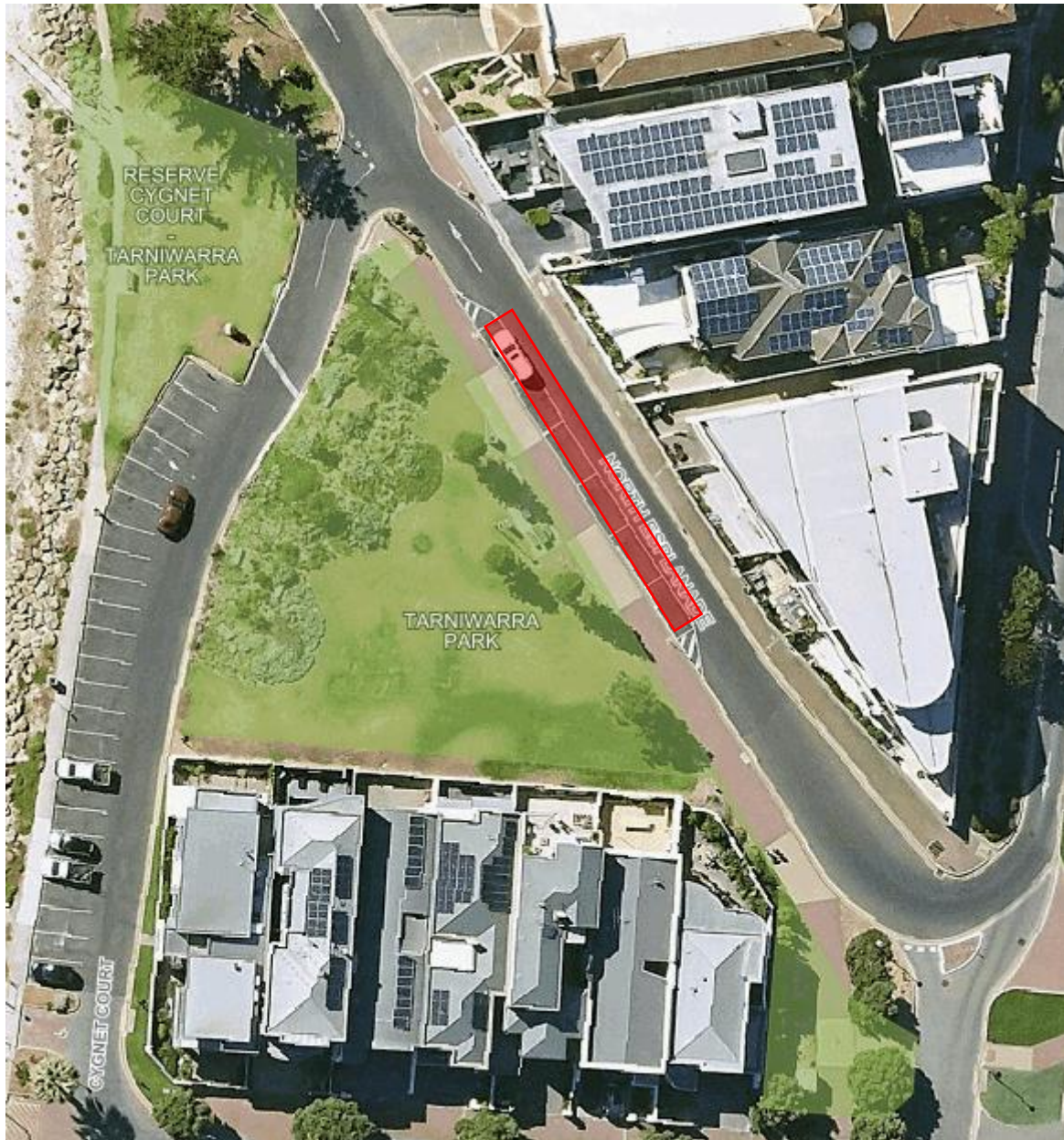
City Permit – Permit Zone 3

North Esplanade, Glenelg North – Between King and Margaret Streets, Glenelg North- Two (2)
Mobile Trading Vehicles Only



City Permit – Permit Zone 4

Tarniwarra Reserve – Along North Esplanade, Glenelg North – One (1) Mobile Trading Vehicle Only.



Appendix 2 - ICE-CREAM FOOD VENDING VANS – MOBILE VENDING ONLY – Residential Zones

Ice Cream Vendor - Zone 1:



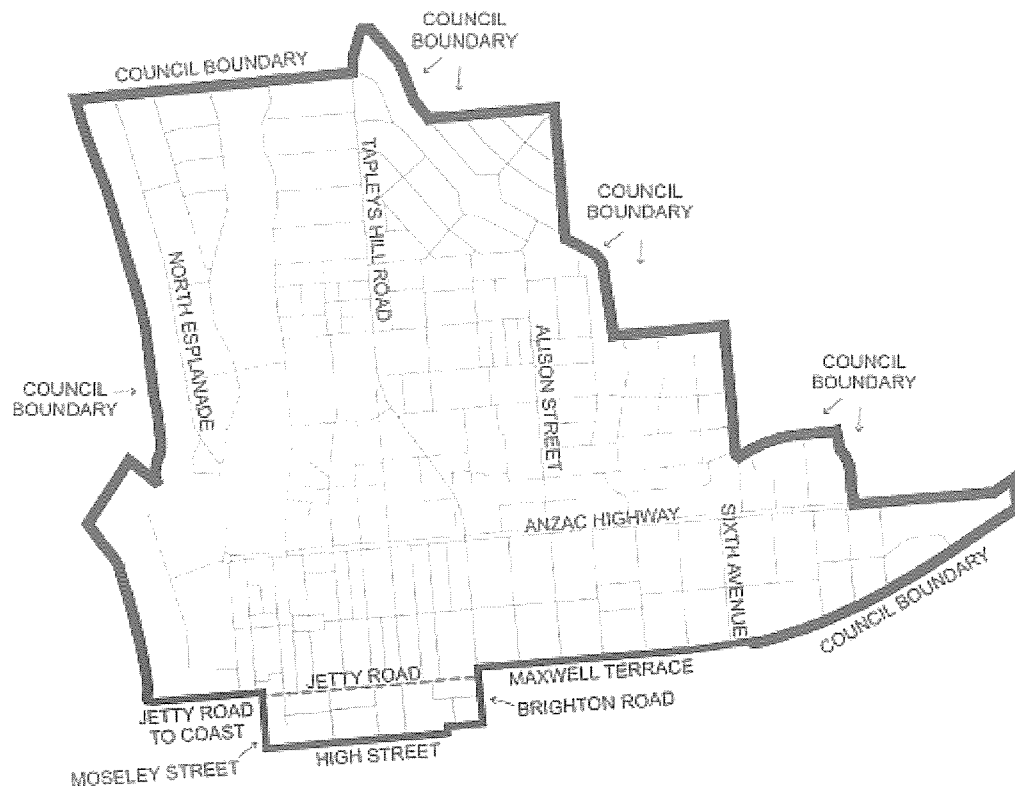
Conditions applicable to Zone 1:

Mobile Vendors must not trade within 250 meters of a fixed business.

Trading along the Esplanade and reserves along the esplanade is not permitted.

Vans only stop to trade as hailed by customers and service residential homes.

Ice Cream Vendor - Zone 2:



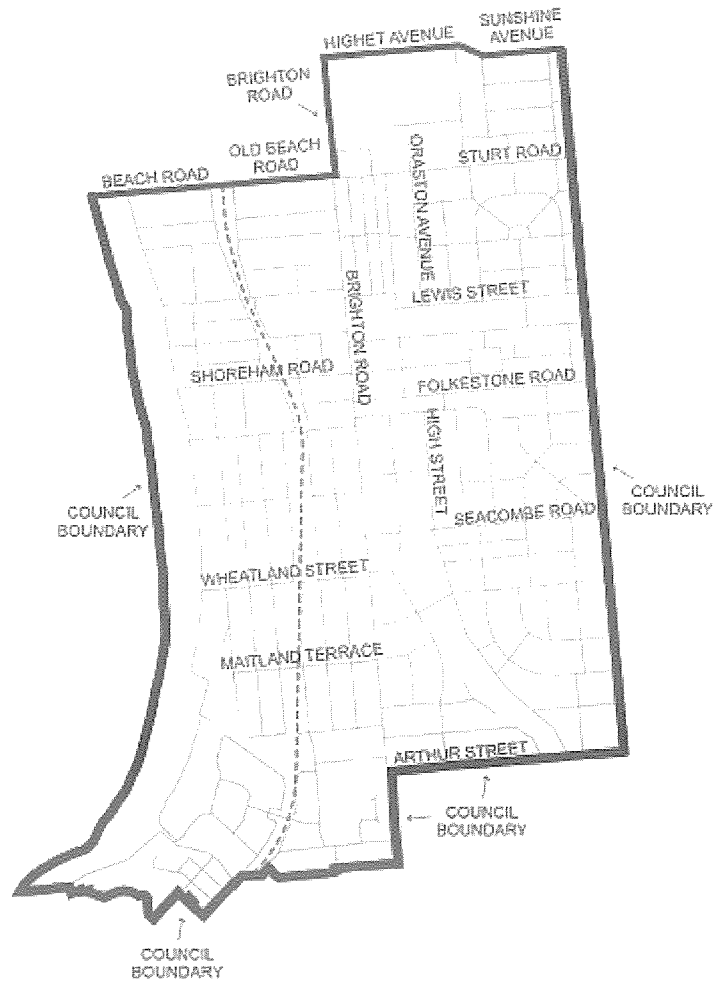
Conditions applicable to Zone 2:

Mobile Vendors must not trade within 250 meters of a fixed business.

Trading along the Esplanade and reserves along the esplanade is not permitted.

Vans only stop to trade as hailed by customers and service residential homes.

Ice Cream Vendor - Zone 3:



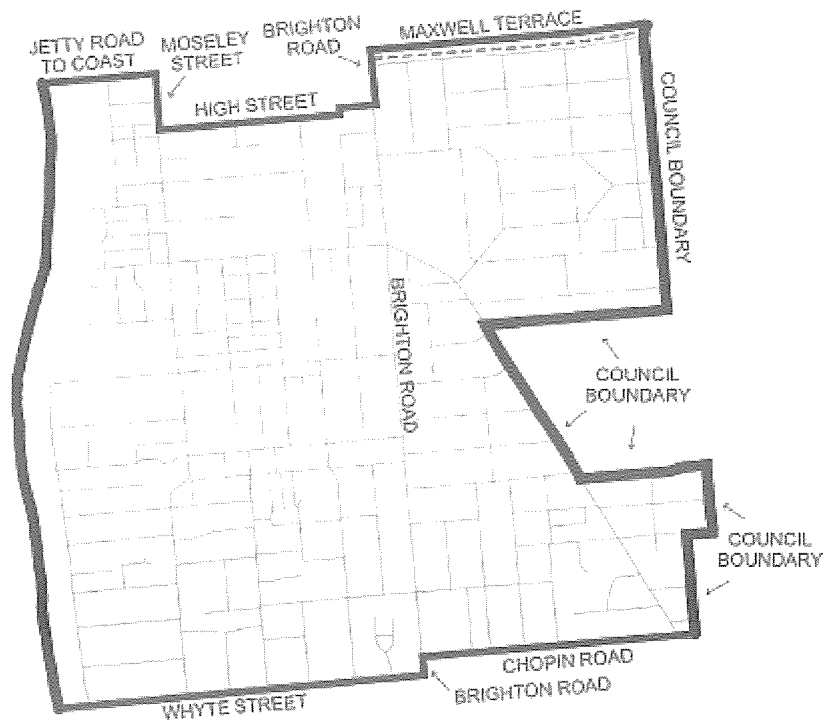
Conditions applicable to Zone 3:

Mobile Vendors must not trade within 250 meters of a fixed business.

Trading along the Esplanade and reserves along the esplanade is not permitted.

Vans only stop to trade as hailed by customers and service residential homes.

Ice Cream Vendor - Zone 4:



Conditions applicable to Zone 4:

Mobile Vendors must not trade within 250 meters of a fixed business.

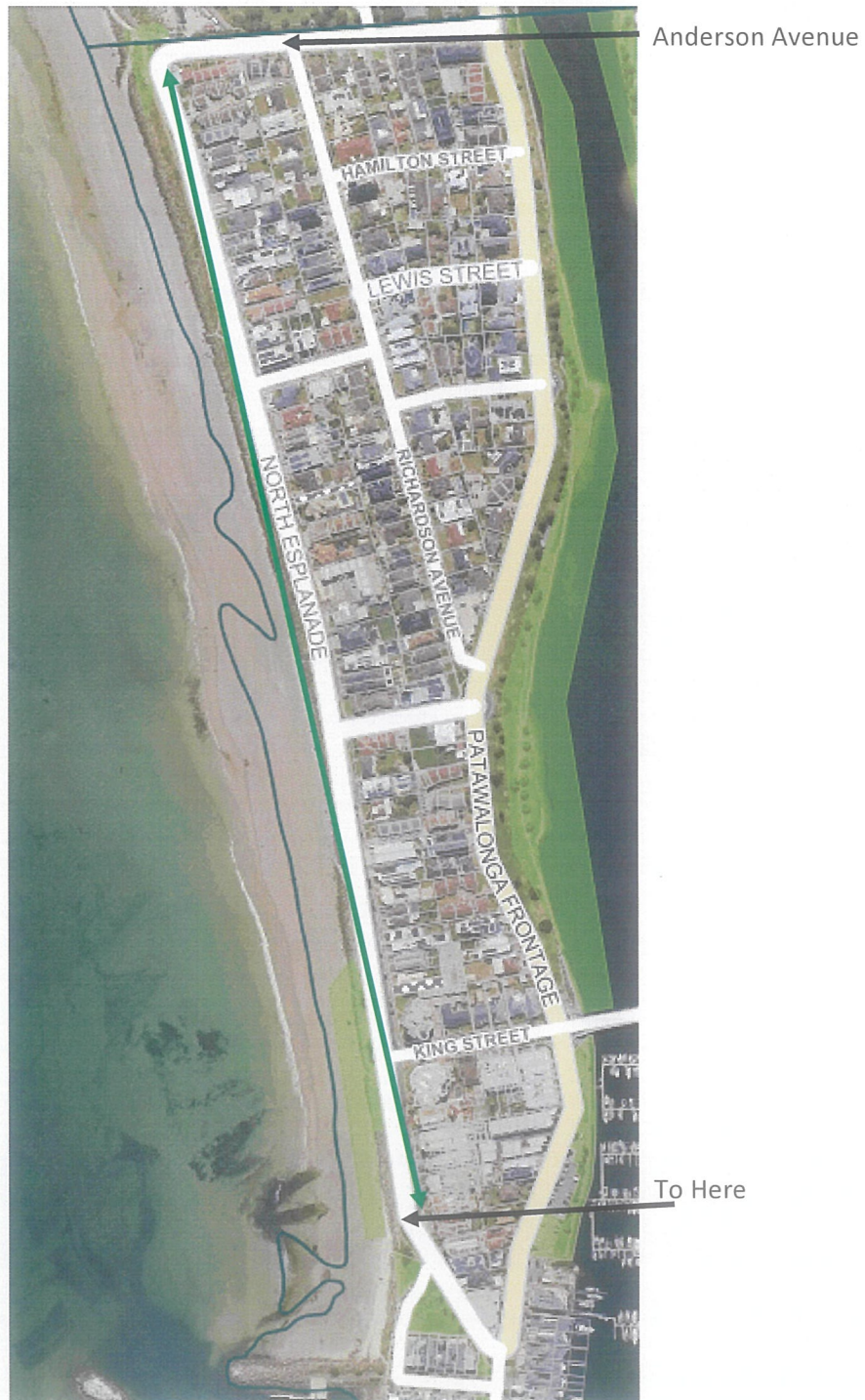
Trading along the Esplanade and reserves along the esplanade is not permitted.

Vans only stop to trade as hailed by customers and service residential homes.

APPENDIX 3 - ICE CREAM/ICE CONFECTION HAND CART VENDING ON THE COAST PARK

Hand-Cart - Zone 1

Along the North Esplanade between Anderson Avenue, Glenelg North and along North Esplanade – as indicated in green on the map below:



Hand-Cart - Zone 2

Along the Esplanade between Weewanda Street, Glenelg South to Harrow Street, Somerton Park – as indicated in green on the map below:



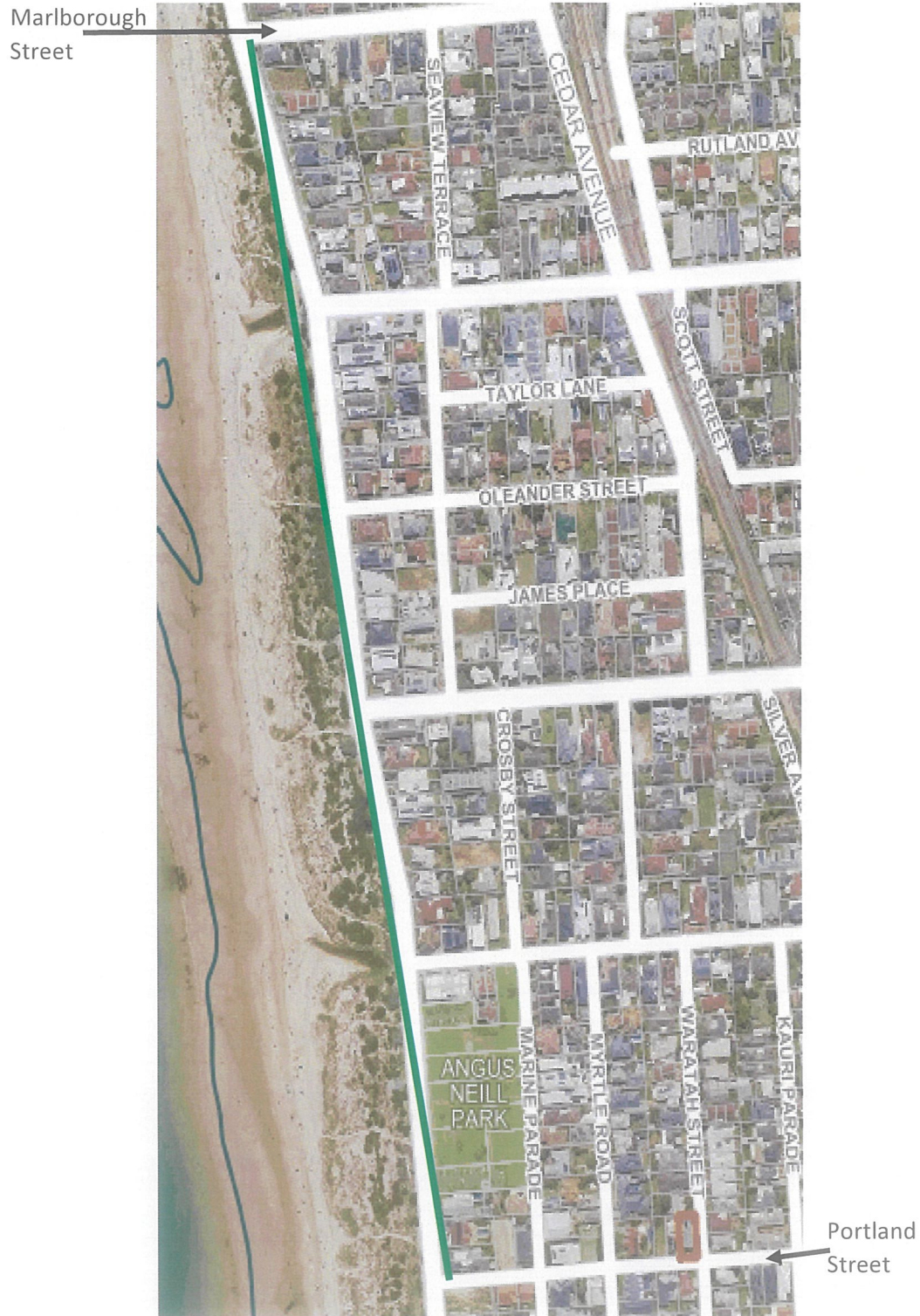
Hand-Cart - Zone 3

Along the Esplanade from Gladstone Road, North Brighton to Alfreda Street, Brighton – as indicated in green on the map below:



Hand-Cart – Zone 4

Along the Explanade between Marlborough Street, Brighton and Portland Street, Seacliff– as indicated in green on the map below:



APPENDIX 4 - Jetty Road Glenelg Traders Permit Inclusion Zones (as indicated in green on the map below)



APPENDIX 5 - Brighton Jetty Traders Permit Inclusion Zone (as indicated in green on the map below)



Item No: 15.4

Subject: LOCAL GOVERNMENT FINANCE AUTHORITY ANNUAL GENERAL MEETING, CALL FOR NOMINATIONS AND NOTICE OF MOTIONS

Summary

The Local Government Finance Authority of South Australia (LGFA) has provided advance notice of its upcoming Annual General Meeting to be held Friday 22 November at the National Wine Centre. This meeting will precede the Annual General Meeting of the Local Government Association of South Australia.

The LGFA is seeking nominations for members of the Board to fill two positions currently held by Ms Annette Martin (City of Charles Sturt) and Mr Michael Sedgman (City of Adelaide), as well as calling for Notice of Motions which requires endorsement by councils prior to being submitted to the LGFA.

Recommendation

That Council:

- 1. notes the arrangements of the Local Government Finance Authority of South Australia for their Annual General Meeting;**
 - 2. approves Mayor Wilson to attend the Local Government Finance Authority Annual General Meeting as Council's representative and voting member, to be held on 22 November 2024; and**
 - 3. nominates _____ to fill one of the two vacancies on the Local Government Finance Authority Board.**
-

Background

On 1 July 2024, council received correspondence from Davin Lambert, Chief Executive Officer of the Local Government Finance Authority (LGFA) of South Australia to advise that the LGFA Annual General Meeting will be held Friday 22 November at the National Wine Centre. The notice received from the LGFA is also seeking nominations for members of the Board as well as the lodgement of any Notice of Motions.

Refer Attachment 1

Report

Appointment of Council Representative

Council is required to nominate a representative and voting member to attend the Local Government Finance Authority (LGFA) of South Australia Annual General Meeting. This meeting will coincide with the Local Government Association (LGA) of South Australia with the commencement time and other details to be advised closer to the time.

In previous years the Mayor has represented Council at both the LGFA Annual General Meeting and the LGASA Annual General Meeting as the meetings are held on the same day. The nomination form for the appointment of a Council representative must be submitted to the LGFA office no later than **Friday 23 August 2024**.

Refer Attachment 2

Nominations for Members of the Board

The LGFA are seeking nominations for members of the Board to fill two positions currently held by Ms Annette Martin (City of Charles Sturt) and Mr Michael Sedgman (City of Adelaide). Local Government knowledge and experience as well as financial acumen are criteria to be considered for the nominations.

The LGFA Board meets approximately six times per year with meetings generally occurring at 11.00am on the third Tuesday bi-monthly. Members currently receive an annual income of \$8,594.

In accordance with the Rules of Authority, if more than two people are nominated, an election for two representative members will again be determined by postal ballot. The successful candidates will be declared elected at the Annual General Meeting.

It is important to note that at least one member of the Board must be a woman and at least one member must be a man. The current gender status is four men and three women. Additionally, the Board adopted a policy in October 2023 that all LGFA Board Trustees are required to provide a National Police Check every three years.

A nomination form is provided for members information and must be lodged using the provided template with the Local Government Finance Authority of South Australia no later than **Friday 23 August 2024**

Refer Attachments 3 and 4

Notice of Motion

The LGFA are calling for Notice of Motions which need to be endorsed by Councils prior to being submitted to the LGFA. Should an Elected Member of Council wish to place a draft Notice of Motion on the agenda for the LGFA Annual General Meeting, they will need to do so at the Council meeting on or prior to 13 August 2024. It should be noted that at this time, Administration does not have any suggested motion to put forward. All Notice of Motions are to be submitted to the LGFA no later than **Friday 23 August 2024**.

Refer Attachment 5

Budget

Not applicable

Life Cycle Costs

Not applicable

Strategic Plan

Not applicable

Council Policy

Not applicable

Statutory Provisions

Local Government Finance Authority of South Australia Act 1983

Written By: Executive Officer and Assistant to the Mayor

Chief Executive Officer: Mr R Bria

Attachment 1



Local Government
Finance Authority

TO: Chief Executive Officers

RE: LGFA Annual General Meeting – Friday 22 November 2024

Advance notice is hereby given that the Annual General Meeting of the Local Government Finance Authority of South Australia (LGFA) will be held on **Friday 22 November 2024**, at the National Wine Centre. This meeting will precede the Annual General Meeting of the Local Government Association of SA (LGA) with the commencement time to be advised, when the LGA Program is finalised.

1. Appointment of Council Representative

Section 15(1) of the *Local Government Finance Authority of South Australia Act 1983*, provides that:-

" Every council is entitled to appoint a person to represent it at a general meeting of the Authority."

As the annual general meeting of the Local Government Association of South Australia will also be held on the above day, it is suggested that the same person be appointed to represent your council for the Association (LGA) and the Authority (LGFA).

A form is required and attached for your convenience to notify us of your representative for LGFA. (Appendix 1)

Please return same to this Authority by **Friday 23 August 2024**.

2. Nominations for Members of the Board

The Local Government Finance Authority of South Australia (LGFA) is a body corporate established under the *Local Government Finance Authority Act 1983*, and is administered by a Board of Trustees (LGFA Board). The LGFA provides investment and lending solutions to South Australian local government and prescribed bodies. The LGFA Board meets approximately 6 times per year with meetings generally occurring at 11:00am the third Tuesday bi-monthly. Members currently receive an annual income of \$8,594.

We draw your attention to Section 7(1) and in particular 7(1)(a) of the *Local Government Finance Authority of South Australia Act 1983*, regarding membership of the board which provides:

(1) *Subject to this section, the Board is constituted of seven members of whom—*

- (a) **two are persons elected in accordance with the rules of the Authority;**
- (b) *two are persons appointed by an annual general meeting of the Authority upon the nomination of the LGA;*
- (c) *one is a person appointed by the Minister;*
- (d) *one is a person appointed by the Treasurer;*
- (e) *one is the person for the time being holding or acting in the office of Secretary of the LGA.*

and to Section 8(1) which provides:-

" 8(1) Subject to this section, a representative member of the board holds office for a term of two years commencing on the first day of January in the year next succeeding the year in which he or she was elected or appointed."

Kindly note that in accordance with the Rules of the Authority if more than two people are nominated, an election for two representative members will again be determined by postal ballot. The successful candidates will be declared elected at the Annual General Meeting.

Nominations are hereby called to fill the two positions provided by Section 7(1)(a) currently held by Ms Annette Martin (City of Charles Sturt) and by Mr Michael Sedgman (City of Adelaide).

Local government knowledge and experience as well as financial acumen are criteria to be considered for the nominations.

Nominations must be lodged at the Local Government Finance Authority of South Australia office **no later than Friday 23 August 2024**.

For information we advise that Section 7(2) of the LGFA Act states:-

“At least one member of the board must be a woman and at least one member must be a man”.

Our current gender status is 4 men and 3 women.

Councils may wish to consider nominating a candidate of each gender.

A nomination form is attached for your convenience. (Appendix 2)

Those councils nominating a Member or Officer may wish to forward separately an up to date brief resume of their nominee which will later be circulated to all councils with the agenda and ballot paper (if a ballot is required).

In October 2023, the Board adopted a policy that all LGFA board trustees are required to provide a National Police Check every three years. Please provide a copy with any nomination.

A resume form in the REQUIRED FORMAT is attached for this purpose. (Appendix 3)

3. Notice of Motion

The Rules of the Authority in relation to Annual General Meeting procedures require that a Notice of Motion specifying the resolution which is to be proposed has been given in writing to the Chief Executive Officer not less than forty two days prior to the meeting and to comply with this Rule, it is necessary for Notices of Motion to be submitted to the Local Government Finance Authority of South Australia office **on or prior, but no later than Friday 23 August 2024**.

Member councils are requested to lodge the Notice of Motion in the following manner:-

- (a) Notice of Motion
- (b) Reason
- (c) Suggested Action

A copy of the appropriate form is attached for your convenience. (Appendix 4)



DAVIN LAMBERT
Chief Executive Officer
Local Government Finance Authority of SA

1 July 2024

Attachment 2



APPOINTMENT OF COUNCIL REPRESENTATIVE
LOCAL GOVERNMENT FINANCE AUTHORITY OF SOUTH AUSTRALIA
2024 ANNUAL GENERAL MEETING

I advise that Mayor / Councillor / Officer / or any other person is appointed council representative to the Local Government Finance Authority of South Australia.

Council Name	
Council Delegate (Full Name)	Mayor / Councillor / Officer
Delegate Home Address	
Delegate Email Address	
Name of Chief Executive Officer	
CEO Email Address	
Signature of Chief Executive Officer	

Please return completed Appointment of Council Representative Form to admin@lgfa.com.au by CLOSING DATE: **Friday 23 August 2024**

(or post to Local Government Finance Authority of SA, Suite 1205, 147 Pirie Street, Adelaide SA 5000)

Attachment 3

NOMINATION FORM

PURSUANT to a Resolution duly passed

The
(Name of Council)

hereby nominate
(Full Name)

of

being a Member or Officer of a Council for election to the board of the Local Government Finance Authority of South Australia as provided by Section 7(1)(a) of the *Local Government Finance Authority Act 1983*.

Date this day of 2024

.....
(Signature of Chief Executive Officer)

and I the person nominated hereby agree to accept such nomination

.....
(Signature of Candidate)

Provide a copy of current National Police Check.

Please return completed Nomination Form to admin@lgfa.com.au
by CLOSING DATE: **Friday 23 August 2024**

(or post to Local Government Finance Authority of SA, Suite 1205, 147 Pirie Street, Adelaide SA 5000)

Attachment 4

RESUME FORM

Name	
Address	
Telephone	
Email	
Age (Optional)	
Occupation	
Current Employer	
Qualifications	
Current Position in Local Government: Mayor / Councillor / Other	
Name of Council	
Period in Local Government	
Other Committees / Bodies of Local Government Involvement: Past Present	

Please return completed Resume Form to admin@lgfa.com.au by CLOSING DATE: **Friday 23 August 2024**

(or post to Local Government Finance Authority of SA, Suite 1205, 147 Pirie Street, Adelaide SA 5000)

Attachment 5

NOTICE OF MOTION
LOCAL GOVERNMENT FINANCE AUTHORITY OF SOUTH AUSTRALIA
2024 ANNUAL GENERAL MEETING

NAME OF COUNCIL:

NOTICE OF MOTION:

.....

REASON:

.....

.....

.....

.....

SUGGESTED ACTION:

.....

.....

.....

.....

Please return completed Notice of Motion Form to admin@lgfa.com.au
by CLOSING DATE: **Friday 23 August 2024**

(or post to Local Government Finance Authority of SA, Suite 1205, 147 Pirie Street, Adelaide SA 5000)