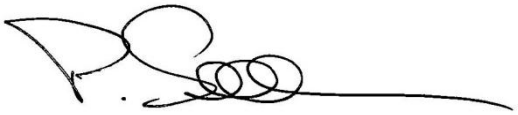
District Council of Mallala

THE ORDINARY MEETING OF THE DISTRICT COUNCIL OF MALLALA WILL BE HELD IN THE COUNCIL CHAMBERS, REDBANKS ROAD, MALLALA ON MONDAY 27 APRIL 2015, COMMENCING AT 7:00PM



.....
Peter Sellar
ACTING CHIEF EXECUTIVE OFFICER

AGENDA

1. ATTENDANCE

1.1 Present

1.2 Councillors Apologies

1.3 Councillors Absent

2. CONFIRMATION OF MINUTES

2.1 Council Meeting held on Monday 13 April 2015 (MB Folios 12966 to 12982, inclusive).

3. BUSINESS ARISING

3.1

4. DECLARATION OF MEMBERS' INTEREST

4.1

5. OPEN FORUM

5.1 **Speakers**

6. BRIEFINGS

6.1 John Comrie – Chairman, Audit Committee

7. MAYOR'S REPORT

7.1 Meetings Attended and / or Discussions Held (CON12/1199)

8. MINUTES AND/OR RECOMMENDATIONS

8.1 **Economic Development Advisory Committee**

8.1.1 No Minutes

8.2 **Community Development Advisory Committee**

8.2.1 Minutes of meeting held 9 April 2015 (CON12/1100)

8.3 **Audit Committee**

8.3.1 Minutes of meeting held 31 March 2015 (CON12/522)

8.4 **Mallala and Districts Historical Committee**

8.4.1 No Minutes

8.5 **Mallala and Districts Homes Committee**

8.5.1 No Minutes

9. ASSOCIATED ORGANISATIONS

9.1 **Gawler River Floodplain Management Authority**

9.1.1 No Minutes

9.2 **Central Local Government Region**

9.2 No Minutes

10. QUESTIONS WHICH NOTICE HAS BEEN GIVEN

10.1 **Questions on Notice**

10.1.1 No Questions on Notice

10.2 **Notice of Motion**

10.2.1 No Notice of Motion

11. QUESTIONS WHICH NOTICE HAS NOT BEEN GIVEN

Rules from Local Government Act 1999 Regulations:-

* Questions and replies are not entered in the minute book unless expressly required by resolution.
* No debate shall be allowed on any question or reply to any question.

12. PETITIONS

12.1 No Petitions

13. DEPUTATIONS

13.1 No Deputations

14. ADJOURN INTO STANDING COMMITTEE

14.1 No Agenda for Strategic Planning and Development Policy Committee

15. ADOPTION OF STANDING COMMITTEE RECOMMENDATIONS

15.1 No recommendations

16. ITEMS FOR NOTING / INFORMATION / ACTIVITY REPORTS

16.1 **Items for Information / Noting**

16.1.1 Finance Report (CON12/491)

16.1.2 Community & Library Services Report – April 2015 Update (CON12/1406)

16.2 **Activity Reports**

16.2.1 Corporate and Community Services Status Report (CON12/1199)

17. ITEMS FOR DECISIONS

17.1 Bank Account Signatories (CON12/503)

17.2 Lewiston Community Focal Point Study - Phase 2: Cost Benefit Analysis (CON13/8)

17.3 Community Representative Appointments to Council Section 41 Committees (CON12/1046)

17.4 Appointment to Section 41 Committees, Subsidiaries and Identified Committee's Report (CON12/573)

17.5 Audit Committee Independent Members (CON12/522)

17.6 Delegations to the Chief Executive Officer (CON12/622)

17.7 LGFA Cash Advance Debenture – Cash Flow (CON12/419)

17.8 LGA Ordinary General Meeting Notice of Motions (CON12/510)

17.9 Hayman Road Playground - Access Relocation (CON12/958)

18. URGENT BUSINESS

18.1

19. CONFIDENTIAL ITEMS

19.1

20. CLOSURE

MINUTES OF THE ORDINARY MEETING OF THE DISTRICT COUNCIL OF MALLALA HELD IN THE MALLALA COUNCIL CHAMBERS, REDBANKS ROAD, MALLALA ON MONDAY 13 APRIL 2015, COMMENCING AT 7:00 PM

1. ATTENDANCE

1.1 Present

Mayor D Kennington (Mayor) and Crs T Keen, P Daniele, B Summerton, S Strudwicke, K McColl, S Jones, A Picard, M Lawrence, E Stubing and Messrs P Sellar (Acting Chief Executive Officer), Gary Mavrinac (General Manager, Infrastructure and Planning) and A Humphrys (Minute Secretary)

1.2 Councillors Apologies

Nil

1.3 Councillors Absent

Nil

2. GENERAL BUSINESS

Moved Cr Keen Seconded Cr Summerton

"that the minutes of meeting held on Monday 23 March 2015 (MB Folios 12956 to 12965, inclusive), be accepted as read and confirmed."

CARRIED (2015/092)

3. BUSINESS ARISING

3.1

4. DECLARATION OF MEMBERS' INTEREST

4.1 Crs Keen and Daniele declared an interest in item 17.3 – *Code of Conduct Investigation – Local Government Governance Panel Response*, as the investigation involved them.

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5. OPEN FORUM

The Mayor sought leave of the meeting to suspend Part 2 of the Local Government (Procedures at Meetings) Regulations 2013 for 'Open Forum'. The meeting was suspended at 7.01 pm.

5.1 **Mick Tennant** *Gawler-Two Wells Road, Two Wells*

- Parking of vehicles on footpaths with the township of Two Wells.
- General untidiness of Two Wells township due to rubbish not contained, public toilets appearance, and damaged statues within the adjoining gardens.
- Drainage adjacent to place of residence, claims that property floods from the run off of the road and road reserve every time it rains
- Dislike of ability to develop on place of residence as within a flood zone
- Rubbish from neighbouring property continually blowing into his place of residence

Tony Flaherty *President – Two Wells RSL Sub-branch*

- Thank you to Council for assistance with the Two Wells Memorial upgrade and special thank you to staff and workers of the Horticulture Team.

Tony Flaherty *Germantown Road, Two Wells*

- Expressed his disappointment with the findings from the Code of Conduct investigation (Item 17.3)

Cr Strudwicke called for a Point of order as Cr Daniele was entering into discussion and Councillors are only supposed to be asking questions of speakers addressing Council during Open Forum.

The Mayor accepted the point of order.

Cr Strudwicke called for a Point of order as Elected Members were again entering into discussion and the Code of Practice – Meeting Procedures clearly state that Council Members are able to ask questions of public through the Presiding Member.

The Mayor accepted the point of order.

Dean Cook *Wasleys Road, Mallala*

- Raised concerns about rate rises, Council's current debt and on going financial forecast.

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Meeting resumed at 7.28 pm

6. BRIEFINGS

6.1 Andrew Grear – Manager, Strategic Planning Section– Department for Planning, Transport and Infrastructure (DPTI) – 30 Year Plan Update

7. MAYOR'S REPORT

7.1 No Report

8. MINUTES AND/OR RECOMMENDATIONS

8.1 **Facilities and Infrastructure Advisory Committee**

8.1.1 Minutes of meeting held 17 March 2015 (CON12/1102)

8.2 **Environmental Management Advisory Committee**

8.2.1 Minutes of meeting held 10 March 2015 (CON12/1101)

8.3 **Strategic Planning and Development Policy Committee**

8.3.1 Minutes of meeting held 23 March 2015 (CON14/35)

8.4 **Council Development Assessment Panel**

8.4.1 Minutes of meeting held 3 March 2015 (CON12/218)

9. ASSOCIATED ORGANISATIONS

9.1 **Gawler River Floodplain Management Authority**

9.1.1 No Minutes

9.2 **Central Local Government Region**

9.2 No Minutes

10. QUESTIONS WHICH NOTICE HAS BEEN GIVEN

10.1 **Questions on Notice**

10.1.1 Native Title and Management of Community Land (CON12/537)

Confidential - Subject to Confirmation

Preamble	At the moment the Council is undertaking Public Consultation regarding Open Space Strategy. Crown, Commonwealth, Council, Community and Native Title will have a far reaching affect, that will impact the way Council manages community owned land.
Question 1:	**What conditions are placed on the affected sites?**
Answer:	As with any parcel of land where an approval or licence has been applied pursuant to any legislation, whether it be a development approval, EPA licence or Native Title, Council has an obligation to comply with the conditions that are specific to that land. Administration has requested a listing of all land that has a current Native Title. As indicated in the email from the National Native Title Tribunal **(Attachment 1)**, in most cases native title application is only granted on unallocated Crown land. Administration has determined that the Kaurna Peoples Native Title Claim extends through the Mallala region as illustrated in **Attachment 2** The Extract from the Register of Native Claims **(Attachment 3)** details the conditions of that claim. As indicated in the attached fact sheet *Native Title applications and options for interest holders* **(Attachment 4)** a Native title cannot take away validly granted rights i.e. the lodging of a Native Title claim does not affect the ability if current tenure holders to continue to exercise their rights under their lease or licence.
Question 2:	**What conditions and costs will be involved if and when future development may accrue on land that has Native Title or land that is already subject to a Native Title Clam? Eg: The Two Wells Shopping Precinct.**
Answer:	In most cases once a claim is determined an Indigenous Land Use Agreement (ILUA) is negotiated. This will outline any conditions, or requirements, of the affected parties. An ILUA may have prescribed conditions which are specific for each claim.
Question 3:	**Are the Existing Native Title Sites subject to Rates if not Council Land?**
Answer:	The ownership of a parcel of land subject to a Native Title claim does not change once a title is determined. The owner of the land is responsible for all taxes and rates that would apply regardless of whether a Native Title claim exists

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Question 4:	**How does the insurance work if there is a claim?**
Answer:	This will need to be determined on a case by case basis. As stated above In most cases once a claim is determined an Indigenous Land Use Agreement (ILUA) is negotiated. An ILUA may have prescribed conditions which are specific for each claim.
Question 5:	**Is it still under Council Insurance or do they have to have a separate policy?**
Answer:	This will need to be determined on a case by case basis. As stated above In most cases once a claim is determined an Indigenous Land Use Agreement (ILUA) is negotiated. An ILUA may have prescribed conditions which are specific for each claim.

10.1.2 Corporate and Operational Fuel Cards (CON12/537)

Preamble	
Question 1:	**How many fuel cards have been issued and are in use by "employees" of the District Council Mallala (DCM)?**
Answer:	A total of 21 fuel cards are in use allocated to passenger vehicles and utilities. Fuel cards are also allocated to some items of plant.
Question 2:	**Are fuel cards issued for each vehicle use or issued in name of driver?**
Answer:	Generally with vehicles that are available for private use, the fuel cards are issued in the name of the employee. Utilities that are not available for private use are allocated to a particular vehicle.
Question 3:	**How many vehicles in total are registered to DCM and used by employees?**
Answer:	A total of 9 passenger vehicles and 12 utilities for a total of 21 vehicles are registered to the District Council of Mallala and used by employees.
Question 4:	**Are all vehicles registered to DCM identified by Council Logo on vehicle? If not, why is logo identification not attached to all vehicles as per previous resolution?**
Answer:	All operational vehicles have Council name or Logo identification supplied.

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Question 5:	**How many DCM vehicles are used for private use?**
Answer:	12
Question 6:	**If vehicles are used for private use, how is private use differential calculated? Is it by user keeping a monthly travel log of calculated private use?**
Answer:	The amount of private use compared to corporate use is only identified when Senior Management periodically instruct employees with private use to complete a 12 week log book for the purposes of a comparison of Fringe Benefits Tax calculation methods.
Question 7:	**If DCM vehicles are used for private use, is there limitation of travel distance? If not, what is the reason?**
Answer:	Private use is limited to travel within the State. There is no stipulated limitation of travel with the reason being that there are long standing employment agreements in place.
Question 8:	**Is DCM Fuel Card use subject to any kind of regular review? Please specify.**
Answer:	Fuel card expenditure is monitored against adopted budget figures and any unusual or excessive use is reported and investigated.

10.1.3 Septic Tank Waste Operations and Practices (CON12/537)

Preamble	Recently community concerns have been raised regarding septic waste disposal within the District Council of Mallala (DCM) area, collected and disposed of by a number of waste disposal operators. Therefore I ask the following questions:
Question 1:	**What licenses are required by Septic Tank Waste Operators, and do all operators have current licences?**
Answer:	Operators are required under the Environmental Protection Act 1993 to be licensed by the EPA as Waste Transporters. All Operators have current EPA Licenses.
Question 2:	**How many septic waste operators currently operate in DCM?**
Answer:	5 Full time operators, although there may be an occasional visit from outside the district.

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Question 3:	**What disposal methods are currently employed by septic waste operators within DCM?**
Answer:	Disposal at a depot licensed by the EPA (i.e. Bolivar) and disposal to private agriculture land.
Question 4:	**Is it a requirement for septic waste to be disposed of at Bolivar Waste Treatment Works?**
Answer:	Biosolid waste may be disposed off at a licensed site such as Bolivar or to an approved land site.
Question 5:	**Are operators required to keep strict and accurate records of septic tank cleaning and disposal?**
Answer:	A record of effluent transported is to be kept and maintained in such a manner as the Authority (EPA) may require. No records of septic tank cleaning are required to be kept, although the operator must ensure to take all reasonable precautions necessary to prevent the spillage of septic tank effluent during loading, unloading and transportation.
Question 6:	**If it is not a requirement for disposal of septic waste to an approved waste treatment site, then where and what locations is septic waste disposed of within DCM?**
Answer:	Germantown/Frost Road, South side of Sharpe Road, Frost Road east, Conrad Road, Korunye, Temby Road (Marrow Farm) and 184 McEvoy Road, Lower Light
Question 7:	**What requirement is there under the Health at for council to be informed, regulate and carry out inspections of septic waste disposal on private property by approved operators?**
Answer:	No specific requirements under the South Australian Public Health Act 2011. However operators must comply with "General Duty" (Section 56) and not cause harm to public health. In which case an authorised officer may investigate and take required action.
Question 8:	**If septic waste is disposed of on private property on continuous and regular basis, then what public health issues should be considered by the Council's Health Officer?**
Answer:	Standards and conditions are set by the EPA and not by council. Council's health officer could investigate any instances of improper spreading of biosolids and associated odour problems and any other public health issues.

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10.1.4 Council Debt (CON12/537)

Preamble	There is concern within the Ratepayers of Mallala Council area that the Council is currently in considerable debt:
Question 1:	**What is the true debt of Council at the present time?**
Answer:	Total debt of Council as at 8 April 2015 $8,389,257
Question 2:	**How is the Council servicing this debt?**
Answer:	The debts are either through fixed term and fixed interest debenture loans paid half yearly as per debenture schedule of payments or via a cash advance floating rate debenture
Question 3:	**What are the interest rates on the debt?**
Answer:	Fixed term Debenture loans depending on when they were adopted have varying rates. The average interest rate for the debenture loans is 6.36%. The current cash advance debenture loan interest rate is 4.5%
Question 4:	**How, and is the Council repaying the debt?**
Answer:	Debenture loans paid via half yearly installments as per debenture schedule of payments. Cash advance debenture loan is paid during times of positive cash flow
Question 5:	**Why was this debt incurred?**
Answer:	Council endorsed debt is incurred to fund Council endorsed projects
Question 6:	**Does Council intend, or be required to incur further debt?**
Answer:	Yes as per projections in the Long term Financial Plan
Question 7:	**With the Council paying over 50% of their income on wages, what services are not being serviced in full to cover the debt?**
Answer:	Current services are budgeted to be retained. Any new services will be submitted via a budget bid with Council to adopt budgeted expenditure

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Question 8:	**Why is the Council still going ahead with the Two Wells round about when debt is so high?**
Answer:	Requirements as per the Two Wells Residential Development Deed and a Road Infrastructure Design and Delivery Deed endorsed by resolution of Council
Question 9:	**Why was this round about part of the negotiations for the Two Wells development?**
Answer:	Negotiations between Council and third parties endorsed by resolution of Council
Question 10:	**How does the Council intend cover this debt?**
Answer:	Loan Borrowings
Question 11:	**Will the Council be forced to increase rates to cover this debt?**
Answer:	Rate levels are a decision of Council

10.2 **Notice of Motion**

10.2.1 Greyhound Industry within the District Council of Mallala and its Animal Husbandry Zone (CON12/537)

Moved Cr Jones Seconded Cr Lawrence

"that Council write to Minister Hunter to provide information on what changes/improvements are being implemented overall in the Greyhound Industry, and in particular within the District Council of Mallala."

Amendment

Moved Cr Picard Seconded Cr Keen

"that Council write to Minister Hunter to provide information on what changes/improvements are being implemented overall in the Greyhound Industry."

CARRIED (2015/093)

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Motion as amended

"that Council write to Minister Hunter to provide information on what changes/improvements are being implemented overall in the Greyhound Industry."

CARRIED (2015/094)

10.2.2 Salt Creek Bridge, Two Wells – Pedestrian Safety Assessment (CON12/537)

Moved Cr Jones Seconded Cr McColl

"that a report be brought to Council for first May 2015 meeting identifying all possible safety issues associated with new pedestrian crossing at Salt Creek Bridge, Two Wells, including speed reduction to 50 km/h further South as identified by Officer in Charge – Two Wells Police "

LOST (2015/095)

Division

Councillor Jones called a Division

Those voting in the affirmative are Crs McColl, Jones, Keen, Lawrence

Those voting in the negative are Crs Strudwicke, Summerton, Daniele, Stubing, Picard

The Presiding Member declared the motion LOST

11. QUESTIONS WHICH NOTICE HAS NOT BEEN GIVEN

Rules from Local Government Act 1999 Regulations:-

* Questions and replies are not entered in the minute book unless expressly required by resolution.
* No debate shall be allowed on any question or reply to any question.

12. PETITIONS

12.1 No Petitions

13. DEPUTATIONS

13.1 No Deputations

14. ADJOURN INTO STANDING COMMITTEE

14.1 No Agenda for Strategic Planning and Development Policy Committee

Confidential Subject to Confirmation

15. ADOPTION OF STANDING COMMITTEE RECOMMENDATIONS

15.1 No recommendations

16. ITEMS FOR NOTING / INFORMATION / ACTIVITY REPORTS

16.1 **Items for Information / Noting**

16.1.1 Regional Youth Bus (CON14/6)

Moved Cr McColl Seconded Cr Keen

"that Council having considered Item 16.1.1, *Regional Youth Bus*, dated 13 April 2015, receives and notes the report."

CARRIED (2015/096)

16.2 **Activity Reports**

16.2.1 Infrastructure Services Activity Report (CON12/1191)

Moved Cr Summerton Seconded Cr Strudwicke

"that the Council, having considered Item 16.2.1 *Infrastructure Services Activity Report* dated 13 April 2015, receive the report."

CARRIED (2015/097)

16.2.2 Planning Services Activity Report (CON12/1191)

Moved Cr McColl Seconded Cr Daniele

"that Council, having considered Item 16.2.2 - *Planning Services Activity Report,* dated 13 April March 2015, receive the report."

CARRIED (2015/098)

16.2.3 Development Plan Amendment Activity Report (CON12/248)

Moved Cr Summerton Seconded Cr Daniele

"that Council, having considered 16.2.3 - *Development Plan Amendment Activity Report,* dated 13 April 2015, receive the report."

CARRIED (2015/099)

17. ITEMS FOR DECISIONS

17.1 NAIS Update (CON12/811)

Moved Cr McColl Seconded Cr Strudwicke

"that Council, having considered Item 17.1 - NAIS Update, dated 13 April 2015, receive the report."

CARRIED (2015/100)

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Moved Cr Keen Seconded Cr Strudwicke

"that Council, having considered Item 17.1 - NAIS Update dated 13 April 2015, authorise the Acting Chief Executive Officer to sign the revised Memorandum of Understanding between SA Water and the District Council of Mallala."

CARRIED (2015/101)

17.2 LGFA Cash Advance Debenture – Cash Flow (CON12/419)

Moved Cr Strudwicke Seconded Cr Summerton

"that Council, having considered Item 17.2 *LGFA Cash Advance Debenture – Cash Flow*, dated 13 April 2015, endorse the securing of a Cash Advance Debenture to the value of one and half million dollars ($1,500,000) from the Local Government Finance Authority. The facility will be for a term of fifteen years (15 years) at the variable interest rate ruling over the period of the CAD on the balance of funds drawn. The purpose of the Facility is to manage short term cash flow in order to finance expenditure approved in Council's budget."

Motion Lay on the Table

Formal Motion

Moved Cr Keen Seconded Cr

"that this matter lay on the table until the newly appointed Chief Executive Officer commences."

Cr Strudwicke called for a Point of order as conditions can not put on a Formal Motion to lay a matter on the table.

The Mayor accepted the point of order.

Moved Cr Keen Seconded Cr McColl

"that this matter lay on the table."

CARRIED (2015/102)

Division

Councillor Jones called a Division

Those voting in the affirmative are Crs McColl, Stubing, Jones, Keen, Lawrence, Picard

Those voting in the negative are Crs Strudwicke, Summerton, Daniele

The Presiding Member declared the motion CARRIED

Confidential – Subject to Confirmation

At this juncture 8.51 pm, Crs Keen and Daniele left the chamber in accordance of their earlier declaration of interest in Item 17.3 – *Code of Conduct Investigation – Local Government Governance Panel Response.*

Cr Strudwicke sought leave to suspend standing orders of the meeting.

Leave granted.

17.3 Code of Conduct Investigation – Local Government Governance Panel Response (CON12/547)

Moved Cr Strudwicke Seconded Cr Summerton

"that Council having considered Item 17.3 - Code of Conduct Investigation – Local Government Governance Panel Response, dated 13 April 2015, receives the report in the matter of the alleged breach of the District Council of Mallala Code of Conduct for Council Members from Councillor Terry Keen against Councillor Joe Daniele

- notes the report;
- notes that having investigated the alleged breach of the Code of Conduct for Elected Council Members, the Local Government Governance Panel finds that Cr Daniele has breached Sections 2.2, 2.3 and 2.4 of the Code of Conduct;
- requires that Cr Daniele makes a further appropriate public apology to Mr Flaherty;
- and that the Council Censures Cr Daniele."

CARRIED (2015/103)

Moved Cr Jones Seconded Cr Lawrence

"that Council having considered Item 17.3 - Code of Conduct Investigation – Local Government Governance Panel Response, dated 13 April 2015, receives the report in the matter of the alleged breach of the District Council of Mallala Code of Conduct for Council Members from Councillor Terry Keen against Councillor Joe Daniele

- that Cr Daniele be removed from the Council Development Assessment Panel effective immediately for the term of this Council."

CARRIED (2015/104)

Division

Councillor Jones called a Division

Those voting in the affirmative are Crs Picard, Lawrence, Jones, Strudwicke, McColl

Those voting in the negative are Crs Summerton, Stubing

The Presiding Member declared the motion CARRIED

Confidential - Subject to Confirmation

At this juncture 9.23 pm, Crs Keen and Daniele returned to the chamber.

Matter Laying on the Table

17.4 Additional Review of Council Members Allowances and Benefits Policy (CON12/543)

Moved Cr McColl Seconded Cr Strudwicke

"that the Council having considered Item 17.4 - *Additional Review of Council Members Allowances and Benefits Policy,* dated 13 April 2015, resolve that the motion be taken from the table in response to formal motion (2015/091)."

CARRIED (2015/105)

Cr Keen called for a Point of order as Cr Keen can not be recorded as the mover as it needs to be the original mover and seconder.

The Mayor accepted the point of order.

Moved Cr Summerton Seconded Cr Jones

"that the Council having considered Item 17.4 - *Additional Review of Council Members Allowances and Benefits Policy,* dated 13 April 2015, adopt the reviewed Council Members Allowances and Benefits Policy as amended noting the removal of the identification of the Prescribed Committees to be operational as at the conclusion of the November 2014 Local Government Periodic Elections with the agreed alterations."

CARRIED (2015/106)

17.5 2014/15 Annual Budget Review as at 28 February 2015 (CON12/433)

Moved Cr Summerton Seconded Cr Daniele

"that the Council having considered Item 17.5 - *2014/15 Annual Budget Review as at 28 February 2015*, dated 13 April 2015, endorse the list of changes to be included in the Current Annual Budget for the year ending 30 June 2015:

- Statutory Charges increase $25,000
- Other Revenue increase $14,000
- Employee Costs decrease $150,000
- Materials increase $8,500
- Recruitment costs increase $20,000
- Regional Procurement Shared Service increase $6,100
- Two Wells roundabout construction decrease $500,000
- Plant replacement net decrease $42,000."

CARRIED (2015/107)

Confidential - Subject to Confirmation

Moved Cr Summerton Seconded Cr Daniele

"that Council having considered item 17.5 - *2014/15 Annual Budget Review as at 28 February 2015*, dated April 2015, receive and adopt as the Current reviewed Budget for the year ending 30 June 2015."

CARRIED (2015/108)

17.6 Waste Management Strategy – Third Quarter Report (CON12/332)

Moved Cr Keen Seconded Cr McColl

"that the Council, having considered Item 17.6 - *Waste Management Strategy – Third Quarterly Report,* dated 13 April 2015, receive the report."

CARRIED (2015/109)

17.7 Animal Management Plan – Third Quarter Report (CON12/171)

Moved Cr McColl Seconded Cr Keen

"that the Council, having considered Item 17.7 - *Animal Management Plan – Third Quarterly Report,* dated 13 April 2015, receive the report."

CARRIED (2015/110)

17.8 2015/16 Draft Annual Business Plan and Budget Revised Timetable (CON12/1151)

Moved Cr McColl Seconded Cr Summerton

"that Council having considered Item 17.8 - *2015/16 Draft Annual Business Plan and Budget Revised Timetable,* dated 13 April 2015, endorse the Draft Revised 2015/2016 Timetable for the Annual Business Plan preparation and adoption."

CARRIED (2015/111)

17.9 Concessions on Council Rates (CON12/487)

Moved Cr Summerton Seconded Cr Daniele

"that the Council having considered Item 17.9 - Concession on Council Rates, dated 13 April 2015:

1. endorses placement of the LGA Concessions on Council rates petition at the Council offices, Council Libraries and other appropriate community organisation locations ; and
2. authorises the CEO to facilitate lodgement of completed petitions with the relevant local State Member(s) of Parliament."

CARRIED (2015/112)

Confidential - Subject to Confirmation

18. URGENT BUSINESS

18.1 No Urgent Business

19. CONFIDENTIAL ITEMS

19.1 Confidential – CEO Employment Agreement (CON14/44)

Moved Cr Keen Seconded Cr Summerton

"that Council, having considered Item 19.1 - *Confidential – CEO Employment Agreement*, dated 13 April 2015, and pursuant to Sections 90(2) and 90(3)(a) of the Local Government Act 1999, orders that the public be excluded from the meeting, with the exception of the Acting Chief Executive Officer and the Minute Secretary as the matters pertaining to Report 19.1 Confidential *CEO Employment Agreement* - dated 13 April 2015 would be information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead)".

CARRIED (2015/113)

Moved Cr Seconded Cr

Amendment

Moved Cr Seconded Cr

CARRIED (2015/114)

Motion as amended

CARRIED (2015/115)

Confidential - Subject to Confirmation

Moved Cr McColl Seconded Cr Summerton

"that Council, having considered Item 19.1 - *Confidential – CEO Employment Agreement*, dated 13 April 2015, that pursuant to Sections 91(7) and (9) of the Local Government Act 1999, the Council orders that the report and the information by way of the subject Report 19.1 Confidential – *CEO Employment Agreement* dated 13 April 2015 and associated documents, remain confidential until both parties have signed the agreement".

CARRIED (2015/116)

20. CLOSURE

There being no further business, the Mayor declared the meeting closed at 10.06 pm.

Confirmed as a true record.

Mayor: .....

Date: ____/____/___

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District Council of Mallala	2. CONFIRMATION OF MINUTES
MONDAY 27 April 2015	

Items:

2.1 Council Meeting held on Tuesday 23 March 2015 (MB Folios 12956 to 12965, inclusive).

District Council of Mallala	7. MAYOR'S REPORT
MONDAY 27 April 2015	

Items:

7.1 **Activities and Meetings attended**

7.1 Meetings Attended and / or Discussions Held (CON12/1199)

District Council of Mallala	**7.1 Meetings Attended and / or Discussions Held**
	Container No: **CON12/1199** **Document No:**
Report Date: **27 April 2015**	**Prepared by:** **Mayor Duncan Kennington**
Corporate Objective: N/A	

Activities and Meetings attended

Thursday 26 March 2015
Mallala Lions Trailer Demonstration

Friday 27 March 2015
CEO and Deputy Mayor Briefing

Monday 30 March 2015
Elected Members Bus Tour

Tuesday 31 March 2015
CEO Briefing
Audit Committee Meeting

Tuesday 7 April 2015
Interview Channel 9

Wednesday 8 April 2015
Schlodder Shelter, Dublin – Official Opening
Environmental Management Advisory Committee Meeting

Thursday 9 April 2015
CEO and Deputy Mayor Briefing

Sunday 12 April 2015
Para Cycling Medal Presentation
Youth Week Cinema Event - Mallala

Monday 13 April 2015
Regional Youth Bus Viewing and Presentation
Ordinary Council Meeting

Wednesday 15 April 2015
CEO Designate Briefing

Thursday 16 April 2015
CEO and Deputy Mayor Briefing
Interview Adelaide Advertiser

Friday 17 April 2015
Central Local Government Meeting

Tuesday 21 April 2015
LGA President's Luncheon with Premier Hon Jay Weatherill MP

Friday 24 April 2015
International Bird Sanctuary Meeting with Minster Hunter
CEO and Deputy Mayor Briefing

Saturday 25 April 2015
Anzac Day Commemoration

Sunday 26 April 2015
Commemoration of King Hung – Vietnamese Cultural Centre of South Australia

District Council of Mallala	8. MINUTES AND/OR RECOMMENDATIONS
MONDAY 27 April 2015	

Items:

8. MINUTES AND/OR RECOMMENDATIONS

8.1 **Economic Development Advisory Committee**

8.1.1 No Minutes

8.2 **Community Development Advisory Committee**

8.2.1 Minutes of meeting held 9 April 2015 (CON12/1100)

8.3 **Audit Committee**

8.3.1 Minutes of meeting held 31 March 2015 (CON12/522)

8.4 **Mallala and Districts Historical Committee**

8.4.1 No Minutes

8.5 **Mallala and Districts Homes Committee**

8.5.1 No Minutes

District Council of Mallala	8.1 Community Development Advisory Committee
MONDAY 27 April 2015	

Items:

8.2 **Community Development Advisory Committee**

8.2.1 Minutes of meeting held 9 April 2015 (CON12/1100)

MINUTES OF THE MEETING OF THE COMMUNITY DEVELOPMENT ADVISORY COMMITTEE HELD IN THE TWO WELLS COUNCIL CHAMBERS, OLD PT WAKEFIELD ROAD, TWO WELLS ON THURSDAY 9 APRIL 2015, COMMENCING AT 7.05 PM

1. ATTENDANCE

1.1 Present

A Porter, J Daniele, S Nieuwenhuizen, B Reid, B Sowerby, P Thompson, Cr Daniele, L Seccafien - Community Development Officer, A Sawtell – Customer & Library Services Coordinator

1.2 Members Apologies

S Birch – delegate for Regional Development Australia Barossa

1.3 Members Absent

Cr Lawrence

2. CONFIRMATION OF MINUTES

Moved: Cr Daniele Seconded: B Reid

'that the minutes of the meeting held Thursday 12 February 2015 be taken as read and confirmed'

CARRIED (2015/007)

3. BUSINESS ARISING

3.1 Lewiston Playground – Cairn has been relocated to the site.

Moved: Jasmin Daniele Seconded: Pat Thompson

That Council staff be authorised to purchase and install a plaque on the cairn with the following wording

'HISTORICAL SCHOOL SITE 1857 – 1944

On this site stood the first school in the Hundred of Port Gawler. Built by and for the local pioneer families and opened in 1857 it became known as the Lewiston School from 1866 until closure in 1944.

This cairn was erected in 1991 by the Two Wells Community Advancement Association and relocated to its present site in 2015 by the District Council of Mallala

CARRIED (2015/008)

Subject to confirmation

4. REPORTS

4.1 Community Bus

Bus Coordinator, Jasmin Daniele provided a verbal report. Bus numbers continue to remain steady.

4.2 Community Partnerships Fund

Report provided.

Moved: B Sowerby Seconded: B Reid

'that due to the Mallala Community Arts Committee withdrawing its application for Community Partnerships funding, the Mallala Bowling Club be granted to receive the full amount of funding originally requested, representing an additional $1410 allocation"

CARRIED (2015/009)

Moved: Cr Daniele Seconded: S Nieuwenhuizen

'that the Community Partnerships Fund report be received'

CARRIED (2015/010)

4.3 Community Car

With the recent unexpected closure of the Mallala Community Hospital, it became critical to find a suitable site to relocate the community car and organise the necessary infrastructure to support the vehicle and its use. A space has been reserved in the staff car park at the Mallala Council Office with an after hours chute being purchased and installed.

Drivers will now collect keys and associated items from the Mallala Council Office and return upon completion. An external chute has been installed for those returning outside of Office hours. Staff will manage the chute and relative paperwork in collaboration with the Mid North Community Passenger Network.

Vehicle use statistics for the Mid North Community Passenger Network (MNCPN) community car located in the District Council of Mallala as request by Community Members are:

2012 – 5

2013 – 40 (Community Car established in DCM August 2013)

2014 – 81

It was requested that the MNCPN provide the Committee with a further breakdown of vehicle use statistics, defined by the township the resident lives in.

Subject to confirmation

5. GENERAL BUSINESS

5.1 Staff informed the Committee of projects currently undertaken by the Community Services Department including:

- Youth Week – Open Air Cinemas to be held at Mallala Sunday 12 April and Two Wells Friday 17 April
- Regional Youth Bus – will be attending the Open Air Cinema events
- Volunteer Week – Movie Day planned for Tuesday 12 May
- Library – next Author Event – planned for late May
- Ageing in Style Expo – planned for August

Local Community Events celebrating SA *About Time* History Festival

- 17 May - Two Wells Anglican Church – 1915 ANZAC Day service
- 17 May - Two Wells Primary School - 150 years of schooling – I Remember When
- 24 May - Dublin History Group – We will remember them
- 27 May - DCM Bus Tour – Catching Sporting Moments

Every Sunday in May – Mallala Museum – The home front during Wartime

5.2 As this was the last meeting for outgoing member, Mrs Pat Thompson, the Chair thanked Pat Thompson and presented her with a gift on behalf of the Committee and Council for the many years of service she has given to the community.

Committee members were reminded that Expression of Interest Application Forms for Section 41 Advisory Committees membership need to be submitted by close of business on Monday 13 April 2015.

Chair thanked staff members for their ongoing support.

6. NEXT MEETING

To be held at 7pm Thursday 11 June 2015 in the Two Wells Chambers, Old Pt Wakefield Rd, Two Wells.

There being no further business, the Chairman declared the meeting closed at 8.30 pm.

Confirmed as a true record

Chairman: .....

Date: ____/____/___

Subject to confirmation

District Council of Mallala	**8.2 Audit Committee**
MONDAY 27 April 2015	

Items:

8.3 **Audit Committee**

8.3.1 Minutes of meeting held 31 March 2015 (CON12/522)

4.3 LGFA Cash Advance Debenture – Cash Flow

Agenda Item 17.7 of Ordinary Council meeting dated 27 April 2015.

4.5 2014/15 Annual Budget Review as at 28 February 2015

Agenda item 17.5 of Ordinary Council meeting dated 13 April 2015.

District Council of Mallala

MINUTES OF THE MEETING OF THE DISTRICT COUNCIL OF MALLALA AUDIT COMMITTEE HELD IN THE MALLALA COUNCIL CHAMBERS, REDBANKS ROAD, MALLALA ON TUESDAY 31 MARCH 2015, COMMENCING AT 1.30 PM

1. ATTENDANCE

1.1 Members Present

J Comrie (Chairman), P Fairlie-Jones, Mayor D Kennington, Crs S Jones and M Lawrence

Administration / Guests:

P Sellar (Acting Chief Executive Officer), G Graham (Finance Coordinator), and A Humphrys (Minute Secretary).

1.2 Members Apologies

Nil

1.3 Members Absent

Nil

2. CONFIRMATION OF MINUTES

2.1 Moved P Fairlie-Jones Seconded Mayor Kennington

"that the minutes of meeting held on Tuesday 10 March 2015 (MB Folios 12939 to 12949, inclusive), be accepted as read and confirmed."

CARRIED (2015/001)

3. BUSINESS ARISING

3.1 Re item 3.3 Mr P Sellar (Acting Chief Executive Officer) provided a verbal update to the Audit Committee advising of the changes made to Council's record management system, and of the process for individual record containers for major Tender documents. The Committee was satisfied that a written report (as specified in the minutes) was no longer required.

Re item 4.3, tthe invitation to the External Auditor to attend a future meeting of the Audit Committee be added to the work program to keep it as an action pending until complete.

Subject to Confirmation

4. REPORTS

4.1 Audit Committee Action List and Annual Program

Moved Mayor Kennington Seconded Cr Lawrence

"that the Committee having considered Item 4.1 Audit Committee Action List and Annual Program Report dated 31 March 2015, receives and notes the report".

CARRIED (2015/002)

4.2 Audit Committee Governance Plan Update

Moved P Fairlie-Jones Seconded Mayor Kennington

"that the Committee having considered Item 4.2 Audit Committee Governance Plan Assessment dated 31 March 2015, notes and receives the report".

CARRIED (2015/003)

4.3 LGFA Cash Advance Debenture – Cash Flow

Moved Mayor Kennington Seconded Cr Lawrence

"that the Committee, having considered Item 4.3 *LGFA Cash Advance Debenture – Cash Flow*, dated 31 March 2015, recommends to Council that it endorses the proposal that it secure a Cash Advance Debenture to the value of one and half million dollars ($1,500,000) from the Local Government Finance Authority. The facility should be for a term of fifteen years (15 years) at the variable interest rate ruling over the period of the CAD on the balance of funds drawn. The purpose of the Facility is to manage short term cash flow in order to finance expenditure approved in Council's budget."

CARRIED (2015/004)

Moved Cr Lawrence Seconded P Fairlie-Jones

"that the Committee having considered Item 4.3 *LGFA Cash Advance Debenture – Cash Flow*, dated 31 March 2015, recommends to Council that authorisation be given for the Council Seal to be placed on the Debenture Documents and the Mayor and Chief Executive Officer be authorised to sign on Council's behalf."

CARRIED (2015/005)

Subject to Confirmation

4.4 External Auditor – Expression of Interest

Moved Mayor Kennington Seconded Cr Jones

"that the Committee, having considered Item 4.4, *External Auditor – Expression of Interest* report, dated 31 March 2015, receive and note the invitation to submit Proposal for Audit Services."

CARRIED (2015/006)

4.5 2014/15 Annual Budget Review as at 28 February 2015

Moved P Fairlie-Jones Seconded Mayor Kennington

"that the Committee having considered Item 4.5 *2014/15 Annual Budget Review as at 28 February 2015*, dated 31 March 2015, recommends that Council endorse the list of changes to be included in the Current Annual Budget for the year ending 30 June 2015:

- Statutory Charges increase $25,000
- Other Revenue increase $14,000
- Employee Costs decrease $150,000
- Materials increase $8,500
- Recruitment costs increase $20,000
- Regional Procurement Shared Service increase $6,100
- Two Wells roundabout construction decrease $500,000
- Plant replacement net decrease $42,000

And that minor edits be made to the table of figures included in the report to ensure that it corresponds with the above proposed changes."

CARRIED (2015/007)

Moved P Fairlie-Jones Seconded Mayor Kennington

"that the Committee having considered Item 4.5 - *2014/15 Annual Budget Review as at 28 February 2015*, dated 31 March 2015, recommends that Council receive and adopt as the Current Budget for the year ending 30 June 2015 with the alteration as discussed."

CARRIED (2015/008)

Subject to Confirmation

4.6 Review of Internal Financial Controls Status Update

Moved P Fairlie-Jones Seconded Cr Lawrence

"that the Committee, having considered Item 4.6 - *Internal Financial Controls Status Update,* dated 31 March 2015, recommends to Council that it receives and notes the report."

CARRIED (2015/009)

4.7 Asset Management Plan Review Status Update

Moved P Fairlie-Jones Seconded Mayor Kennington

"that the Committee, having considered Item 4.7- *Asset Management Plan Review Status Update,* dated 31 March 2015 receives and notes the report."

CARRIED (2015/010)

5. GENERAL BUSINESS

5.1 Moved Cr Jones Seconded Cr Lawrence

"that the Audit Committee consider as part of a report regarding the Draft Annual Business Plan 2015-2016 at the next meeting of the Audit Committee, a discussion of prescribed Local Government Financial Indicators and possible suitable targets for these indicators for the District Council of Mallala to consider."

CARRIED (2015/011)

6. NEXT MEETING

6.1 Late May (tentatively 26 May) 2015

Subject to Confirmation

7. CLOSURE

There being no further business, the Chairman declared the meeting closed at 2.55 pm.

Confirmed as a true record.

Chairman: .....

Date: ____/____/___

Subject to Confirmation

District Council of Mallala	9. ASSOCIATED ORGANISATIONS
MONDAY 27 April 2015	

Items:

9. ASSOCIATED ORGANISATIONS

9.1 **Gawler River Floodplain Management Authority**

9.1.1 No Minutes

9.2 **Central Local Government Region**

9.2 No Minutes

Items:

10. QUESTIONS WHICH NOTICE HAS BEEN GIVEN

10.1 Questions on Notice

10.1.1 No Questions on Notice

10.2 Notice of Motion

10.2.1 No Notice of Motion

District Council of Mallala	
MONDAY 27 April 2015	

Items:

11. QUESTIONS WHICH NOTICE HAS NOT BEEN GIVEN

Rules from Local Government Act 1999 Regulations:-

* Questions and replies are not entered in the minute book unless expressly required by resolution.
* No debate shall be allowed on any question or reply to any question.

12. PETITIONS

12.1 No Petitions

13. DEPUTATIONS

13.1 No Deputations

14. ADJOURN INTO STANDING COMMITTEE

14.1 No Agenda for Strategic Planning and Development Policy Committee

15. ADOPTION OF STANDING COMMITTEE RECOMMENDATIONS

15.1 No Recommendations

District Council of Mallala	16	ITEMS FOR NOTING / INFORMATION / ACTIVITY REPORTS
MONDAY 27 April 2015		

Items:

16.1 **Items for Information / Noting**

16.1.1 Finance Report (CON12/491)

16.1.2 Community & Library Services Report – April 2015 Update (CON12/1406)

16.2 **Activity Reports**

16.2.1 Corporate and Community Services Status Report (CON12/1199)

District Council of Mallala	**16.1.1 Finance Report**	
	Container No:	**CON12/491**
	Document No:	**D15/7421**
Report Date: **27 April 2015**	**Prepared by:**	Finance Co-ordinator
Corporate Objective:	5.5.2	Develop and maintain long term financial planning, management and reporting ensuring resources are provided to deliver services and manage Council's assets.

Purpose:	To provide Council with an update of Financial Position as at 31 March 2015 including funds and performance against budget:

Recommendation:	"that Council, having considered Item 12.6.1 - *Finance Report,* dated 27 April 2015, recommends to Council that it notes and receives the Finance Report as at 31 March 2015."

Impact Summary

Organisational and Governance	
Financial	Provision of a total cash balance to enable Council to meet their monthly financial commitments and monitor financial performance.
Legislation	Nil
Risk	Nil
Consultation	Nil.
Asset Management Plans	Nil
Service Standards	Nil

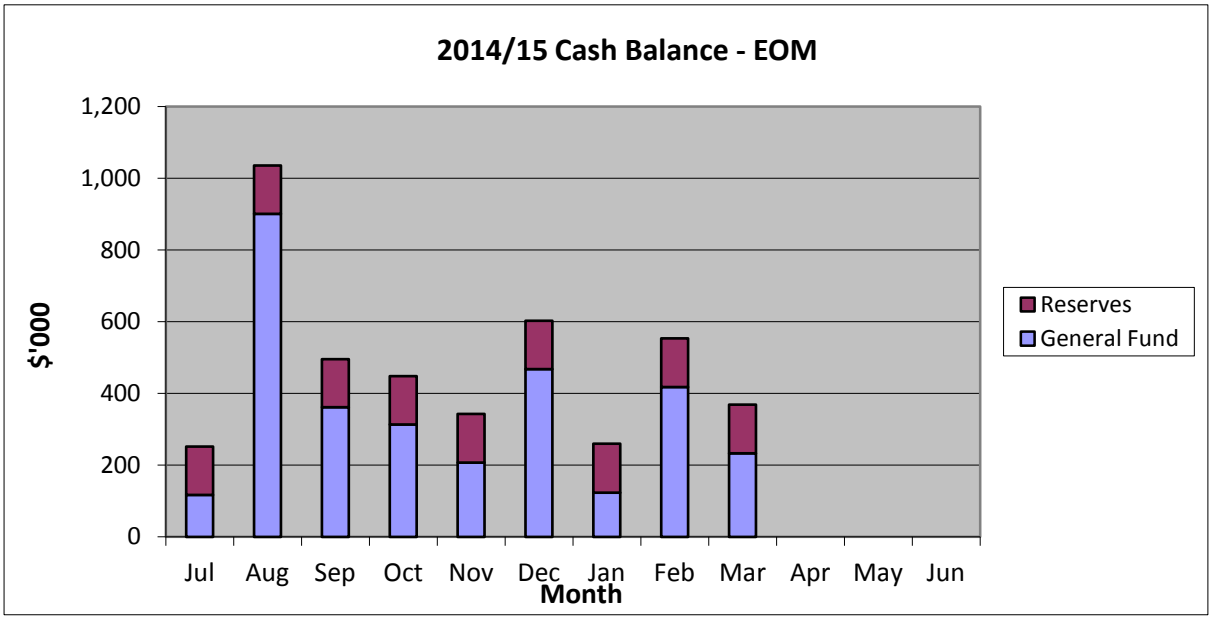
The Bank Reconciliation Statements show the following account balances, inclusive of investments and overdraft, as at 31 March 2015:

	Account	$ Balance
(1)	District Fund Account	203,006
(1.a)	LGFA 24hr Investment	29,978
	Sub total	**$ 232,984**
(2)	Other	135,815
	Sub total	**$ 135,815**
TOTAL		**$ 368,799**

Note

*(1.b) LGFA Overdraft Debenture** *$(4,325,000)*

Cash balance at the end of each month:



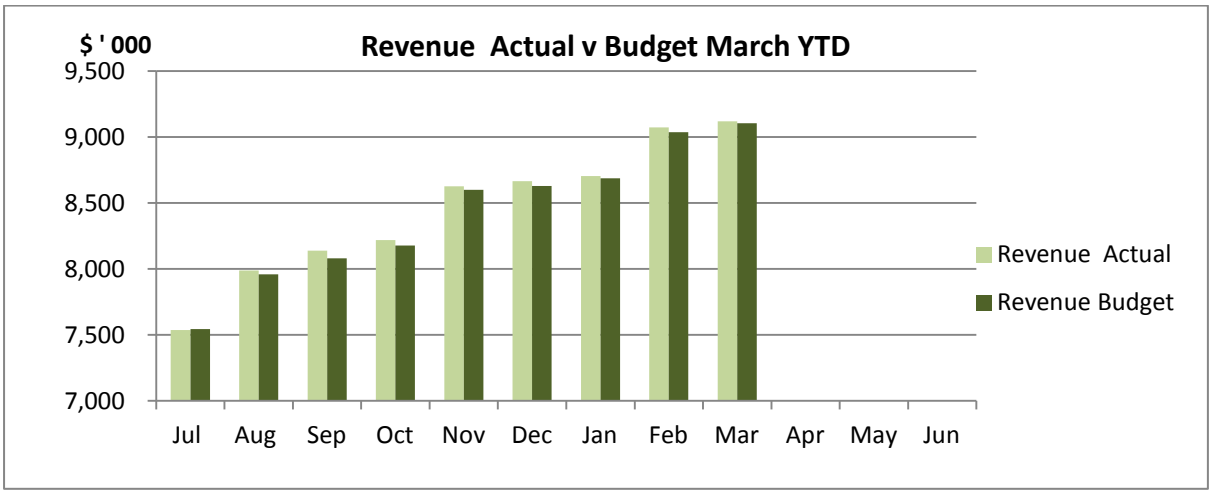
District Council of Mallala
Capital Work Projects For Period Ending March 2015

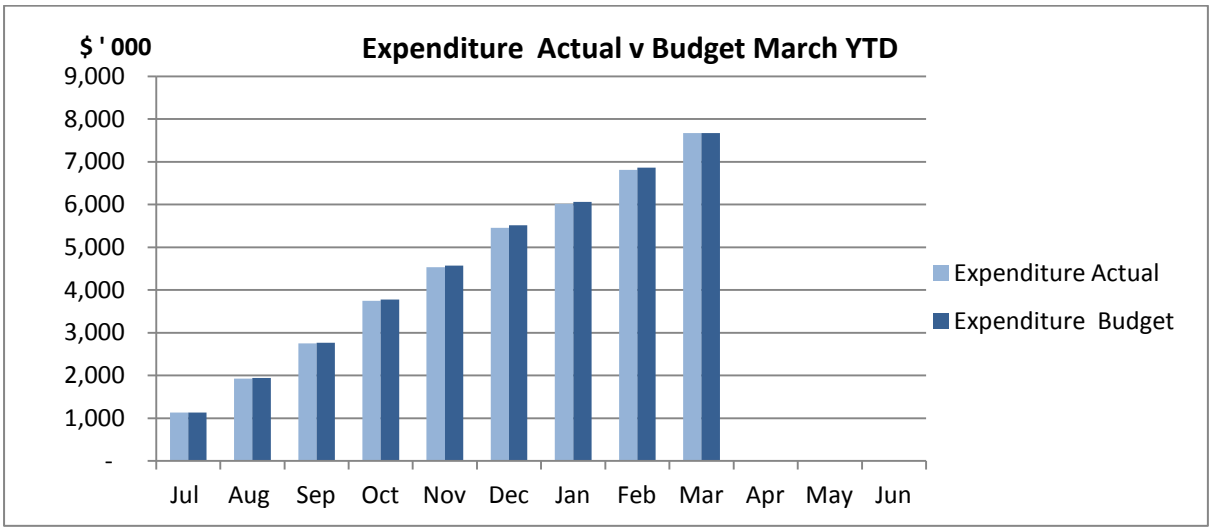
Capital Project	YTD Actuals	Annual Current Budget
Foot Paths	46,668	46,340
Land & Buildings	45,592	95,855
Office & ICT Equipment	33,470	33,425
Minor Capital Projects	75,856	95,776
Plant, Machinery & Vehicles	45,263	70,000
Roads - Arterial Construction	725,908	1,169,918
Roads - Sealed	117,216	135,000
Roads - Unsealed Re-sheeting	549,889	547,806
Reserves & Playgrounds	143,397	152,298
Mallala CWMS	2,303,620	2,450,000
Total	**4,086,880**	**4,796,418**

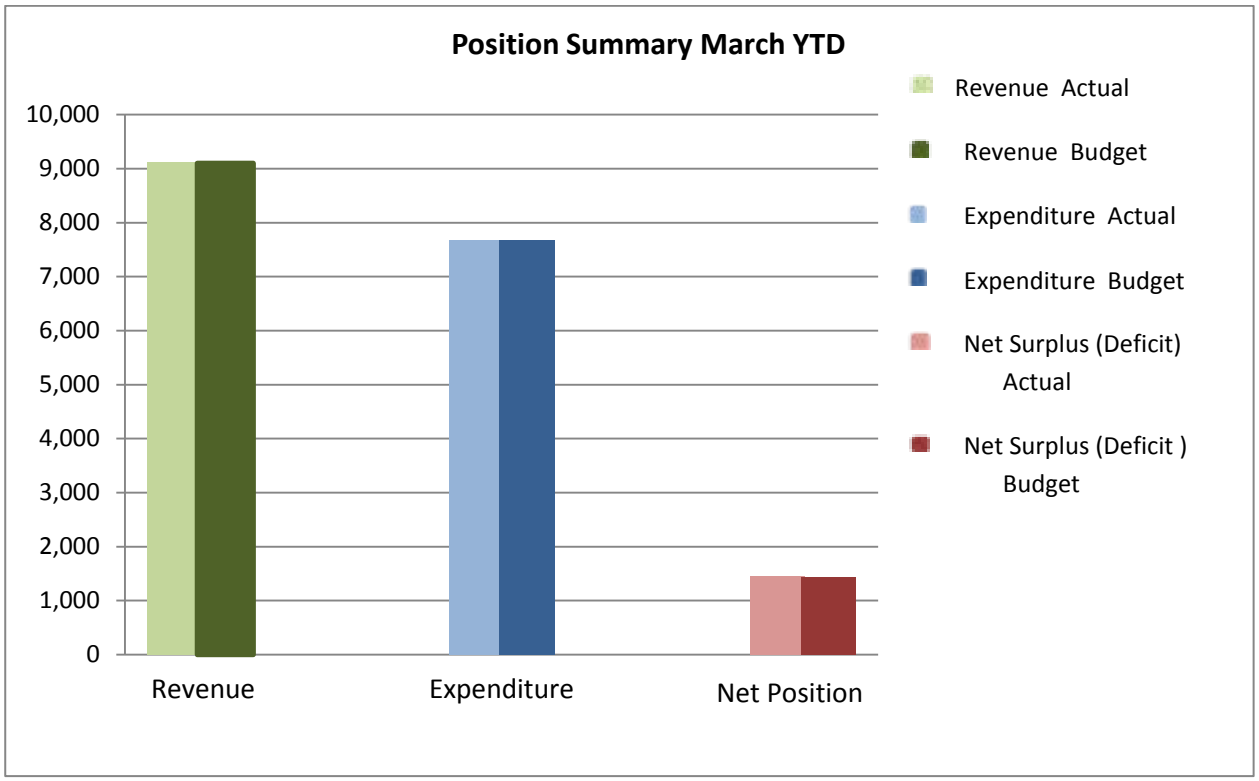
District Council of Mallala

Income Statement for Period Ending March 2015

	YTD Actual $ ' 000	YTD Budget $ ' 000	YTD Variance $ ' 000	Original Budget $ ' 000	Current Budget $ ' 000
Revenue					
Rates	7,419	7,427	(9)	7,441	7,441
Statutory Charges	343	323	20	361	386
User Charges	58	54	4	72	72
Operating Grants & Subsidies	992	992	0	1,218	1,314
Investment Income	3	1	2	1	1
Reimbursements	256	257	(1)	372	372
Other Revenue	50	50	0	39	53
Total Revenue	**9,120**	**9,104**	**16**	**9,504**	**9,640**
Expenses					
Employee Costs	3,157	3,157	0	4,740	4,590
Materials, contracts & other expenses	2,634	2,633	(2)	3,915	3,450
Finance Charges	231	231	0	455	455
Depreciation	1,648	1,648	0	2,197	2,197
Total Expenses	**7,671**	**7,669**	**(2)**	**11,308**	**10,692**
NET SURPLUS /(DEFICIT)	**1,449**	**1,434**	**14**	**(1,804)**	**(1,053)**


$ ' 000
Revenue Actual v Budget March YTD
9,500
9,000
8,500
8,000
7,500
7,000
Jul
Aug
Sep
Oct
Nov
Dec
Jan
Feb
Mar
Apr
May
Jun
Revenue Actual
Revenue Budget


$ ' 000
Expenditure Actual v Budget March YTD
9,000
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
-
Jul
Aug
Sep
Oct
Nov
Dec
Jan
Feb
Mar
Apr
May
Jun
Expenditure Actual
Expenditure Budget


Position Summary March YTD
10,000
9,000
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
Revenue
Expenditure
Net Position
Revenue Actual
Revenue Budget
Expenditure Actual
Expenditure Budget
Net Surplus (Deficit) Actual
Net Surplus (Deficit) Budget

Year to Date Variances Explanations (Variances over $40,000)

March 2015 Year to Date

The restatement of Councils budgeted financial performance as a result of the February Budget Review has aligned the actual results closely to the current budget, development fees are slightly higher year to date providing a favourable variance in Statutory Charges.

Public Copy

District Council of Mallala	**16.1.2 Community & Library Services Report – April 2015 Update**
	Container No: **CON12/1046** **Document No:** **D15/7616**
Report Date: **27 April 2015**	**Prepared by:** **Customer & Library Services Coordinator**

Corporate Objective:	1.2. A sense of place and pride through a supportive community with a strong volunteer base
	1.2.3 Increase the development, engagement and participation of youth in the community
	1.4 A creative and learning community.

Purpose:	To update Council members on new programs and advise on forthcoming events, developed and implemented by Community and Library Service staff.

Recommendation 1:	"that Council having considered Item 16.1.2 - *Community & Library Services Report – April 2015 Update*, dated 27 April 2015, receives and notes the report."

Impact Summary

Organisational and Governance	
Financial	Within budget for 2014/2015 financial year
Legislation	Nil
Risk	Nil
Consultation	Nil
Asset Management Plans	Nil
Service Standards	Nil

Background

Community and Library Services staff are continuing to run a range of programs tailored for the diverse needs of local residents and ratepayers, as well as instigating and developing new services and events.

Discussion

Listed below is one new event (National Youth Week) as well as programs and events which community and library service staff regularly hold. May is a particularly busy time for staff as annual events such as National Youth Week, History Week and National Volunteer Week are scheduled during this month.

National Youth Week 2015 – April 2015

With funding assistance from the State Government's Office for Youth, the District Council of Mallala this year planned to hold two outdoor cinema events. As per the terms of the funding agreement, the District Council of Mallala was required to match the funding - $1,500. "Epic" proved to be a popular family film when it was shown on Sunday, 12 April 2015 at the Mallala Oval. Staff estimated that approximately 150 people attended and their feedback was extremely positive. Moreover this was the first time that the young people could explore the Regional Youth Bus – Council members were officially shown the Bus at the last Council meeting held on Monday night, 15 April 2015. Unfortunately due to heavy rain prior to Friday, 17 April 2015, the second Youth Week event had to be cancelled. We plan to hold this event in Spring 2015 and the Office for Youth has confirmed that funding for this event which we were unable to hold this financial year will be 'rolled over' to 2015/2016.

Mid North Community Passenger Network – Community Car

This service is a not for profit community organisation providing a transport service to the residents and communities encompassing the local government areas of District Council of Mallala, Clare & Gilbert Valley, Regional Council of Goyder and Wakefield Regional Council. Community cars are located in each council region and are available to principally assist transport disadvantaged residents attend medical and health appointments, locally or in metropolitan areas. The community car is driven by volunteers with all bookings required to be made through the Clare Office. There are scheduled fees which are based on distances travelled.

Until recently the Mallala based vehicle was housed at the Mallala Hospital. An alternative location for the car was required with the recent closing of the Hospital. The car now has a permanent parking space in the staff car park at the Mallala Office.

Library School Holiday Programs – April 2015

During the April school holidays, the Library service once again offered two programs suitable for primary school children to participate in. On Tuesday, 14 April 2015 children had the opportunity to learn about a number of native Australia animals, as well as touch and handle these reptiles and furry marsupials. Furthermore, children enjoyed making their own kite and attempted to fly it at the local park on Tuesday 21 April 2015. Both these sessions were fully booked and were held at the Two Wells Old Council Chambers. In addition to these programs being entertaining, informative and educational, the children accompanied with their parent/s also have the opportunity to borrow resources from the Two Wells Library, which is located next to the Old Council Chambers.

National Volunteer Week – Tuesday 12 May 2015

During National Volunteer Week, Council acknowledges and thanks our many volunteers who generously donate their time to assist Council and the broader community. Council staff have arranged for two films to being shown at the Gawler cinema – the first one will commence at 10am when our volunteers will watch "The Second Best Exotic Marigold Hotel" and the alternative film will be shown at 7pm when "A Royal Night Out" will be the featured film. At both sessions our volunteers will be treated to light refreshments whilst enjoying their free ticket to watch these popular new films. .

Author Event – Meredith Appleyard – Tuesday 19 May 2015

Over the last two and a half years the Library has been arranging regular author events, particularly supporting South Australian writers. Rural romance author Fleur McDonald was our guest at the Two Wells Bowling Club on Wednesday 25 March 2015 when over sixty five people listened to Ms McDonald talk about her writing career. Our next author event is scheduled for Tuesday 19 May 2015, when newly published author Meredith Appleyard will discuss her first novel entitled "The Country Practice" at the Two Wells Bowling Club. Later in the year an author event will be planned to be held at Mallala.

History Week Bus Tour - Wednesday 27 May 2015

Council once again will be involved in the "*About Time South Australia's History Festival"* which is one of the State's largest festivals for both metropolitan and rural communities to share and celebrate their area's unique history and treasures. Last year's Council bus tour was centred around the township of Mallala and one of the highlights was visiting the Mallala Museum. "Catching sporting moments" is the theme for this year's bus tour and included on the day's itinerary (subject to confirmation) we are planning to visit the Mallala Equestrian Centre, Adelaide Plains Shooting Range and the Mallala Motor Sport Park (as well as being shown Clem Smith's array of vintage and veteran cars). Council's event can be found in the "About Tim History Festival 2015 book"' which promotes all registered History Week events (and is available at the Council Offices and Libraries) as well as its website – www.abouttime.sa.gov.au. With our previous bus tours, we have found both local residents and 'out of towners' are keen to view the District Council of Mallala's history. The cost of running this bus tour is covered by the price of tickets ie: $22 per person.

Summary

The District Council of Mallala's community and library service staff continues to provide to residents and ratepayers a variety of programs and services.

District Council of Mallala	**16.2.1 Corporate and Community Services Status Report**
	Container No: **CON12/1199**
	Document No: **D15/7629**
Report Date: **27 April 2015**	**Prepared by:** General Manager, Corporate & Community Services

Corporate Objective:	1.2.2 Support and strengthen volunteers, community groups and organisations. 1.3.1 Promote District sporting and community organisations and the availability and advantages of Council sporting and recreational facilities and programs. 1.4.1 Promote and develop library services that support quality educational opportunities 5.1.3 Ensure governance policies, procedures and activities align with legislative requirements and best practice. 5.3.1 Provide and promote professional corporate and administrative services supporting Council operations and the needs of the community. 5.5.2 Develop and maintain long term financial planning, management and reporting ensuring resources are provided to deliver services and manage Council's assets

Purpose:	To inform the Committee on the progress of Corporate and Community projects being undertaken by Council.

Recommendation:	"that the Council, having considered Item 16.2.1 - *Corporate & Community Services Status Report,* dated 27 April 2015, receive the report."

Background

This report details the activities of the Corporate and Community Services team up to the month of March 2015

CORPORATE & COMMUNITY SERVICES		Status	Due Date
Special Projects			
Mallala CWMS	After authorisation from Council negotiations have been finalised with the Landowner for the sale of land & a right of entry to the property prior to settlement	Complete	Feb 2014
	Treatment Plant & Civil Works tenders & contracts have been approved with final sign off achieved	Complete	Feb 2014
Two Wells CWMS	Septic Tank Survey conducted from 25 to 28 September 2013 Final summary report to Council in the December round of meetings Resolution to consult community via a community meeting and Survey Project put on hold pending information from an external wastewater provider	In Progress	Unknown
Finance/IT			
Budget Reviews	1st Budget Review for the 2014/2015 financial year due as at 31 October 2014 for consideration by the new Council at the 15 December meeting Audit Committee considered the Review at its meeting held on Monday 1 December 2014 2nd Budget as at 28 February 2015 was considered at the 31 March Audit Committee and 13 April Council Meeting and adopted	In Progress	Apr 2015
Draft Annual Business Plan	Draft Timetable for the 2014/15 Annual Business Plan (ABP) tabled for endorsement at the 23 February Meeting. A revised timetable was adopted at the 13 April Meeting. Elected Member Budget Bids received with a Bus Tour conducted on 30 March 2015	In Progress	July 2015
Annual Financial Statements	Annual Financial statements have been completed and audited with no qualification noted by the external auditor	Complete	Nov 2014

Council IT Review	Council committed to remain with Civica with a renewal of a managed service agreement for a period of 3 years from September 2013 on their new 'Cloud Solution'. Council has now been migrated to the new platform with a continual review of the new environment	In Progress	May 2015
Long Term Financial Plan	An updated Long Term Plan was adopted at the December 2013 Council Meeting A review of the Long Term Plan is scheduled to be conducted in the first half of 2015	In Progress	May 2015
Community Services			
Library Events	Next Scheduled Library Author Event: Meredith Appleyard on Tuesday 19 May 2015 at the Two Wells Bowling Club School Holiday Programs April 2015 Summer Reading Club Presentation Day Tuesday 17 February 2015	In Progress	May 2015
Citizenship Ceremony	Latest Citizenship Ceremony conducted as part of the Australia Day Celebrations to be held at Dublin	In Progress	Jan 2015
Governance & Other			
Audit Committee	Audit Committee meeting held 1 December 2014 to consider adopted first budget review as at 31 October 2014, Final Budget Review against actual for the 2013/2014 year, 2013/14 financial statements and governance matters Meeting held on 31 March 2015, to consider second budget review as at 28 February, Cash flow requirements, auditor appointments and other finance and governance matters Next meeting tentatively scheduled for Tuesday 26 May 2015	In Progress	May 2015
Local Government Elections 2014	Local Government Elections complete with first meeting of the newly elected Council held on Monday 17 November 2014.	Complete	Nov 2014

Summary

The activity report is presented to provide an indication as to the progress of projects being undertaken within the Corporate and Community Services team

District Council of Mallala	17 ITEMS FOR DECISSION
MONDAY 27 April 2015	

Items:

17.1 Bank Account Signatories (CON12/503)

17.2 Lewiston Community Focal Point Study - Phase 2: Cost Benefit Analysis (CON13/8)

17.3 Community Representative Appointments to Council Section 41 Committees (CON12/1046)

17.4 Appointment to Section 41 Committees, Subsidiaries and Identified Committee's Report (CON12/573)

17.5 Audit Committee Independent Members (CON12/522)

17.6 Delegations to the Chief Executive Officer (CON12/622)

17.7 LGFA Cash Advance Debenture – Cash Flow (CON12/419)

17.8 LGA Ordinary General Meeting Notice of Motions (CON12/510)

17.9 Hayman Road Playground - Access Relocation (CON12/958)

District Council of Mallala	**17.1 Bank Account Signatories**
	Container No: **CON12/503**
	Document No: **D15/7428**
Report Date: **27 April 2015**	**Prepared by:** **Finance Officer**
Corporate Objective:	5.4 Effective financial management that ensures Council's financial sustainability.

Purpose:	To notify Council of the proposed changes to signatories Council bank accounts.

Recommendation 1:	"that the Council having considered 17.1 - *Bank Account Signatories,* dated 27 April 2015, recommends that Katrina Márton be added as an authorised signatory to all Council Bank Accounts, including cheques drawn for payment made between Council meetings on accounts, as set out in the following schedule: 1. Vehicle registration and insurance costs 2. Contractors accounts 3. Payment of statutory fees and charges required to be made by certain dates 4. All accounts where a discount is available for prompt payment 5. All accounts, which if not paid, would attract a penalty 6. Donations, grants, subscriptions and other payments previously approved by Council 7. Salaries and Wages 8. Petty cash reimbursements 9. Payment of amounts and expenses due under any contract or agreement entered into by decision of Council 10. Accounts for the supply of goods and service previously approved by Council

	11. Electricity accounts 12. Radio licences 13. Loan repayments 14. Bank charges 15. Investment of surplus funds 16. Legal expenses 17. Refunds of overpayments 18. Income tax instalment deductions 19. Water rates account 20. Insurance and superannuation contributions 21. Search fees."
Recommendation 2:	"that the Council having considered Item 17.1 - *Bank Account Signatories*, dated 27 April 2015, authorises Council staff to finalise the administrative requirements associated with the addition of the new signatory as approved."

Impact Summary

Organisational and Governance	
Financial	Assist in maintaining security and control of Council's bank accounts.
Legislation	Internal Controls and *Local Government Act 1999*.
Risk	Reduce the risk of misappropriation of Council's funds.
Consultation	Nil.
Asset Management Plans	Nil.
Service Standards	Additional signatory will ensure the delivery in a timely manner the application of Accounts Payable and Payroll as required and authorised.

Background

Council delegates the authority for Katrina Márton to have the ability to act as signatory on Council's bank accounts, to sign cheques and manage electronic transfers. This authority is required so that Council can effectively manage and maintain efficiencies in its financial practices.

It also provides for the in the incoming 'Chief Executive Officer' (CEO) to manage and implement any required changes/restrictions to the electronic banking logons and authority.

Discussion

As the incoming CEO only commences duties on Monday 4 May 2015, actions from this report will not be commenced until after that time when Katrina will be provided with the necessary documentation to initiate the process.

Summary

Approval is required to add the incoming CEO as a bank account signatory to maintain efficiencies in financial processes.

District Council of Mallala	**17.2 Lewiston Community Focal Point Study - Phase 2: Cost Benefit Analysis**
	Container No: **CON13/8** **Document No:** **D15/7436**
Report Date: **27 April 2015**	**Prepared by:** **General Manager Infrastructure and Planning Services**

Corporate Objective:	1.2.1 Investigate, develop and promote initiatives and facilities which enhance the identity of individual communities and the District as a whole. 1.3.1 Promote District sporting and community organisations and the availability and advantages of Council sporting and recreational facilities.

Purpose:	To provide the Council with a summary report detailing the findings of the *Lewiston Community Focal Point Study Phase 2: Cost Benefit Analysis.*

Recommendation 1:	"that the Council, having considered Item 17.2 - *Lewiston Community Study Phase 2: Cost Benefit Analysis,* dated 27 April 2015, receive the report entitled Lewiston Community Focal Point: Cost Benefit Study."
Recommendation 2:	"that the Council, having considered Item 17.2 - *Lewiston Community Study Phase 2: Cost Benefit Analysis,* dated 27 April 2015, ... **Option A:** authorise Council Administration to proceed to Phase 3 for the following site(s) a. ... b. ... and that a budget allocation be made in the 2015-16 budget". **Option B:** resolve not to proceed with the study."

Impact Summary

Organisational and Governance	
Financial	The Lewiston Community Study (Phase 2) has been completed within budget allocation.
Legislation	Nil
Risk	Nil
Consultation	A community consultation stage was included in Phase 1 of the project and was undertaken in accordance with the Public Consultation Policy. Targeted stakeholder consultation was undertaken during Phase 2 of the project.
Asset Management Plans	Asset Management Plans may need to be revised and amended pending the recommendations of the study.
Service Standards	Nil

Background

The purpose of the Lewiston Community Study is to explore the need, support and feasibility for developing a community focal point(s) in Lewiston that will enhance the community's sense of belonging and sociability.

It was originally envisaged that the investigation for a community focal point(s) for Lewiston would be undertaken in four phases:

Phase 1:	Need Analysis of social infrastructure; Identification of options and locations
Phase 2:	Cost benefit analysis of the options identified in Phase 1
Phase 3:	Development of a Masterplan of the preferred option
Phase 4:	Possible policy response (i.e. Development Plan Amendment)

In 2013, Council engaged Urban and Regional Planning Solutions (URPS) to undertake Phase 1 of the study, which sought the community's views on its needs, expectations and ideas for a community focal point(s) as well as identifying options and potential locations for such a focal point(s).

Phase 1 concluded that there is a need for two community focal points at Lewiston, with the preferred options being:

- a mixed use facility at Clara Harniman Reserve that could be developed in partnership with horse groups
- a secondary, smaller focal point at the site of the existing Hayman Road playground.

On conclusion of the Phase 1, Council Members also requested that Hams Park be considered as an alternative to Clara Harniman Reserve for the mixed use facility and, as a result, this site was also included in the next stage of study.

Discussion

Property and Advisory Pty Ltd were engaged by Council Administration in October 2014 to undertake Phase 2, a Cost Benefit Analysis of the options identified in Phase 1. The Cost Benefit Analysis has been completed. The consultant has submitted a final report detailing the findings of the analysis (**Attachment 1**).

The Cost Benefit Analysis considered the development costs for the proposals arising from the Phase 1 report, together with the identification of any tangible and intangible benefits as well as potential funding options.

Focal Point 1: Mixed Use Facility at Clara Harniman Reserve or Hams Park

The nature of the mixed used facility at Clara Harniman Reserve or Hams Park was defined through consultation with those community groups originally supportive of a multi-use shared community focal point (as identified in the Phase 1 report). Those groups are:

- Adelaide Plains Kennel and Obedience Club Inc.
- South Australian Dressage Association Inc.
- Adelaide Plains Equestrian Club Inc.

The facilities and requirements for a mixed use community focal point were broken down into the following options for analysis:

<table>
<tr><th colspan="4">Focal Point 1</th></tr>
<tr><th colspan="2">Clara Harniman Reserve</th><th colspan="2">Hams Park</th></tr>
<tr><td>Option 1</td><td>• Shared Facilities
• Clubrooms</td><td>Option 3</td><td>• Shared Facilities
• Clubrooms</td></tr>
<tr><td>Option 2</td><td>• Shared Facilities
• Community Centre</td><td>Option 4</td><td>• Shared Facilities
• Community Centre</td></tr>
<tr><th colspan="2">Shared Facilities Required</th><th colspan="2">Clubhouse Option</th></tr>
<tr><td colspan="2" rowspan="2">• Horse arena - 8,750 sqm, fenced
• Unfenced Warm-up area – 2,700 sqm
• Horse yards – 72 sqm
• Horse float park – 2,000 sqm
• Horse wash bay – 100 sqm
• Dog Obedience Area – 5000 sqm
• Spectator Shelter – 300 sqm
• Gravel Car park – 2,500 sqm
• External Works / Landscaping / Sundry - including 4 x galvanised iron storage sheds
• Site Preparation / Infrastructure e.g. roads, footpaths, rainwater tanks, fencing, gates etc</td><td colspan="2">• 4 x 10 sqm individual lockable club offices
• 1 x 60 sqm open clubroom area, including kitchenette
• Toilet facilities, including disabled provision
• An attached 80sqm verandah, overlooking the dog arena</td></tr>
<tr><th colspan="2">Community Centre Option</th></tr>
<tr><td colspan="2">• 4 x 10 sqm individual lockable club offices
• 1 x 150 sqm open activity area
• Kitchen and store
• Toilet facilities, including disabled provision
• An attached 100sqm verandah, overlooking the dog arena</td></tr>
</table>

Focal Point 2: Hayman Road Playground

In January 2014, Council was successful in obtaining a grant through the Local Government Stimulus Program. The grant funds were allocated to Stage 1 of the Lewiston Playground Enhancement Project, which included works to provide a new community shelter with seating facilities, a new paved wheelchair compliant walking trail, LED street lighting, and a new green space landscaped area for family activities.

Stage 2 of the Enhancement Project (that is not funded by the Stimulus Grant) was included in the cost benefit analysis study as a potential secondary smaller focal point for Lewiston, in line with the outcomes of Phase 1. The facilities and requirements for the Hayman Road playground site costed in the analysis are:

Focal Point 2: Hayman Road Playground	
Option 5	• Community Centre (as per Options 2 and 4 for Harniman Reserve and Hams park) • Multi-sports facility (Trade name: RageCage) • Kick around area of artificial turfing • Natural play space • Gravel car park

Comparison of Costs and Benefits

The Cost Benefit Analysis sought to identify the costs and benefits of various options to determine a preferred location for a community focal point(s) for Lewiston residents.

The cost analysis undertaken takes into account site preparation costs, the provision of infrastructure and construction costs, as well as ongoing operating costs such as electricity and water (calculated over a period of 20 years). Whilst these costs are largely quantifiable, many of the benefits to be gained from the development of community facilities are either intangible or difficult to quantify with accuracy. However, potential benefits considered in the report include:

- the rental and other income that the facility would generate e.g. basic rent paid by clubs for use of the facilities
- the potential to improve the 'branding' of Lewiston as a higher profile location for horse and dog activities, both recreational and business
- the capacity of the proposal to assist in the retention and creation of recreation expenditure within the district. For example, improved facilities and the ability to

stage events and competitions may divert some current expenditure occurring outside of the district and within alternative recreational pursuits to Lewiston

- the degree to which the focal point(s) foster a sense of community identity and cohesion among its residents
- the creation of a community asset

The calculated costs for the various options and their corresponding benefits (where quantifiable) are summarised in Table 1.

Table 1: Costs and Benefits Comparison

		Total Cost*	Benefit (Quantifiable)	Deficit
Option 1	Harniman Reserve with Clubrooms	**$2,493,187**	$2,065,994	-$427,193
Option 2	Harniman Reserve with Community Centre	**$2,695,307**	$2,367,280	-$328,026
Option 3	Hams Park with Clubrooms	**$2,899,638**	$2,065, 994	-$833,644
Option 4	Hams Park with Community Centre	**$3,130,328**	$2,367,280	-$763,047
Option 5	Hayman Road Playground with Community Centre	**$1,010,479**	$471,518	-$529,961

* Total Cost comprises only Council cash outflows, and includes capital costs and the Net Present Value of recurrent costs

<u>Hams Park or Clara Harniman Reserve</u>

Dedication of Hams Park

The question arose by Council Members in the Chamber that Hams Park had been gifted to Council for the purpose of equestrian activity. Council Administration had sought to determine its history.

The land (Lot 27, Kurt Way, Lewiston) was originally vested to Council as a public open space reserve in 1984 as part of the land division application (312/131/84) by LG Webster Nominees Pty Ltd.

However, the land has long been associated with horse related activities, with Council leasing Hams Park to the Lewiston Equine Club for sporting and recreation purposes for a period of 21 years between 1989 and 2010.

Cost

Of the two potential sites for a clubs-based development, Clara Harniman Reserve is the better option on financial grounds. The difference in cost is due to increased site works arising from the flood zone location of Hams Park and the work needed to create level surfaces for arenas.

Location/Access

Hams Park is considered notionally more attractive as a community focus site due to its more central location within Lewiston. However, it is not possible to predict whether the more central location would translate into greater usage.

Hams Park is situated in a low profile location, accessible only via Kurt Way off Aunger Road, whereas Clara Harniman Reserve affords higher visibility from both the Gawler Road and Boundary Road. The clubs draw significant proportions of their membership from outside Lewiston and usage of the facility will be highly motor vehicle dependant, even from within Lewiston. However, the perceived centrality of Hams Park is important, given that creating 'community focus' at Lewiston is the core object of the project. Locating the facility at Hams Park may result in a greater level of integration of the new facility into the life of the local community.

Clubrooms or Community Centre

The higher cost of the provision of a community centre over clubrooms is relatively small. However, the report considers that the number of potential community centre users is likely to be low. Consultation and investigation will be needed to determine its likely utilisation, and if this does prove to be low, the community centre option should be discarded in favour of the clubrooms option.

<u>210 Hayman Road</u>

In relation to the expansion of the playground, the report conceded that the benefits were largely unquantifiable. However, it was concluded that the deficit logged against the playground site should not preclude consideration of the much lower cost of playground items only as the financial commitment would be relatively small.

It was considered that the inclusion of a community centre would require further justification for its need due to the additional costs of its provision and the uncertainty as to how much it would be used. Factors to consider include the degree to which local groups and clubs (outside of the horse and dog groups) would use the facility and the level of fees generated by Council hiring out the venue for use.

In the event that investigations reveal a low utilisation rate for a community centre, the option of an enhanced playground with no community centre (at a cost of

$248,000) is favoured on the grounds of its relatively low cost.

Funding

An investigation into the potential for the horse and dog clubs to assist with funding the development concluded that none of these groups is sufficiently constituted nor of a size to be of direct assistance with funding of the development. The best means of funding assistance would be through the application of a grant, such as a SA Government community development grant or a Federal Regional Development grant.

Facilities and Infrastructure Advisory Committee

Members of the Facilities and Infrastructure Advisory Committee considered the consultant's report at their March meeting.

The Committee supported a Phase 2 expansion of Hayman Road, namely the inclusion of

- Multi-sports facility
- Kick around area
- Natural play space
- Gravel car park

The need for a community centre in the short term may be unjustified, particularly if Hams Park is deemed the most appropriate site for such a facility. In addition, the Committee gave support for the development of Hams Park as a focal point given its central location within Lewiston.

Adelaide Plains Equestrian Club

The Adelaide Plains Equestrian Club Inc (APEC) had presented an initial submission to Council – document named '120831 APEC Hams Park Use Proposal' (**Attachment 2**) in October 2012

Initially, APEC contemplated the use of Hams Park, and had participated in both Phase 1 and 2 of the Lewiston Study.

Following further review and becoming aware of both the flood and native vegetation issues associated with Hams Park, together with both the potential cost for development and the potential for impact on surrounding residents, APEC now considers that Clara Harniman Reserve would likely be a better site for development of multi purpose facility.

The grounds at Clara Harniman are a sandy soil, as opposed to the clay soil predominant at Hams Park, therefore the amount of work required to develop Clara Harniman Reserve would likely be significantly less, particularly when taking into consideration the flood zoning. All other factors included in the Hams Park proposal still apply and can be translated to application for Clara Harniman Reserve.

APEC has spoken with a representative from the Two Wells Dog Obedience Club, who have indicated that a shared facility could be achieved at the reserve.

Next Step

The project has reached the conclusion of Phase 2. Based on the information presented in the consultant's report and this report, Council has the following options:

1. Progress to Phase 3 - Development of a master plan of a preferred site(s)
    a. Clara Harniman Reserve only
    b. Hams Park only
    c. Hayman Road only
    d. Clara Harniman Reserve and Hayman Rd
    e. Hams Park and Hayman Rd

2. Cease the project at this point.

If Council decides to progress the project, it is suggested that Phase 3 only allow for a clubroom option.

Given the strong interest by the Adelaide Plains Equestrian Club to work with Council to develop a shared facility, it is considered that progressing to Phase 3 may be warranted. A budget allocation would be required to engage a consultant to prepare a master plan for the selected site(s).

Summary

As indicated by the Cost Benefit Analysis prepared by Property and Advisory, none of the options assessed achieve a positive surplus of benefits over costs. However, the wide variation in potential benefit outcomes suggest that rather than abandoning the idea of a community focal point, matters should be pursued that reduce the negative risk and increase the likelihood of positive outcomes. This could include:

- Investigating how cost savings may be achieved
- Securing concrete operating proposals or business plans from the three clubs and encouraging them to work co-operatively with Council on marketing initiatives

- Surveying the Lewiston population as to the 'willingness-to-pay' criteria (i.e. the amount that local residents would be willing to pay to have the facility)
- Determining the likely usage of a community centre by clubs and the local population

The report recommends that determination of the mixed club facility's location be based on the relative importance of the cost factor. Clara Harniman Reserve is the lower cost option and carries a lower risk of incurring additional costs due to site issues. However, if cost is a secondary consideration, and the encouragement of community focus and identity is paramount, then Hams Park should be the chosen site.

With regards to whether clubrooms or a community centre should be included within the development, this will depend upon the likely level of use for a community centre. While a community centre may be of benefit to the Lewiston community generally, it is unlikely to have any additional benefit to the clubs. The report anticipates that the likely usage of a community centre would be low, and if this is the case, clubrooms should be given preference within the proposal. In this instance, the option of an enhanced playground with no community centre is also favoured on the grounds of its relatively low cost.

Attachment 1
to report 17.2
dated 27 April 2015

Lewiston Community Focal Point Study - Phase 2: Cost Benefit Analysis

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LEWISTON COMMUNITY FOCAL POINT – COST BENEFIT STUDY

District Council of Mallala

PREPARED BY:

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VERIFIED BY:

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Managing Director

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TABLE OF CONTENTS

1.0	INTRODUCTION	2
2.0	SITUATION ANALYSIS	3
2.1	2013 URPS Study	3
2.2	The Next Stage	3
2.3	Local Geography	4
2.4	Community Group Consultation	5
2.4.1	Adelaide Plains Equestrian Club Inc.	5
2.4.2	Adelaide Plains Kennel & Obedience Club Inc.	5
2.4.3	South Australian Dressage Association	6
2.4.4	Shared Facilities	6
2.5	Additional Proposed Works	6
3.0	COST ANALYSIS	8
3.1	Construction	8
3.2	Ongoing Costs	9
4.0	BENEFITS ANALYSIS	11
4.1	Introduction	11
4.2	Detailed Benefit Estimation	12
4.2.1	Lewiston Community Focus	12
4.2.2	Rent and Pay-per-use Income	15
4.2.3	Improved 'branding' of Lewiston	15
4.2.4	Expenditure in DC Mallala	16
4.2.5	Asset Value	16
4.3	Benefit Summary	17
5.0	COMPARISON OF COSTS AND BENEFITS	19
6.0	FUNDING ASSISTANCE	21
7.0	CONCLUSIONS AND RECOMMENDATIONS	22
8.0	BIBLIOGRAPHY	23

1.0 INTRODUCTION

The District Council of Mallala has identified a need to create a community focal point at Lewiston.

Lewiston is a rural living community of almost 3,000 people, situated some 53 kilometres north of Adelaide and four kilometres east of the township of Two Wells. At present there is very little in the area to provide a community focus – no local shops or a school, for example. All such services to Lewiston residents are derived at Two Wells, Gawler, or other towns to the south, such as Angle Vale.

Mallala Council has thus identified a need for some other form of community focus at Lewiston. An initial step was the commissioning of an investigation into the potential for community focal point(s), which was undertaken by URPS in 2013. A summary of the URPS study is presented in Section 2.0 of this report.

Flowing on from the URPS study, Property & Advisory is instructed to prepare a Cost/Benefit Analysis for the potential community focal point initiatives that it identified. To this end, this report covers:

- a review of the prior work that has been undertaken on the matters at hand;
- an appreciation of the on-ground situation;
- an identification of parameters as to built form for the two proposals arising from the URPS report;
- a consideration of cost matters, including initial construction cost as derived from cost consultants;
- identification of tangible and intangible benefits;
- consideration of funding options; and
- conclusions and recommendations.

This report has been prepared by Andrew Lucas of Property & Advisory Pty Ltd, with verification by Geoff Hayter. In accordance with our normal practice, we confirm that this report has been prepared for purposes of informing future decision making by the **District Council of Mallala**. Property & Advisory accepts no responsibility for any statements in this report other than for the stated purpose.

The advice it provides is confidential to the District Council of Mallala. No responsibility is accepted to any third party and neither the whole of this report nor any part, or reference thereto, may be published in any document, statement or circular, nor in any communication with third parties, without Property & Advisory's prior written approval of the form and context in which it will appear.

2.0 SITUATION ANALYSIS

2.1 2013 URPS STUDY

Completed in November 2013, The URPS Study[1] reported on demographics of the area and the results of community consultations held. It also assessed public reserves in Lewiston for suitability as a site for a community focal point, which it defined as:

> *"a place that provides social interaction and support for a community, and can take many forms, including but not limited to a public park, library, civic hub, cafe, community centre or retail centre. Community focal points provide a venue for information, education, interaction and activity, as well as a sense of belonging, support and sociability."*

URPS concluded that:

- Lewiston residents have a desire to undertake some recreational activities within Lewiston itself;
- being an area that caters for animal husbandry, community groups and stakeholder organisations, residents seek community facilities that cater for horse riders and dog owners in both a formal capacity (eventing, obedience training) and an informal capacity (exercising, meeting);
- these types of activities are able to be co-located, and can co-exist successfully with informal recreation uses by the broader community;
- there is a desire amongst key community groups and stakeholder organisations to work cooperatively to support a multi-use shared community focal point in Lewiston that includes built infrastructure and formal facilities as well as open space and informal recreation opportunities;
- community groups and stakeholder organisations who participated in the study are generally supportive of a plan developed by horse groups to partner with Council to construct such a facility at Harniman Reserve; and
- additional to a facility at Harniman Reserve, there is also an opportunity to create a secondary, smaller focal point at the site of the existing playground at the corner of Hayman Road and Pederick Road.

2.2 THE NEXT STAGE

Applying the recommendations of the URPS study, the purpose of this report is, firstly, to refine the nature of the community focal point through consultation with relevant community groups and, secondly, to investigate the associated costs and benefits.

---

[1] URPS (2013), Angela Hazebroek, Project Manager, *'Lewiston Community Study: Investigations into a Potential Community focal point(s) in Lewiston'*, prepared for DC Mallala

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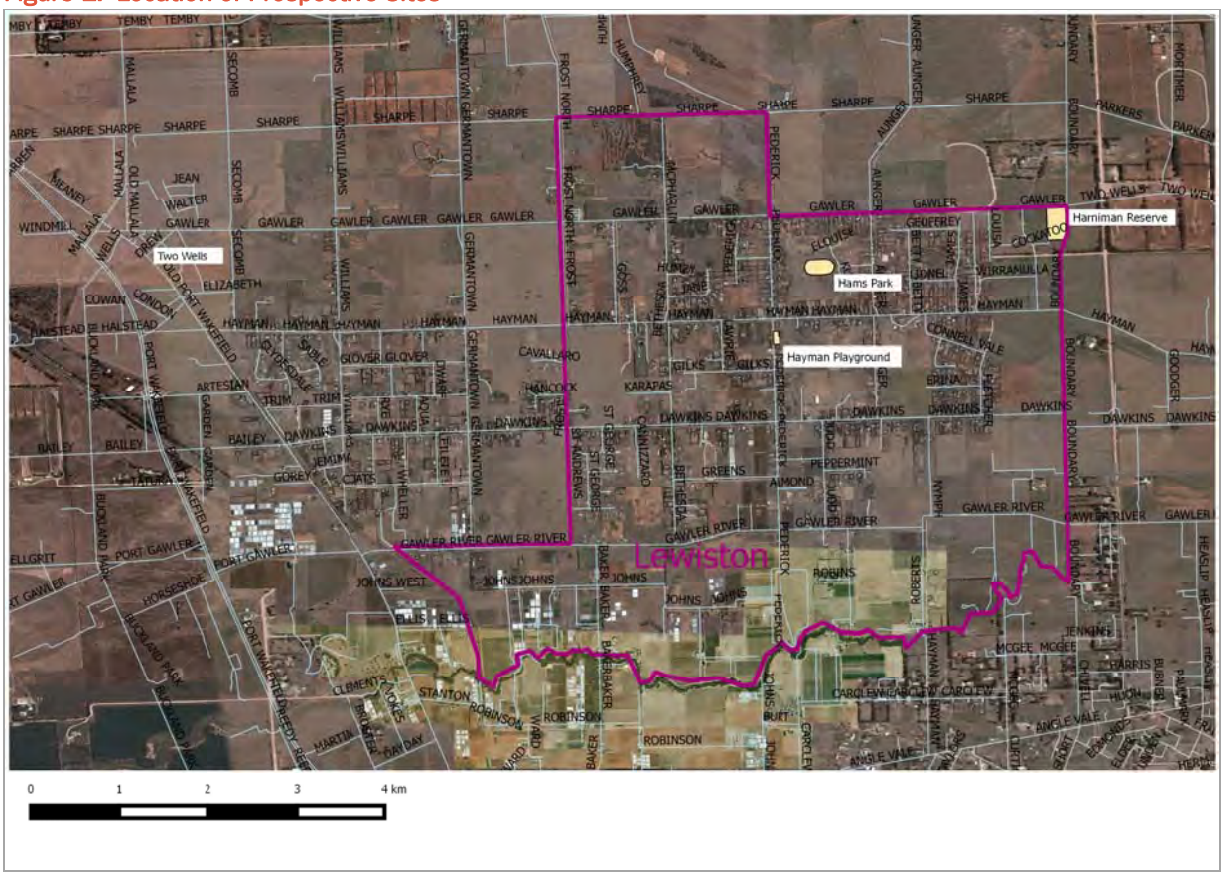
The terms of reference for this study are that:

- three sites are under consideration:
  - Harniman Reserve, on the corner of Gawler Road and Boundary Road;
  - Hams Park, off Kurt Way; and
  - the area to the south of the existing Hayman Road playground; and
- in order to refine the nature of the community focal point, those community groups that indicated interest in participating (as identified in the URPS report) are to be consulted as to desired attributes of the facility. These groups are:
  - Adelaide Plains Kennel & Obedience Club Inc.;
  - South Australian Dressage Association Inc.; and
  - Adelaide Plains Equestrian Club Inc.

2.3 LOCAL GEOGRAPHY

The extent of Lewiston, its relationship to Two Wells, and the location of the three sites under consideration are shown in Figure 1 below:

Figure 1: Location of Prospective Sites



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As shown:

- the Hayman Road Playground is towards the approximate centre of Lewiston's more populated area;
- Hams Park is situated a short distance to the north of the playground; and
- Harniman Reserve is on the north-western periphery of the area.

All three locations have advantages and disadvantages. Both the playground and Hams Park are in the Gawler River 100 year and 50 year flood zones. In addition, Hams Park has an undulating surface, outcrops of slippery clay and is home to protected native grasses – factors that together led it to be dismissed as a potential location in the URPS report. On instruction of Council, it is retained as an option in this report primarily on account of its central location. Harniman Reserve is not flood threatened and has a good surface, but its peripheral location is less attractive when the goal is to provide a community focal point.

2.4 COMMUNITY GROUP CONSULTATION

2.4.1 ADELAIDE PLAINS EQUESTRIAN CLUB INC.

The Adelaide Plains Equestrian Club (APEC) has been on the front foot in support for a community focal point in Lewiston and had clearly defined requirements, which are summarised as:-

- a fenced horse arena, of approximately 8,750 square metres, fenced externally and with a base of sand and shell grit. The arena should allow for up to four internal arenas (unfenced), with space between these;
- an unfenced warm-up area;
- a spectator shelter overlooking the arena;
- yards for 6-8 horses;
- a horse wash bay area, set on a concrete base; and
- a horse float park.

2.4.2 ADELAIDE PLAINS KENNEL & OBEDIENCE CLUB INC.

The Adelaide Plains Kennel & Obedience Club has been a longstanding feature of the Two Wells landscape, with clubrooms and obedience training area on the corner of Old Port Wakefield Road and Windmill Road, adjacent to the town centre.

The club has many members resident in Lewiston, which is home to a significant number of dog breeders and kennel businesses. Given the advanced age of the club's current improvements and the impending encroachment of commercial development as a result of the proposed Two Wells Town Centre redevelopment, a relocation to Lewiston is a good 'fit' for this club. The club's existing facility is a good guide to the nature and extent of a relocated facility, which would need to comprise:

- a dog obedience training and show arena, of approximately 5,000 square metres, fenced externally and with a grassed surface, which would need to be irrigated. The arena would accommodate up to seven events at one time. As much of the activities of the club occur

after hours, the current facility has a central light pole to illuminate the arena and this would continue to be required; and

- specific design requirements for the clubroom, as incorporated under Section 2.4.4 below.

2.4.3 SOUTH AUSTRALIAN DRESSAGE ASSOCIATION

The SA Dressage Association has only one additional requirement over and above those identified by APEC, and that is a need for more horse float parking. If it was to stage a competition, up to 50 floats would need to be accommodated. Our view would be that the vacant areas of the two main sites under consideration, although not levelled and surfaced, could likely accommodate overflow float parking if the need arose.

2.4.4 SHARED FACILITIES

It is proposed that, in addition to the abovementioned club needs, the community focal point would include shared facilities as follows:

- either of two buildings:
  - club rooms of a suitable transportable construction, including -
    - 4x 10 sqm individual lockable club offices;
    - a 60 sqm open clubroom area, including kitchenette;
    - male and female toilets, including disabled provision; and
    - an attached 80sqm verandah, overlooking the dog arena; or
  - community centre of a suitable transportable construction, including -
    - 4x 10 sqm individual lockable club offices;
    - a 150 sqm open activity area;
    - kitchen and store
    - male and female toilets; and
    - an attached 100sqm verandah, overlooking the dog arena.
- gravel car park;
- entrance gates;
- water and power reticulation;
- septic sewerage disposal system;
- 4x galvanised iron storage sheds; and
- 4x 10,000 litre rainwater tanks.

2.5 ADDITIONAL PROPOSED WORKS

In addition to a community focal point built around Lewiston's horse and dog enthusiasts, the URPS report also flagged potential for additional community facilities at the (then proposed, now completed) playground at 210 Hayman Road. In consultation with council staff, the following facilities are foreshadowed as desirable facilitators of community focus on the site:-

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- a multi-sports facility (trade name: Rage Cage);
- a kick-around area of artificial turf;
- a natural play space; and
- additional gravel car parking.

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3.0 COST ANALYSIS

3.1 CONSTRUCTION

Chris Sale Consulting has provided construction cost estimates based on the refined parameters outlined in 2.3 above. Its report is appended hereto as Appendix 1 and is summarised in Table 1.

Table 1: Cost Summary, Various Community focal point Options

			Harniman Site	Hams Park Site	Playground Site
		m2			
SITE OPTIONS:					
	Site Preparation / Infrastructure		$426,000	$551,000	
	Horse Arena	8750	$201,000	$216,000	
	Horse Yards	72	$23,000	$23,000	
	Dog Obedience Area	5000	$177,000	$187,000	
*	Option 1 Clubrooms (Transportables)	210	$368,500	$400,000	
	Carpark - Gravel	2500	$100,000	$105,000	
	Float Park - Gravel	2000	$100,000	$105,000	
	Unfenced Warm Up Area - No Works	2700	$0	$0	
	Horse Wash Bay - Concrete	100	$46,000	$56,000	
	Spectator Shelter	300	$180,000	$185,000	
	External Works / Landscaping / Sundry		$85,000	$89,000	
	Project Allowances		$467,000	$530,500	
	TOTAL SITE OPTION 1 COSTS (EXCL GST)		**$2,173,500**	**$2,447,500**	
*	Option 2 Community Centre		$545,000	$595,000	
	TOTAL SITE OPTION 2 COSTS (EXCL GST)		**$2,350,000**	**$2,642,500**	
PLAYGROUND SITE:					
	Site Preparation				$30,000
	Community Centre				$595,000
	Multi Sports Facility (Rage Cage)				$100,000
	Kick Around Area - Turfing				$26,500
	Natural Play Space				$20,000
	Play Equipment Excluded				Excl.
	Carpark - Gravel	400			$16,000
	No Works to Existing Toilet Block				Excl.
	Project Allowances				$55,500
	TOTAL PLAYGROUND SITE (EXCL GST)				**$843,000**

Source: Chris Sale Consulting

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As shown:-

- the cost of the works as described above at Harniman Reserve, is estimated at $2,173,500 with a clubhouse and $2,350,000 with a community centre;
- the cost of equivalent works at Hams Park is estimated at $2,447,500 with a clubhouse and $2,642,500 with a community centre. The difference in cost over and above that applicable to Harniman Reserve is due to increased site works arising from its flood zone location and in creating level surfaces for arenas; and
- the cost of the additional items at the playground site is estimated at $843,000, including the cost of a community centre;

3.2 ONGOING COSTS

Ongoing costs will be dependent on the formal relationship between Council and the clubs (for example, lease, license), and the division of responsibilities within that relationship. For the purpose of this report's investigations, we have estimated the ongoing costs based on the following assumptions:

- estimated from Council's position, not the 'total' position, meaning only Council cash outflows are counted as a cost;
- outgoings relating to consumed operating inputs (electricity, telephone, excess water) are assumed to be at the cost of the clubs;
- outgoings relating to routine maintenance (cleaning, minor repairs and site works), and contents insurance are assumed to be at the cost of the clubs; and
- outgoings such as SA Water rates (water only; no sewer connection), structural repairs and maintenance, and insurance are assumed to be at the cost of Council. It is assumed that flood risk is fully insurable, so in the case of Hams Park and the playground site, no allowance has been made for flood damage repair. It is likely that during the life of the facility flooding will be a factor if construction occurs on one or both of these sites.

The Net Present Value (NPV) of recurrent costs has been calculated over a 20-year period, utilising a 5.25% discount rate (current LGFA 20-year lending rate). Table 2 shows total costs for each option, comprising capital costs and the NPV of recurrent costs.

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Table 2: Total Cost Summary, Various Community focal point Options

Cost Item	Initial Cost	Annual Amt	NPV	Total cost
Option 1 - Harniman Reserve - Clubhouse				
Construction	$2,173,500			$2,173,500
Allowance for Structural R&M (@ 1% constr. cost)		$21,735	$274,345	$274,345
Insurance (@ 0.15% constr. cost)		$3,260	$41,152	$41,152
SA Water rates, ESL		$332	$4,191	$4,191
TOTAL COST TO DC MALLALA				**$2,493,187**
Option 2 - Harniman Reserve - Community Centre				
Construction	$2,350,000			$2,350,000
Allowance for Structural R&M (@ 1% constr. cost)		$23,500	$296,623	$296,623
Insurance (@ 0.15% constr. cost)		$3,525	$44,493	$44,493
SA Water rates		$332	$4,191	$4,191
TOTAL COST TO DC MALLALA				**$2,695,307**
Option 3 - Hams Park - Clubhouse				
Construction	$2,447,500			$2,447,500
Allowance for Structural R&M (@ 1% constr. cost)		$24,475	$308,930	$308,930
Insurance (@ 0.45% constr. cost)		$11,014	$139,018	$139,018
SA Water rates, ESL		$332	$4,191	$4,191
TOTAL COST TO DC MALLALA				**$2,899,638**
Option 4 - Hams Park - Community Centre				
Construction	$2,642,500			$2,642,500
Allowance for Structural R&M (@ 1% constr. cost)		$26,425	$333,543	$333,543
Insurance (@ 0.45% constr. cost)		$11,891	$150,094	$150,094
SA Water rates, ESL		$332	$4,191	$4,191
TOTAL COST TO DC MALLALA				**$3,130,328**
Option 5 - Playground Site - Community Centre				
Construction	$843,000			$843,000
Allowance for Structural R&M (@ 1% constr. cost)		$8,430	$106,406	$106,406
Insurance (@ 0.45% constr. cost)		$3,794	$47,882	$47,882
SA Water rates, ESL		$332	$4,191	$4,191
TOTAL COST TO DC MALLALA				**$1,001,479**

Source: Chris Sale Consulting, Property & Advisory

As shown, amongst the options, costs range between approximately $2.5 million for Option 1 to $3.1 million for Option 4. The total cost of the playground site extension is estimated to be approximately $1,000,000.

4.0 BENEFITS ANALYSIS

4.1 INTRODUCTION

The assessment of benefits arising from the proposed community focal point is subject to a number of underlying assumptions. By way of introduction, the following observations are pertinent:

- although the genesis for the proposal is a desire for a community focal point for the residents of Lewiston, as currently configured the proposal has broad benefits for the people of DC Mallala and the wider area;
- as the intention is for the development to be a community focal point for Lewiston, a primary criteria will be the degree to which it succeeds in fostering a sense of community and cohesion among Lewiston residents. Needless to say, the measurement of this criteria as a dollar value benefit is a significant hurdle;
- with the above points in mind, it is the intention of this report to concentrate on benefits accruing within the following parameters:
  - as regards the local Lewiston area, the degree to which it fosters community identity and cohesion among its residents; and
  - as regards benefits generally, adopting the standpoint of the DC of Mallala.
- from the standpoint of the DC Mallala, funds spent on the Lewiston community focal point are funds that can equally be spent on other Council projects, such as road maintenance, and must be justified against this backdrop. The proposed community focal point is what amounts to a property development project, resulting in the creation of a community asset, but an asset that represents foregone expenditure on alternate Council priorities;
- the principal source of tangible cash inflow benefits will be use charges for the developed facility. This may take the form of rental income from those clubs that choose to permanently locate on the site, or an irregular use facilities charge, or a cocktail of the two. An economic rent is unlikely to be possible in the early years of such an arrangement, given the small membership base of the clubs. In addition, it is envisaged that the facility will be available for general hire, particularly if the Community Centre option is chosen;
- as currently configured, the community focal point will generate use beyond the Council boundary, particularly in respect of the equine facilities. For instance, it is most unlikely that the memberships of the clubs identified in 2.3 above are drawn exclusively from Lewiston, or even exclusively from within DC Mallala. Some members will come from the northern suburbs of Adelaide or even further afield. Additionally, to the extent that the clubs may stage or host competitions, the community focal point may attract significant benefits to the DC Mallala economy by attracting expenditure from outside its boundaries;
- to the extent that the community focal point heightens perceptions of Lewiston as a 'horse and dog' branded locality, it will provide certain intangible benefits in this regard that will depend on how effectively it is utilised as a community asset. Employed effectively, it may generate economic benefits through attraction of outside attention to Lewiston's unique character. Conceivably, this may result in such benefits as value uplift in the area (if people

attracted to the 'horse' and 'dog' semi-rural lifestyle are motivated to move into the area) or expenditure in the local economy resulting from exposure via functions and competitions at the community focal point;

- to the extent that a proportion of the construction cost is spent locally, this cost in part also provides regional benefits; and
- given the fact that the locality's population has a horse and dog focus, it is fair to assume that to some extent their consumption of recreation activities is being satisfied elsewhere at the present time. For example, enthusiasts are travelling to an Adelaide Hills site for dressage lessons or to Kilburn for dog obedience competitions.

Lastly, two particular observations are pertinent regarding the dog obedience club:

- the existing improvements at its present site have reached the end of their useful life. The state of the improvements mean that the club is no longer capable of staging obedience competitions at the site; and
- the existing site is within the town centre redevelopment area in Two Wells. We sought information from Council as to its status. We are advised that the club has a license to occupy the site that expires on 30 June 2015. Renewal of the license will depend on the timing of redevelopment. The club is aware of the proposals for Two Wells and know it will have to relocate at some point.

It is clear from the above that there are both tangible and intangible benefits arising from the proposed community focal point. In the succeeding section, an estimate is made of the benefits of the facility, expressed in $2015. In most cases, these benefits are expressed as annual dollar value amounts, aggregated as a Net Present Value, utilising an approximate cost of funds of 5.25%, as detailed in 3.2 above.

4.2 DETAILED BENEFIT ESTIMATION

4.2.1 LEWISTON COMMUNITY FOCUS

The principal rationale for the proposal is to function as a community focus for the residents of Lewiston, in the absence of traditional community focal points such as a (retail/commercial) town centre or schools. However, this principal benefit is also very difficult to measure.

Past studies aimed at measuring the benefits of recreation areas have utilised measures such as 'willingness-to-pay', i.e. the amount that local residents would be willing to pay to have the facility, or conversely, willing to pay to prevent their being deprived of the facility (were it hypothetically to exist already). This amount might be estimated with reference to a detailed and costly survey of the local population, however this is not an option in the current case. The estimate of willingness-to-pay for Lewiston households is based instead on the following data:

- Figure 2 overleaf illustrates the household income quintiles for 2011 Census Statistical Area Level 1 districts in Lewiston and surrounds. The Lewiston area, as delineated in Figure 2 over, encompasses nine such districts, of which seven are in Quintile 4, one is in Quintile 5 and one in Quintile 3. Thus, Quintile 4 is a good approximation of the level of household income in Lewiston;

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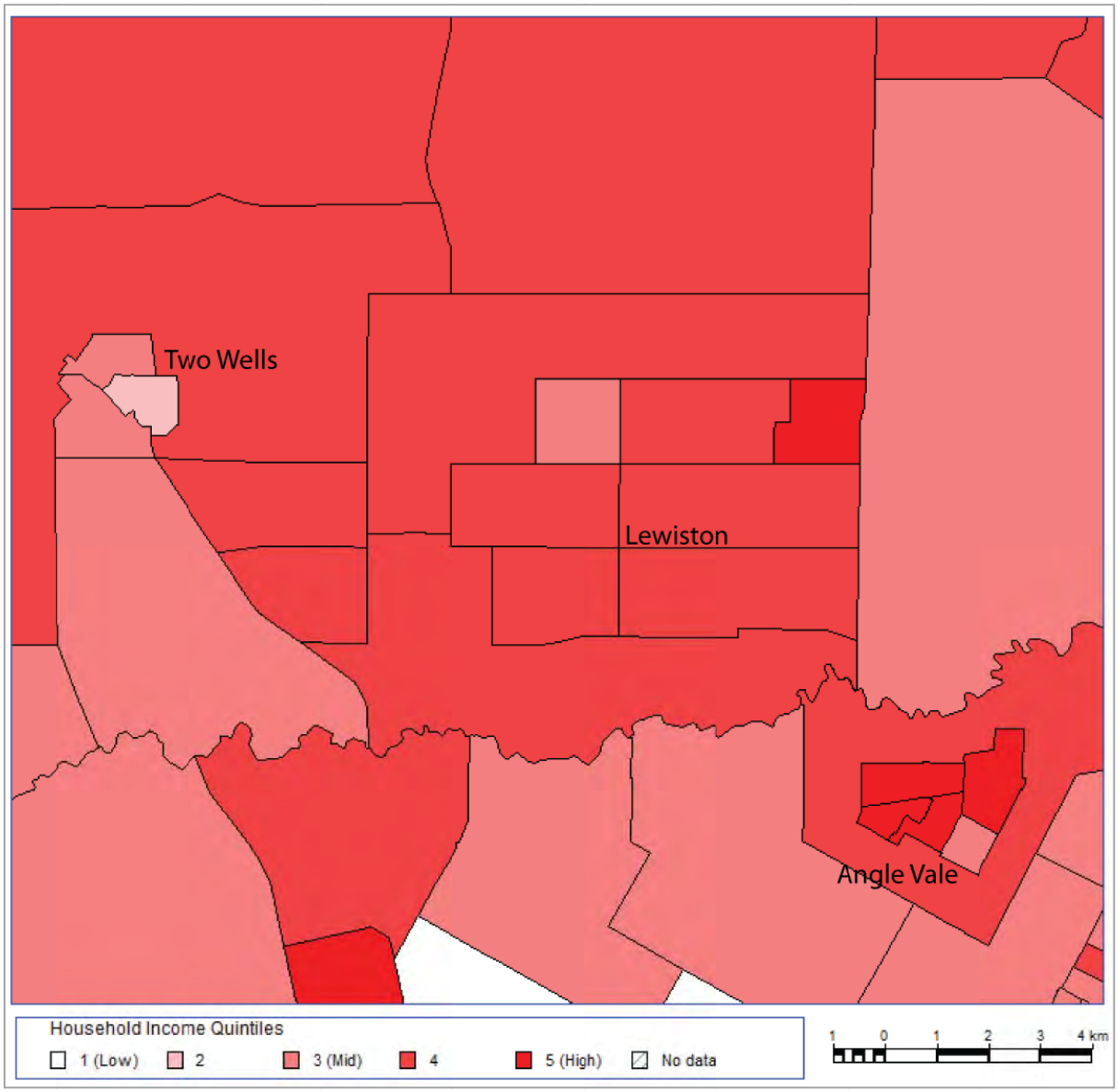
Figure 2: Household Income Quintiles, Lewiston Area



Source: 2011 Census (ABS)

- according to the ABS 2010 Household Expenditure Survey, households in the 4th Quintile spend on average $12.85 per week on 'animal' related recreation (this includes purchases of pets, packaged pet food, animal health products, vets fees and the like). We note that:
  - this figure is an average for all Australians in this quintile, the majority of who are city dwellers. The amount could therefore reasonably be expected to represent expenditure on 1 – 2 small animals; and
  - South Australian households generally exhibit a lower expenditure on recreation than the Australian average. Expenditure on all recreation and culture items in SA averages $111.68 per household per week, compared to $127.72 for Australia as a whole;
- according to the survey carried out for the URPS study, of 93 Lewiston respondents to Question 2, 87 (or 94%) owned dogs. Most owned 1 or 2 dogs; 30 was the highest number of dogs owned. Further, 24 respondents (26%) owned horses; 2 being the most frequent

response and 10 being the maximum. These figures suggest that expenditure on 'animal' related recreation in Lewiston would be considerably greater than that for Income Quintile 4 across Australia generally. However, there is no data available to provide a more accurate estimate for Lewiston;

- of 107 respondents to Q4 of the URPS survey (participation in formal and organised activities), 11 households participate in dog competitions and 10 in equestrian events. Of 121 respondents to Q5 (participation in informal activities), 18 households participate in horse riding; and
- at the 2011 Census there were 962 households in Lewiston.

This data provides no definitive evidence of the amount that Lewiston residents would be willing to pay for a community focal point such as has been proposed. However, it may guide us to an estimated range.

Based on the data, we make the following estimations and observations:-

- expenditure in Lewiston on horse and dog related recreation is an economy estimated at $1.5 million per annum in size (stressing that this is expenditure on *recreation only*. It does not include the economy of the people in the *business* of horses and dogs, for example breeders). Of this, some 10% - $150,000 per annum – may be said to represent households that engage in formal activities, such as obedience competitions and equestrian events. This sub-market could be expected to have a relatively strong commitment to a community focal point. We have taken 10% of the sub-market's 'economy' (i.e. $15,000) as an estimate of 'willingness-to-pay';
- an equivalent amount could be considered as representative of the proportionately weaker commitment from the balance (90%) of horse and dog owners in Lewiston;
- in addition, economists have recognised two other types of demand for recreation facilities:
  - 'option demand' arising from a willingness to pay by all those people who do not anticipate making specific use of the facility immediately, but feel that they may do so sometime in the future, and for similar reasons dislike the prospect of the facility being hypothetically withdrawn; and
  - 'non-participant demand' arising from the willingness to pay by those people who are concerned simply that such facilities be generally available, even though they do not anticipate utilising the facilities themselves.
- finally, a view could be taken that horse and dog businesses (e.g. breeders, kennels and supporting suppliers) in Lewiston have a commercial interest over and above a recreational interest in enhancing the district's profile through the community focal point.

Taking these four categories together, we suggest that a 'willingness-to-pay' measure for the relatively greater community focus arising from the facility may be fairly represented in the sum of $60,000 per annum. This is representative of a modest proportion of the respective 'economies' identified above, and equates to some $62 per household or $20 per person per annum.

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4.2.2 RENT AND PAY-PER-USE INCOME

A less opaque benefit is the rental and other income that the facility would generate. If this were a straightforward property development proposal, it is likely that a free market developer would be seeking a return in the order of 10% in this regard. Taking Harniman Reserve as an example, the 'market' return applicable may be calculated as:

Site Value (as per DPTI assessment)	$63,000
Estimated Construction Cost	$2,173,500
Total	$2,236,000
Indicative Market Rent	$223,600 p.a. net

It is our impression that this amount, which equates to over $4,000 per week, is far beyond the capacity of the clubs involved to pay. It is suggested that a fair rent for 'basic' use of the respective facilities may be $10,400 per annum from each of the horse clubs and $5,200 per annum from the dog club, reflecting weekly rates of $200 and $100 respectively. It is envisaged that these amounts would apply for both the clubhouse and community centre options, as the community centre represents additional space that may be of benefit to the Lewiston community generally, but likely has no additional benefit to the clubs.

In addition to rent, the clubs would be jointly responsible for utilities and maintenance, as outlined in 3.2 above. The leases would entitle the clubs to defined use of their respective facilities for club-related activities. It is envisaged that if the clubs staged events on the site (for example, a dog obedience competition involving external clubs and individuals), this would reasonably incur an additional fee-for-use, which they could finance by a cover charge collected from participants.

We have allowed a total income benefit of $30,000 in Year 1, and envisage that this will progressively rise as the three clubs become better established and perhaps an additional club is added in the future (an allowance has been made for four clubs in the shared use clubrooms/community centre).

4.2.3 IMPROVED 'BRANDING' OF LEWISTON

Effectively exploited, it is considered reasonable to suggest that the facility will contribute to the 'branding' of Lewiston as a higher-profile location for horse and dog activities, both recreational and business.

As an example, the NSW city of Tamworth was the location of a $30 million development in 2007 by the Australian Equine and Livestock Events Centre. Whilst on a totally different scale to the current proposal, it has been successful in ensuring that Tamworth is regarded as a centre for equine business and has attracted national and international custom as a result. If one of Council's larger objectives is to create a similar perception of Lewiston, this may be a building block towards achieving it.

This potential benefit is regarded as intangible and unquantifiable at this stage.

4.2.4 EXPENDITURE IN DC MALLALA

In 4.2.1 above, 'animal' related recreation expenditure by Lewiston's population was estimated at approximately $1.5 million per annum. This may be extended to an estimated $3.9 million per annum for the whole of DC Mallala[2], out of an estimated total expenditure on recreation by the DC Mallala population of $27 million per annum[3]. The bulk of this expenditure would occur outside of the Council district.

The proposal has the capacity to assist in the retention of recreation expenditure within DC Mallala. For example, the facilities of the dog obedience club in Two Wells are no longer of a standard suitable for hosting competitions. Expenditure on competition attendance by club members is therefore occurring outside DC Mallala. The ability to hold competitions in DC Mallala will retain that expenditure and also generate expenditure by visitors.

Another example may be in the change in expenditure patterns. The existence of basic horse riding facilities and club options in Lewiston and the promotion of trail rides may divert some current expenditure on other recreational pursuits (all of which occurs outside DC Mallala). Conversely, it may attract participants from Metropolitan Adelaide, drawing expenditure into the DC Mallala economy.

It would be inappropriate to overestimate the effect the proposal may have in this regard. It may be negligible or – developed, managed and promoted effectively – it might be significant. As regards the dog obedience club, there is a clear-cut case that competitions which were formerly held at Two Wells are no longer occurring – and there is an enthusiasm from the club for them to return. SA Dressage Association is one of eight such clubs in SA and regular dressage competitions are organised by Dressage SA. It is conceivable that the facility could host such meets during the course of a year. APEC is a non-competition club, with the emphasis on fun. It may develop to the point where it is a 'go-to' club for this type of equine activity, positioned between beginners and competitors. In such a context it too could contribute to the DC Mallala economy.

We have allowed a nominal $25,000 per annum as the net benefit to DC Mallala as a result of the effects outlined above. It is considered that this benefit can increase over time, depending on the entrepreneurial stance of the clubs. We have therefore allowed a modest increase in our annual allowances.

4.2.5 ASSET VALUE

The development of the proposal will result in an asset for the DC Mallala. The foregoing discussion suggests that this asset should not be recognised at cost for the purpose of this investigation, as doing so would have the effect of over-estimating the benefit side of the equation.

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[2] Calculated by applying the rates as calculated for Lewiston across DC Mallala, adjusted for income quintile.

[3] Calculated by applying the rates identified for each income quintile in the ABS 2010 Household Expenditure Survey to DC Mallala. This amount includes expenditure on items such as TVs, books and magazines, sports and holidays.

Further, since the income potential of the proposal has been included at 4.2.2 above, the net present value attributed to this income stream will be recognised in our subsequent discussion and should not be double-counted. At issue here therefore is whether any additional asset value warrants recognition over and above the Net Present Value (NPV) of the income stream. Our sense is that a modest recognition is in order, as:

- the model on which the proposal has been formulated (through the URPS study process) is dependent on the good will and work of several very small local clubs with limited resources - which may or may not be a model which maximises its success. This has also been the basis of the analysis to this point. It is felt that some recognition of asset value in excess of that provided by this model is in order, given the cost of the asset relative to its forecast direct income stream; and
- the NPV of the income stream does not include a component for value at the end of the 20-year NPV analysis, although some value is likely to exist at that time. In such circumstances, it is normal to recognise the value of the asset in Year 20, discounted to the present day.

4.3 BENEFIT SUMMARY

Table 3 overleaf summarises the benefits identified for the different options at Harniman Reserve and Hams Park arising from the matters considered in Section 4.2 above. The NPV column represents a discounted figure of the relevant annual cash flows estimated to occur over a 20 year life. In some instances, such as rent and net economic benefit to DC Mallala, modest increases over time have been assumed, as the groups become better established and utilisation of the community focal point improves.

In the case of the expansion of the playground site, it was considered that benefits were largely unquantifiable. However, as regards the benefit of heightened community focus, the identified cost of $295,000 over a 20-year period (as per Table 2) represents an amount of approximately $25 per household per annum without the community centre component and $85 per household per annum inclusive of the community centre. On a 'willingness-to-pay' measure this suggests that a playground only might not be out of the question, but that the inclusion of the community centre would require some justification of the need for it including, in particular, the anticipated degree of utilisation. We have allowed $10,000 per annum as the initial hiring fees generated by the community centre, but this figure is subject to Council's charging policies for this type of facility and the degree to which local groups and individuals (outside those clubs identified herein) take up the opportunity to put it to more general use.

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Table 3: Summary of Benefits

Option 1 - Harriman Reserve - Clubhouse			
Community Focus, Lewiston		$60,000	$757,335
Rent & other Income		$30,000	$485,760
Improved 'branding' of Lewiston		unquantifiable	$0
Surplus value recognition			$418,099
Net Economic Benefits to Mallala		$25,000	$404,800
TOTAL BENEFIT TO DC MALLALA			**$2,065,994**
Option 2 - Harriman Reserve - Community Centre			
Community Focus, Lewiston		$60,000	$757,335
Rent & other Income		$40,000	$647,680
Improved 'branding' of Lewiston		unquantifiable	$0
Surplus value recognition			$557,465
Net Economic Benefits to Mallala		$25,000	$404,800
TOTAL BENEFIT TO DC MALLALA			**$2,367,280**
Option 3 - Hams Park - Clubhouse			
Community Focus, Lewiston		$60,000	$757,335
Rent & other Income		$30,000	$485,760
Improved 'branding' of Lewiston		unquantifiable	$0
Surplus value recognition			$418,099
Net Economic Benefits to Mallala		$25,000	$404,800
TOTAL BENEFIT TO DC MALLALA			**$2,065,994**
Option 4 - Hams Park - Community Centre			
Community Focus, Lewiston		$60,000	$757,335
Rent & other Income		$40,000	$647,680
Improved 'branding' of Lewiston		unquantifiable	$0
Surplus value recognition			$557,465
Net Economic Benefits to Mallala		$25,000	$404,800
TOTAL BENEFIT TO DC MALLALA			**$2,367,280**
Option 5 - Playground Site - Community Centre			
Community Focus, Lewiston		$25,000	$315,556
Rent & other Income		$10,000	$155,962
Improved 'branding' of Lewiston		unquantifiable	$0
Net Economic Benefits to Mallala			$0
TOTAL BENEFIT TO DC MALLALA			**$471,518**

Source: Property & Advisory

5.0 COMPARISON OF COSTS AND BENEFITS

The calculated costs for the various options and their corresponding benefits are as shown in Table 4.

Table 4: Comparison Table: Costs and Benefits

Benefit Item	Cost	Benefit	Surplus (deficit)
Option 1 - Harniman Reserve - Clubhouse	$2,493,187	$2,065,994	($427,193)
Option 2 - Harniman Reserve - Community Centre	$2,695,307	$2,367,280	($328,026)
Option 3 - Hams Park - Clubhouse	$2,899,638	$2,065,994	($833,644)
Option 4 - Hams Park - Community Centre	$3,130,328	$2,367,280	($763,047)
Option 5 - Playground Site - Community Centre	$1,001,479	$471,518	($529,961)

Source: Property & Advisory

As shown, all options show a deficit of benefit over cost. It should be observed at this point that:

- the Hams Park options both indicate a greater deficit of benefit over costs than the Harniman Reserve options;
- in all cases, costs are readily quantifiable, whereas benefits are either unquantifiable, or the capacity to accurately quantify them is low; and
- as a result, we have adopted fairly conservative estimations of benefits. The fact that the costs and benefits are not outrageously apart in some cases is indicative that the proposal has some merit and should not be dismissed out-of-hand, but rather warrants refinement. This may take the form of -
  - investigating how cost savings may be achieved;
  - securing concrete operating proposals (or ideally, business plans) from the three clubs, and encouraging them to work co-operatively with Council on marketing initiatives. Putting the clubs on a solid footing, fully exploiting the development's potential, will ultimately enhance their ability to pay rent;
  - surveying the Lewiston population as to the 'willingness-to-pay' benefit criteria. If this is lower than estimated herein, the proposal need go no further. If it is higher, the benefit deficit to cost might be much lower or even in surplus; and
- the deficit logged against the playground site should not preclude consideration of the much lower cost option of playground items only. Although the benefits attaching to this are largely unquantifiable, the financial commitment is also relatively small.

Of the two potential sites for a clubs-based development, it is clear that Harniman Reserve is the better option on financial grounds. As identified herein, Hams Park is notionally more attractive as a community focus site due to its more central location within Lewiston. This raises the question of whether Hams Park would be better utilised as a result. It may be observed that:-

- the membership of the clubs is not wholly Lewiston based, and that all the clubs in fact draw significant proportions of their membership from outside Lewiston; and

- the memberships' utilisation of the proposed facility will be highly motor vehicle dependant. Indeed, the Lewiston population's car utilisation is high in comparison to the State average, as would be expected.

Thus, it is considered unlikely that Hams Park's more central location would translate into greater usage, and its attraction remains one of perceived centrality. Admittedly, this perception is an important one, given that creating 'community focus' at Lewiston is the core object of the project. Locating the facility at Hams Park may result in a greater level of integration of the new facility into the life of the local community. On the other hand, Hams Park is situated in a low profile location, accessible only via Kurt Way off Aunger Road, whereas Harniman Reserve at least affords high visibility from both Gawler-Two Wells Road and Boundary Road. The difference between the two on these points is not quantifiable.

As presently envisaged, the proposal represents a somewhat costly facility that imparts benefit to a small number of casually-organised and administered local clubs. For it to 'work' such that a surplus of benefit over cost is indicated, the proposal needs to be visibly embraced by the larger Lewiston community, and the clubs already involved need to be put on an expansionary path. The ingredients for this to occur are in existence, but further development of the vision needs to occur.

6.0 FUNDING ASSISTANCE

Part of our brief is to investigate potential funding assistance from the horse and dog clubs.

Consultation with Adelaide Plains Equestrian Club and Adelaide Plains Kennel & Obedience Club revealed that these are extremely small entities, with 30 – 40 and 50 members respectively. Their budgets are in the sub-$10,000 range in terms of membership receipts. Neither are sufficiently constituted nor of a size to be of direct assistance with funding of the development.

APEC have made some enquiries in this regard and suggest that:

- Bendigo Bank is interested in becoming involved as a community support initiative; and
- a SA Government community development grant could be sought.

It may also be advantageous to apply for a Federal Regional Development grant, the next round of which closes in May 2015.

Beyond this, the ability of the clubs to assist with funding the development is judged as negligible.

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7.0 CONCLUSIONS AND RECOMMENDATIONS

The preceding analysis has sought to identify the costs and benefits of various options regarding a 'Community Focal Point' for Lewiston residents. It builds on previous investigative work undertaken for DC Mallala by URPS in 2013.

Whilst the costs are largely quantifiable, as detailed herein, many of the benefits are either intangible or difficult to quantify with accuracy. The conclusions from the analysis are necessarily broad. The reader should refer to Section 5.0 of this report in this regard.

Our recommendations are that:-

- determination of the joint club facility's location be hinged on the relative importance of the cost factor. If cost is a secondary consideration, and the encouragement of community focus and identity is paramount, then Hams Park should be the chosen site on the basis of its more central location within Lewiston. If, on the other hand, cost is of equal or relatively high importance in the process, then Harniman Reserve should be the chosen site. It is the lower cost option and carries a lower risk of incurring additional costs due to site issues;

- whilst none of the options achieved a positive surplus of benefits over costs, the wide variation in potential benefit outcomes suggest that rather than abandoning the idea of a Community Focal Point, matters should be pursued that reduce the negative risk and increase the likelihood of positive outcomes. These may include:-

    - securing firm commitments from the three interested clubs to the CFP, including matters such as tenure, term, division of responsibility for the site and the financial relationship with Council (rents, fees for event use and the like);

    - securing operating plans from the clubs, including better definition of their actual role, forward planning of club meetings, marketing plans, plans for increase in membership, ideas for generating new events or attracting existing events from other locations and other initiatives likely to maximise the utilisation of the facility; and

    - investigating the potential for staging of the development such that all the costs are not incurred up-front. For example, the APEC representative flagged a willingness to see the arena and storage sheds constructed first, with the clubrooms and float park coming later;

- as regards the community centre option, it is noted that its marginal cost over the clubrooms option is low. However, underlying the benefit analysis herein is a view that the number of potential community centre users is likely to be low. Consultation and investigation should therefore occur as to its likely utilisation, and if (as suspected) this proves to be low, the community centre option may be discarded in favour of the clubrooms option; and

- similarly, as regards the playground site, in the event that investigations reveal a low utilisation rate for a community centre, the option of an enhanced playground with no community centre (at a cost of $248,000) is favoured on the grounds of its relatively low cost.

8.0 BIBLIOGRAPHY

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APPENDIX 1

Chris Sale Consulting Report

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LEWISTON COMMUNITY FOCAL POINT

OPTION SUMMARY

This estimate is based on the following information:

(x) Briefing and scope of work identified by Property & Advisory

(x) Site Plan of Lewiston

(x) Site photographs

(x) Flood plan prepared for District Council of Mallala

(x) Adelaide Plains Equestrian Club "Proposal for Use of Hams Park Lewiston"

(x) Joseph Dames Pty Ltd letter to District Council of Mallala regarding flood impact assessment report

This estimate includes the following:

(x) Estimated costs for work items identified by Property & Advisory

(x) Builders preliminaries and margins (assumed tendered amongst suitable contractors on lump sum basis)

(x) Design and construction contingency allowances

(x) Professional fees and statutory charges allowances

(x) Fully fitted out transportable buildings

(x) Transformer upgrade (PC Sum)

(x) Site stormwater drainage allowances (swales, inground, etc. - scope to be determined)

(x) Professional fees and statutory charges allowances

This estimate specifically excludes the following which should be fully considered in any feasibility analysis:

(x) Goods and Services Tax

(x) Escalation to completion (programme not advised)

(x) Locality loading (assumed use of local contractors)

(x) Playground play equipment

(x) Works to existing toilet block at playground site

(x) Permanent toilet amenities block to Harniman / Hams Park sites (transportable allowed)

(x) Works to warm up areas

(x) Work outside nominated site boundaries

(x) Stormwater detention systems

(x) Flood lighting generally

(x) Works to warm up areas

(x) Staging of the works

	Our Estimate Summary is as follows:		Harniman Site	Hams Park Site	Playground Site
		m2			
SITE OPTIONS:					
	Site Preparation / Infrastructure		$426,000	$551,000	
	Horse Arena	8750	$201,000	$216,000	
	Horse Yards	72	$23,000	$23,000	
	Dog Obedience Area	5000	$177,000	$187,000	
*	Option 1 Clubrooms (Transportables)	210	$368,500	$400,000	
	Carpark - Gravel	2500	$100,000	$105,000	
	Float Park - Gravel	2000	$100,000	$105,000	
	Unfenced Warm Up Area - No Works	2700	$0	$0	
	Horse Wash Bay - Concrete	100	$46,000	$56,000	
	Spectator Shelter	300	$180,000	$185,000	
	External Works / Landscaping / Sundry		$85,000	$89,000	
	Project Allowances		$467,000	$530,500	
	TOTAL SITE OPTION COSTS (EXCL GST)		**$2,173,500**	**$2,447,500**	
*	Option 2 Clubrooms		$545,000	$595,000	
PLAYGROUND SITE:					
	Site Preparation				$30,000
	Multi Sports Facility (Rage Cage)				$100,000
	Kick Around Area - Turfing				$26,500
	Natural Play Space				$20,000
	Play Equipment Excluded				Excl.
	Carpark - Gravel	400			$16,000
	No Works to Existing Toilet Block				Excl.
	Project Allowances				$55,500
	TOTAL PLAYGROUND SITE (EXCL GST)				**$248,000**

Elemental Report

Project: Lewiston Community Focal Point **Building:** Option Estimates
Project No: 14660 **Details:** Harniman Site
GFA: 0

Elem. Code	Elemental Description	% B.C.	Cost/m2	Sub total	Mark Up %	Elemental Total
	HARNIMAN SITE					
	Site Preparation / Infrastructure	15.68%		426,000		426,000
	Horse Arena	7.40%		201,000		201,000
	Horse Yards	0.85%		23,000		23,000
	Dog Obedience Area	6.52%		177,000		177,000
	Option 1 Clubrooms (Transportables)	13.56%		368,500		368,500
	Carpark - Gravel	3.68%		100,000		100,000
	Float Park - Gravel	3.68%		100,000		100,000
	Unfenced Warm Up Area - No Works	0.00%		0		0
	Horse Wash Bay - Concrete	1.70%		46,000		46,000
	Spectator Shelter	6.63%		180,000		180,000
	External Works / Landscaping / Sundry	3.13%		85,000		85,000
	Project Allowances	17.18%		467,000		467,000
	Total Harniman Site (Excl GST)	**79.96%**		**2,173,500**		**2,173,500**
	Option 2 Clubrooms (Transportables)	20.05%		545,000		545,000

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Elemental Report

Project:	Lewiston Community Focal Point	**Building:**	Option Estimates
Project No:	14660	**Details:**	Harniman Site
GFA:	0		

Code	Description	Quantity	Unit	Rate	Total
	Site Preparation / Infrastructure				
XP	**Site Preparation**				
	Clear and prepare site - assume minimal earthworks (area of roads, carparks and functional use measured)	21,860	m2	2.50	54,650
	PC Sum for tree removal and grubbing out - assumed minimal large trees		Item		10,000
XR	**Roads, Footpaths & Paved Areas**				
	Gravel roadways on and including prepared base approx. 900m x 4.5m wide assumed)	3,987	m2	50.00	199,350
	Allowance for works at site entries - crossovers, localised road widening, etc. - scope to be con (Louisa Street and Cockatoo Street	2	No	10,000.00	20,000
XN	**Boundary Walls, Fencing & Gates**				
	Allowance for works to existing perimeter fencing and gates		Item		10,000
XK	**External Stormwater Drainage**				
	Allowance for site stormwater drainage including connections, earthworks and battering, swales, etc. - scope to be determined		Item		25,000
	Rainwater tanks 10000 litre including base, pumps, reticulation, etc.	4	No.	8,000.00	32,000
XD	**External Sewer Drainage**				
	Assumed no works required		Note		Excl.
XW	**External Water Supply**				
	Assumed no works required		Note		Excl.
XE	**External Electric Light & Power**				
	PC Sum for transformer upgrade		Item		75,000
				Site Preparation / Infrastructure Total	**$ 426,000**
	Horse Arena				
XR	**Roads, Footpaths & Paved Areas**				

Elemental Report

Project: Lewiston Community Focal Point **Building:** Option Estimates
Project No: 14660 **Details:** Harniman Site
GFA: 0

Code	Description	Quantity	Unit	Rate	Total
	Trim and compact sub-grade including minor levelling as required	8,750	m2	3.00	26,250
	100mm Sand / shellgrit on and including prepared base	8,750	m2	15.00	131,250
XN	**Boundary Walls, Fencing & Gates**				
	1.6m High Post and wire fence to perimeter including concrete footings	390	m	100.00	39,000
	Gates (assumed number required	3	No	1,500.00	4,500
	No allowance for retaining walls / edging to perimeter of compound		Note		Excl.
XE	**External Electric Light & Power**				
	No allowance for floodlighting		Note		Excl.
XK	**External Stormwater Drainage**				
	No allowance for stormwater drainage - not required		Note		Excl.
				Horse Arena Total	**$ 201,000**

Horse Yards

XR	**Roads, Footpaths & Paved Areas**				
	Trim and compact sub-grade including minor levelling as required	72	m2	10.00	720
	100mm Sand / shellgrit on and including prepared base	72	m2	25.00	1,800
XN	**Boundary Walls, Fencing & Gates**				
	Timber fence horse bays (In 8 No.) assumed 6m x 3m wide	78	m	200.00	15,600
	No allowance for retaining walls / edging to perimeter of compound		Note		Excl.
XW	**External Water Supply**				
	Allowance for hose points including connections		Item		5,000
XE	**External Electric Light & Power**				
	No allowance for floodlighting		Note		Excl.

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Elemental Report

Project:	Lewiston Community Focal Point	**Building:**	Option Estimates
Project No:	14660	**Details:**	Harniman Site
GFA:	0		

Code	Description	Quantity	Unit	Rate	Total
XK	**External Stormwater Drainage**				
	No allowance for stormwater drainage - not required		Note		Excl.
	Rounding				-120
				Horse Yards Total	**$ 23,000**

Dog Obedience Area

XR	**Roads, Footpaths & Paved Areas**				
	Allowance for perimeter footpath on and including prepared base	170	m2	75.00	12,728
XN	**Boundary Walls, Fencing & Gates**				
	1.6m High Post and wire fence to perimeter including concrete footings	283	m	85.00	24,042
	Gates (assumed number required	2	No	1,000.00	2,000
	No allowance for retaining walls / edging to perimeter of compound		Note		Excl.
XL	**Landscaping & Improvements**				
	Trim and compact sub-grade including levelling as required	5,000	m2	3.00	15,000
	Instant turf lawn on and including base	5,000	m2	7.50	37,500
	Irrigation including controller station	5,000	m2	15.00	75,000
XE	**External Electric Light & Power**				
	Allowance for central floodlights on pole including connections		Item		10,000
XK	**External Stormwater Drainage**				
	No allowance for stormwater drainage - not required		Note		Excl.
	Rounding		Item		730
				Dog Obedience Area Total	**$ 177,000**

Option 1 Clubrooms (Transportables)

Elemental Report

Project: Lewiston Community Focal Point **Building:** Option Estimates
Project No: 14660 **Details:** Harniman Site
GFA: 0

Code	Description	Quantity	Unit	Rate	Total
BW	**Transportable Building Works**				
	Transportable buildings (supply and install base shells including preparation, services connections, delivery, etc.)	170	m2	1,500.00	255,000
	Fitout for Club Offices	40	m2	250.00	10,000
	Fitout for Clubroom with Kitchenette	60	m2	500.00	30,000
	Fitout for Male & Female Toilets	30	m2	1,250.00	37,500
	Verandah - simple post and roof	80	m2	450.00	36,000
	No allowance for building up pad above flood zone		Note		Excl.
	No allowance for stormwater drainage - not required		Note		Excl.
	No allowance for on-costs - all inclusive		Note		Incl.
				Option 1 Clubrooms (Transportables) Total	**$ 368,500**

Carpark - Gravel

XR	**Roads, Footpaths & Paved Areas**				
	Gravel carpark on and including prepared base	2,500	m2	40.00	100,000
				Carpark - Gravel Total	**$ 100,000**

Float Park - Gravel

XR	**Roads, Footpaths & Paved Areas**				
	Gravel float park on and including prepared base	2,000	m2	50.00	100,000
				Float Park - Gravel Total	**$ 100,000**

Unfenced Warm Up Area - No Works

XR	**Roads, Footpaths & Paved Areas**				
	No allowance to trim and compact sub-grade including levelling - assumed not necessary	2,700	m2		Excl.
	No allowance for 100mm sand / shellgrit on and including prepared base - not required as advised	2,700	m2		Excl.
	No allowance for perimeter paving		Note		Excl.
XN	**Boundary Walls, Fencing & Gates**				
	No allowance for fencing and gates		Note		Excl.

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Elemental Report

Project:	Lewiston Community Focal Point	**Building:**	Option Estimates
Project No:	14660	**Details:**	Harniman Site
GFA:	0		

Code	Description	Quantity	Unit	Rate	Total
XE	**External Electric Light & Power**				
	No allowance for floodlighting		Note		Excl.
XK	**External Stormwater Drainage**				
	No allowance for stormwater drainage - not required		Item		Excl.
				Unfenced Warm Up Area - No Works Total	**$ 0**

Horse Wash Bay - Concrete

XN	**Boundary Walls, Fencing & Gates**				
	Allow for rails to perimeter of area	40	m	150.00	6,000
XR	**Roads, Footpaths & Paved Areas**				
	Concrete slab to falls and crossfalls on and including prepared base and including all formwork, reinforcement, dpm, surface finish, curing, etc. complete	100	m2	250.00	25,000
XK	**External Stormwater Drainage**				
	No allowance for stormwater drainage		Note		Excl.
XW	**External Water Supply**				
	Allowance for hydraulic services (tap points)		Item		5,000
	Allowance for mains connection		Item		10,000
XE	**External Electric Light & Power**				
	No allowance for flood lighting		Note		Excl.
				Horse Wash Bay - Concrete Total	**$ 46,000**

Spectator Shelter

XB	**Outbuildings & Covered Ways**				
	Freestanding shelter adjacent horse arena complete with footings, steel framing, roof cladding, pavers on base, light and power, etc. complete (design to cost)	300	m2	600.00	180,000
				Spectator Shelter Total	**$ 180,000**

Elemental Report

Project:	Lewiston Community Focal Point	**Building:**	Option Estimates
Project No:	14660	**Details:**	Harniman Site
GFA:	0		

Code	Description	Quantity	Unit	Rate	Total
	External Works / Landscaping / Sundry				
XB	**Outbuildings & Covered Ways**				
	No allowance for fixed seating		Note		Excl.
	Storage shed on and including ground slab (assumed 6 x 6 x 2.7m high)	4	No.	10,000.00	40,000
XL	**Landscaping & Improvements**				
	No allowance for site landscaping and tree planting, etc. - assumed by clubs		Item		Excl.
	Allowance for sundry footpaths connecting zones		Item		25,000
	Allowance for street furniture - bins, seats, rails, etc.		Item		20,000
				External Works / Landscaping / Sundry Total	**$ 85,000**
	Project Allowances				
PR	**Preliminaries**				
	Allowance for builder's preliminaries at 5% (supervision, insurances, amenities, security, etc.)		Item		67,000
MA	**Margin**				
	Allowance for builder's margin at 2.5%		Item		35,000
CT	**Contingencies**				
	Allowance for design development contingency at 10%		Item		144,000
	Allowance for construction contingency at 5%		Item		79,000
PF	**Professional Fees**				
	Allowance for professional fees at 8%		Item		133,000
ST	**Statutory Charges**				
	Allowance for statutory charges at 0.5%		Item		9,000
ES	**Escalation**				

Elemental Report

Project:	Lewiston Community Focal Point	**Building:**	Option Estimates
Project No:	14660	**Details:**	Harniman Site
GFA:	0		

Code	Description	Quantity	Unit	Rate	Total
	No allowance for escalation - programme to be confirmed		Note		Excl.
LL	**Locality Loading**				
	No allowance for locality loading - assume use of local contractors		Note		Excl.
	NOTE - Project allowances not applied to transportable building estimates		Note		Excl.
				Project Allowances Total	**$ 467,000**

Option 2 Clubrooms (Transportables)

BW	**Transportable Buildings**				
	Transportable buildings (supply and install base shells including preparation, services connections, delivery, etc.)	250	m2	1,500.00	375,000
	Fitout for Club Offices	40	m2	500.00	20,000
	Fitout for Activity Area	150	m2	250.00	37,500
	Fitout for Kitchen and Store	30	m2	1,000.00	30,000
	Fitout for Male & Female Toilets	30	m2	1,250.00	37,500
	Verandah - simple post and roof	100	m2	450.00	45,000
	No allowance for building up pad above flood zone		Note		Excl.
	No allowance for on-costs - all inclusive		Note		Incl.
				Option 2 Clubrooms (Transportables) Total	**$ 545,000**
				Construction Total	**$ 2,718,500**

Elemental Report

Project: Lewiston Community Focal Point **Building:** Option Estimates
Project No: 14660 **Details:** Hams Park Site
GFA: 0

Elem. Code	Elemental Description	% B.C.	Cost/m2	Sub total	Mark Up %	Elemental Total
	HAMS PARK SITE					
	Site Preparation / Infrastructure	18.12%		551,000		551,000
	Horse Arena	7.10%		216,000		216,000
	Horse Yards	0.76%		23,000		23,000
	Dog Obedience Area	6.15%		187,000		187,000
	Option 1 Clubrooms (Transportables)	13.15%		400,000		400,000
	Carpark - Gravel	3.46%		105,000		105,000
	Float Park - Gravel	3.46%		105,000		105,000
	Unfenced Warm Up Area	0.00%		0		0
	Horse Wash Bay - Concrete	1.85%		56,000		56,000
	Spectator Shelter	6.09%		185,000		185,000
	External Works / Landscaping / Sundry	2.93%		89,000		89,000
	Project Allowances	17.44%		530,500		530,500
	Total Hams Park Site (Excl GST)	**80.45%**		**2,447,500**		**2,447,500**
	Option 2 Clubrooms (Transportables)	19.56%		595,000		595,000

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Elemental Report

Project:	Lewiston Community Focal Point	**Building:**	Option Estimates
Project No:	14660	**Details:**	Hams Park Site
GFA:	0		

Code	Description	Quantity	Unit	Rate	Total
	Site Preparation / Infrastructure				
XP	**Site Preparation**				
	Clear and prepare site - assume minimal earthworks (area of roads, carparks and functional use measured)	21,860	m2	2.50	54,650
	PC Sum for tree removal and grubbing out - assumed minimal large trees		Item		10,000
XR	**Roads, Footpaths & Paved Areas**				
	Gravel roadways on and including prepared base approx. 900m x 4.5m wide assumed - same as Harniman	3,987	m2	50.00	199,350
	Allowance for works at site entries - crossovers, localised road widening, etc. - scope to be con (Kurt Street - 2 locations)	2	No	10,000.00	20,000
XN	**Boundary Walls, Fencing & Gates**				
	Allowance for works to existing perimeter fencing and gates		Item		10,000
XK	**External Stormwater Drainage**				
	Allowance for site stormwater drainage including connections, earthworks and battering, swales, etc. - scope to be determined		Item		150,000
	Rainwater tanks 10000 litre including base, pumps, reticulation, etc.	4	No.	8,000.00	32,000
XD	**External Sewer Drainage**				
	Assumed no works required		Note		Excl.
XW	**External Water Supply**				
	Assumed no works required		Note		Excl.
XE	**External Electric Light & Power**				
	PC Sum for transformer upgrade		Item		75,000
				Site Preparation / Infrastructure Total	**$ 551,000**
	Horse Arena				
XR	**Roads, Footpaths & Paved Areas**				
	Trim and compact sub-grade including minor levelling as required	8,750	m2	3.00	26,250

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Elemental Report

Project: Lewiston Community Focal Point **Building:** Option Estimates
Project No: 14660 **Details:** Hams Park Site
GFA: 0

Code	Description	Quantity	Unit	Rate	Total
	100mm Sand / shellgrit on and including prepared base	8,750	m2	15.00	131,250
XN	**Boundary Walls, Fencing & Gates**				
	1.6m High Post and wire fence to perimeter including concrete footings	390	m	100.00	39,000
	Gates (assumed number required	3	No	1,500.00	4,500
	No allowance for retaining walls / edging to perimeter of compound		Note		Excl.
XE	**External Electric Light & Power**				
	No allowance for floodlighting		Note		Excl.
XK	**External Stormwater Drainage**				
	Allowance for stormwater drainage - swales, batters, connections, etc. - scope to be determined		Item		15,000
				Horse Arena Total	**$ 216,000**

Horse Yards

XR	**Roads, Footpaths & Paved Areas**				
	Trim and compact sub-grade including minor levelling as required	72	m2	10.00	720
	100mm Sand / shellgrit on and including prepared base	72	m2	25.00	1,800
XN	**Boundary Walls, Fencing & Gates**				
	Timber fence horse bays (In 8 No.) assumed 6m x 3m wide	78	m	200.00	15,600
	No allowance for retaining walls / edging to perimeter of compound		Note		Excl.
XW	**External Water Supply**				
	Allowance for hose points including connections		Item		5,000
XE	**External Electric Light & Power**				
	No allowance for floodlighting		Note		Excl.

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Elemental Report

Project:	Lewiston Community Focal Point	**Building:**	Option Estimates
Project No:	14660	**Details:**	Hams Park Site
GFA:	0		

Code	Description	Quantity	Unit	Rate	Total
XK	**External Stormwater Drainage**				
	No allowance for stormwater drainage - not required		Note		Excl.
	Rounding				-120
				Horse Yards Total	**$ 23,000**

Dog Obedience Area

XR	**Roads, Footpaths & Paved Areas**				
	Allowance for perimeter footpath on and including prepared base	170	m2	75.00	12,728
XN	**Boundary Walls, Fencing & Gates**				
	1.6m High Post and wire fence to perimeter including concrete footings	283	m	85.00	24,042
	Gates (assumed number required	2	No	1,000.00	2,000
	No allowance for retaining walls / edging to perimeter of compound		Note		Excl.
XL	**Landscaping & Improvements**				
	Trim and compact sub-grade including levelling as required	5,000	m2	3.00	15,000
	Instant turf lawn on and including base	5,000	m2	7.50	37,500
	Irrigation including controller station	5,000	m2	15.00	75,000
XE	**External Electric Light & Power**				
	Allowance for central floodlights on pole including connections		Item		10,000
XK	**External Stormwater Drainage**				
	Allowance for stormwater drainage - swales, batters, connections, etc. - scope to be determined		Item		10,000
	Rounding		Item		730
				Dog Obedience Area Total	**$ 187,000**

Option 1 Clubrooms (Transportables)

Elemental Report

Project:	Lewiston Community Focal Point	**Building:**	Option Estimates
Project No:	14660	**Details:**	Hams Park Site
GFA:	0		

Code	Description	Quantity	Unit	Rate	Total
BW	**Transportable Building Works**				
	Transportable buildings (supply and install base shells including preparation, services connections, delivery, etc.)	170	m2	1,500.00	255,000
	Fitout for Club Offices	40	m2	250.00	10,000
	Fitout for Clubroom with Kitchenette	60	m2	500.00	30,000
	Fitout for Male & Female Toilets	30	m2	1,250.00	37,500
	Verandah - simple post and roof	80	m2	450.00	36,000
	Allowance for building up pad above flood zone - assumed 1200mm max. depth	277	m3	75.00	20,790
	Allowance for stormwater drainage - swales, connections, etc.		Item		10,000
	Rounding		Item		710
	No allowance for on-costs - all inclusive		Note		Incl.
				Option 1 Clubrooms (Transportables) Total	**$ 400,000**

Carpark - Gravel

XR	**Roads, Footpaths & Paved Areas**				
	Gravel carpark on and including prepared base	2,500	m2	40.00	100,000
	Extra for stormwater drainage including swales, connections, etc.		Item		5,000
				Carpark - Gravel Total	**$ 105,000**

Float Park - Gravel

XR	**Roads, Footpaths & Paved Areas**				
	Gravel float park on and including prepared base	2,000	m2	50.00	100,000
	Extra for stormwater drainage including swales, connections, etc.		Item		5,000
				Float Park - Gravel Total	**$ 105,000**

Unfenced Warm Up Area

XR	**Roads, Footpaths & Paved Areas**				
	No allowance to trim and compact sub-grade including levelling - assumed not necessary	2,700	m2		Excl.
	No allowance for 100mm sand / shellgrit on and including prepared base - not required as advised	2,700	m2		Excl.
	No allowance for perimeter paving		Note		Excl.

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Elemental Report

Project:	Lewiston Community Focal Point	**Building:**	Option Estimates
Project No:	14660	**Details:**	Hams Park Site
GFA:	0		

Code	Description	Quantity	Unit	Rate	Total
XN	**Boundary Walls, Fencing & Gates**				
	No allowance for fencing and gates		Note		Excl.
XE	**External Electric Light & Power**				
	No allowance for floodlighting		Note		Excl.
XK	**External Stormwater Drainage**				
	No allowance for stormwater drainage - not required		Item		Excl.
				Unfenced Warm Up Area Total	**$ 0**

Horse Wash Bay - Concrete

XN	**Boundary Walls, Fencing & Gates**				
	Allow for rails to perimeter of area	40	m	150.00	6,000
XR	**Roads, Footpaths & Paved Areas**				
	Concrete slab to falls and crossfalls on and including prepared base and including all formwork, reinforcement, dpm, surface finish, curing, etc. complete	100	m2	250.00	25,000
XK	**External Stormwater Drainage**				
	Allowance for stormwater drainage		Item		10,000
XW	**External Water Supply**				
	Allowance for hydraulic services (tap points)		Item		5,000
	Allowance for mains connection		Item		10,000
XE	**External Electric Light & Power**				
	No allowance for flood lighting		Note		Excl.
				Horse Wash Bay - Concrete Total	**$ 56,000**

Spectator Shelter

Elemental Report

Project:	Lewiston Community Focal Point	**Building:**	Option Estimates
Project No:	14660	**Details:**	Hams Park Site
GFA:	0		

Code	Description	Quantity	Unit	Rate	Total
XB	**Outbuildings & Covered Ways**				
	Freestanding shelter adjacent horse arena complete with footings, steel framing, roof cladding, pavers on base, light and power, etc. complete (design to cost)	300	m2	600.00	180,000
	Extra for stormwater drainage to shelter		Item		5,000
				Spectator Shelter Total	**$ 185,000**

External Works / Landscaping / Sundry

XB	**Outbuildings & Covered Ways**				
	No allowance for fixed seating		Note		Excl.
	Storage shed on and including ground slab (assumed 6 x 6 x 2.7m high)	4	No.	10,000.00	40,000
	Extra for stormwater drainage to sheds		Item		4,000
XL	**Landscaping & Improvements**				
	No allowance for site landscaping and tree planting, etc. - assumed by clubs		Item		Excl.
	Allowance for sundry footpaths connecting zones		Item		25,000
	Allowance for street furniture - bins, seats, rails, etc.		Item		20,000
				External Works / Landscaping / Sundry Total	**$ 89,000**

Project Allowances

PR	**Preliminaries**				
	Allowance for builder's preliminaries at 5% (supervision, insurances, amenities, security, etc.)		Item		76,000
MA	**Margin**				
	Allowance for builder's margin at 2.5%		Item		40,000
CT	**Contingencies**				
	Allowance for design development contingency at 10%		Item		163,000
	Allowance for construction contingency at 5%		Item		90,000
PF	**Professional Fees**				

Elemental Report

Project:	Lewiston Community Focal Point	**Building:**	Option Estimates
Project No:	14660	**Details:**	Hams Park Site
GFA:	0		

Code	Description	Quantity	Unit	Rate	Total
	Allowance for professional fees at 8%		Item		151,000
ST	**Statutory Charges**				
	Allowance for statutory charges at 0.5%		Item		10,500
ES	**Escalation**				
	No allowance for escalation - programme to be confirmed		Note		Excl.
LL	**Locality Loading**				
	No allowance for locality loading - assume use of local contractors		Note		Excl.
	NOTE - Project allowances not applied to transportable building estimates		Note		Excl.
				Project Allowances Total	**$ 530,500**

Option 2 Clubrooms (Transportables)

BW	**Transportable Building Works**				
	Transportable buildings (supply and install base shells including preparation, services connections, delivery, etc.)	250	m2	1,500.00	375,000
	Fitout for Club Offices	40	m2	500.00	20,000
	Fitout for Activity Area	150	m2	250.00	37,500
	Fitout for Kitchen and Store	30	m2	1,000.00	30,000
	Fitout for Male & Female Toilets	30	m2	1,250.00	37,500
	Verandah - simple post and roof	100	m2	450.00	45,000
	Allowance for building up pad above flood zone - assumed 1200mm max. depth	462	m3	75.00	34,650
	Allowance for stormwater drainage - swales, connections, etc.		Item		15,000
	Rounding		Item		350
	No allowance for on-costs - all inclusive		Note		Incl.
				Option 2 Clubrooms (Transportables) Total	**$ 595,000**
				Construction Total	**$ 3,042,500**

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Elemental Report

Project: Lewiston Community Focal Point **Building:** Option Estimates
Project No: 14660 **Details:** Playground Site
GFA: 0

Elem. Code	Elemental Description	% B.C.	Cost/m2	Sub total	Mark Up %	Elemental Total
	PLAYGROUND SITE					
	Site Preparation	12.10%		30,000		30,000
	Multi Sports Facility (Rage Cage)	40.33%		100,000		100,000
	Kick Around Area - Turfing	10.69%		26,500		26,500
	Natural Play Space	8.07%		20,000		20,000
	Play Equipment Excluded	0.00%		0		0
	Carpark - Gravel	6.46%		16,000		16,000
	No Works to Existing Toilet Block	0.00%		Excl.		Excl.
	Project Allowances	22.38%		55,500		55,500
	Total Playground Site (Excl GST)	**100.00%**		**248,000**		**248,000**

Public Copy

Elemental Report

Project:	Lewiston Community Focal Point	**Building:**	Option Estimates
Project No:	14660	**Details:**	Playground Site
GFA:	0		

Code	Description	Quantity	Unit	Rate	Total
	Site Preparation				
XP	**Site Preparation**				
	Clear and prepare site including earthworks		Item		8,000
	PC Sum for tree removal and grubbing out - assumed minimal large trees		Item		2,000
XN	**Boundary Walls, Fencing & Gates**				
	No allowance for fencing		Note		Excl.
XK	**External Stormwater Drainage**				
	Allowance for stormwater alterations and additions for new facilities		Item		20,000
	No allowance for rainwater tanks		Note		Excl.
XD	**External Sewer Drainage**				
	Assumed no works required		Note		Excl.
XW	**External Water Supply**				
	Assumed no works required		Note		Excl.
XE	**External Electric Light & Power**				
	No allowance for external lighting		Note		Excl.
				Site Preparation Total	**$ 30,000**
	Multi Sports Facility (Rage Cage)				
XB	**Outbuildings & Covered Ways**				
	PC Sum allowance for multi sports facility "Rage Cage" including paving surface on base, steel framed wire mesh screen, etc.		Item		100,000
	Allowance for sports equipment (basketball hoops, etc.) included in PC Sum		Item		Incl.
	No allowance for external lighting		Note		Excl.
				Multi Sports Facility (Rage Cage) Total	**$ 100,000**
	Kick Around Area - Turfing				

Elemental Report

Project:	Lewiston Community Focal Point	**Building:**	Option Estimates
Project No:	14660	**Details:**	Playground Site
GFA:	0		

Code	Description	Quantity	Unit	Rate	Total
XL	**Landscaping & Improvements**				
	Allowance for instant turf on and including prepared base to "Kick Around" area	2,500	m2	7.50	18,750
	No allowance for irrigation		Note		Excl.
	Allowance for street furniture - bins, seats, etc.		Item		7,500
	Rounding		Item		250
				Kick Around Area - Turfing Total	**$ 26,500**

Natural Play Space

XL	**Landscaping & Improvements**				
	Allowance for landscaping - assumed minimal		Item		20,000
				Natural Play Space Total	**$ 20,000**

Play Equipment Excluded

XL	**Landscaping & Improvements**				
	PC Sum allowance for play equipment		Item		0
	Allowance for softfall area on and including prepared base		Item		0
				Play Equipment Excluded Total	**$ 0**

Carpark - Gravel

XR	**Roads, Footpaths & Paved Areas**				
	Gravel carpark on and including prepared base	400	m2	40.00	16,000
				Carpark - Gravel Total	**$ 16,000**

Project Allowances

PR	**Preliminaries**				
	Allowance for builder's preliminaries at 5%		Item		Incl.
MA	**Margin**				
	Allowance for builder's margin at 2.5%		Item		Incl.
CT	**Contingencies**				
	Allowance for design development contingency at 10%		Item		22,000

CHRIS SALE consulting

Elemental Report

Project: Lewiston Community Focal Point **Building:** Option Estimates

Project No: 14660 **Details:** Playground Site

GFA: 0

Code	Description	Quantity	Unit	Rate	Total
	Allowance for construction contingency at 5%		Item		12,000
PF	**Professional Fees**				
	Allowance for professional fees at 8%		Item		20,000
ST	**Statutory Charges**				
	Allowance for statutory charges at 0.5%		Item		1,500
ES	**Escalation**				
	No allowance for escalation - programme to be confirmed		Note		Excl.
LL	**Locality Loading**				
	No allowance for locality loading - assume use of local contractors		Note		Excl.

Project Allowances Total **$ 55,500**

Construction Total **$ 248,000**

Attachment 2
to report 17.2
dated 27 April 2015

Lewiston Community Focal Point Study - Phase 2: Cost Benefit Analysis

Public Copy

Adelaide Plains Equestrian Club Inc

PROPOSAL FOR THE USE OF HAMS PARK, LEWISTON

EXECUTIVE SUMMARY

The Adelaide Plains and in particular, the Two Wells/Lewiston area, is well recognized as an equine friendly area, this being promoted through the Animal Husbandry and Rural Living zoning of a significant proportion of the district.

Presently, there are limited facilities to support and promote this, with the exception of the designated riding trail through Lewiston and the existence of the Two Wells Equestrian and Pony Club ("Pony Club") and the Two Wells Trotting Club. The demand for equine activities is high as is evidenced by the fact that there is a waiting list to join the Pony Club, for which membership numbers are capped. Whilst the Pony Club is a highly valued and well attended organization, there are many equine related activities which are not covered by Pony Club.

The Adelaide Plains Equestrian Club (APEC) was formed in January 2012 to meet the demand for a non-competitive riding club covering a range of disciplines and activities as well as containing a social element. Proposed activities range from learning to ride, trail riding and dressage through to horse health and wellbeing and property management. The proposed activities are of a nature that means entire families can be involved, including those that don't ride and there is no age limitation. The interest in APEC has been outstanding and membership numbers have already exceeded the APEC budget for the year ended 30 June 2013 as at August 2012. Current members range in age from approximately 8 to 65.

To ensure the ability of APEC to meet the needs of its members, APEC wishes to source appropriate grounds from which to be based. In doing this, APEC is extremely interested in collaborating with other like minded groups to ensure the best use of the limited resources (be it land, water, electricity or financial) to achieve the best outcome for the community in general.

To that end, APEC has identified Hams Park, Lewiston, as a possible site, given its central location, ready accessibility and current position of not being in use or developed by any other party. APEC envisages that a joint long term lease could be entered into by a number of like minded groups with the District Council of Mallala that would result in the appropriate development of Hams Park as a dedicated equine facility for the long term benefit of the community whilst at the same time, supporting and promoting the unique nature and zoning of this area.

With the approaching urban sprawl and projected population growth in Two Wells, the establishment of a dedicated equine facility will increase the desirability, popularity and value of the surrounding area. Given the ever increasing demise of equine facilities in the metropolitan area coupled with the lack of areas for associations and clubs to hold equestrian shows and events, Hams Park has the potential to become a mecca for equestrian activities.

BACKGROUND

Adelaide Plains Equestrian Club Inc

The Adelaide Plains Equestrian Club (APEC) commenced with an initial meeting in January 2012 in order to gauge whether there was sufficient interest in forming a non competitive equestrian orientated club. The response was significant with some 30 people attending the "expression of interest" meeting.

A committee was formed at that meeting, to further progress the establishment of a not-for-profit incorporated club. Incorporation was attained on 21st May 2012, with an ABN subsequently obtained. APEC has been self assessed as income tax exempt due to the following:

a) The Constitution clearly identifies APEC as being a not-for-profit organization
b) The Constitution contains clauses associated with the winding up of the organization and the distribution of any surplus assets to charitable institutions
c) APEC meets the "physical presence in Australia test" as identified on the ATO website for Non-Profit organizations.

The objectives of APEC are contained in Clause 3 of the Constitution.

APEC had 40 fully paid members prior to its inaugural event held on 5th August 2012, clearly demonstrating the need for such an organization within the community. As at 22nd August 2012, APEC had 42 fully paid members.

Hams Park

It is our understanding that the land known as Hams Park was donated to the District Council of Mallala for the purpose of horse related activities. Hams Park is readily accessible and sits alongside the existing horse riding trail through Lewiston.

PROPOSED COLLABORATIVE APPROACH

We envisage that the most beneficial use of Hams Park could be gained through the development of the site for horse related activities through a collaborative approach by a number of equine orientated groups.

Whilst not being privy to the identities of other equine groups possibly interested in this facility, we anticipate that the development we are proposing would meet the needs of most groups of this nature and envisage that a joint lease arrangement could be entered into by those interested groups with Council with respect to Hams Park.

APEC understands that the lease for the current trotting track used by the Two Wells Trotting Club is near expiry and will not be renewed due to the proposed development of the area for an alternate purpose. Hence, the Two Wells Trotting Club appears to be an obvious option to engage in this collaborative approach and their possible needs have been considered in APEC proposed plan as discussed below.

Fundamental to our proposal is the recognition of the economies and efficiencies that can be achieved given the scarce resources not only of Council but also of the various organizations that may become involved in the use of Hams Park. As is the case with APEC, it is envisaged that the potential parties involved with be non-profit orientated with a community focus. In a small community, there are a limited number of businesses, all of whom are regularly requested to contribute towards the various community groups in the area. There are obviously financial limitations to this for every business as there is for every household and in turn for governments at local, state and federal levels.

The collaborative approach proposed will achieve the “best bang for buck” by delivering services and facilities to more than one community group all based at the one location. For risk management purposes, it is APEC’s view that each party to the proposed lease be, as a minimum, an incorporated entity either through the Associations Incorporation Act, the Corporations Act or other relevant legislation.

DEVELOPMENT REQUIREMENTS

In the draft plan of the proposed use of Hams Park that has been provided (refer Appendix 1), APEC has endeavoured to consider the broader needs of a range of equine groups. For example, the provision of wash bays is not a requirement for APEC but will likely be a requirement for other potential users.

Critical to APEC are the following elements in order of priority:-

1. Toilet facilities, including a disabled toilet. It is anticipated that this would be an enviro-septic system, with the outlet facilitating watering of natives proposed to be planted.
2. Adequate and complete boundary fencing – this is largely complete with the exception of the area along Kurt Way. Access to be through one lockable gate only, with keys being provided only to those organizations being a party to a lease with Council for use of the land. Walking would not be restricted as it is proposed that a walking access be established (refer Appendix 1). This would only need to be limited if required by a public liability insurance policy.
3. Internal gravel access road and designated gravel float and car parking areas
4. Level fenced arena areas
5. Availability of water for horses. It is proposed that this be delivered through tank water rather than mains water for the most part. However, it is anticipated that mains water would be available at Hams Park.
6. Lockable Club rooms for meetings and storage of documentation. Electricity connection would be required for use for meetings.
7. Lockable Storage facilities for equipment. Whilst not an immediate necessity, electricity connection would be beneficial in the longer term. These are not currently included in our three year budget as it is anticipated that this would occur beyond that time, unless other clubs are involved and there is an ability to share costs related to the above items and therefore bring forward the construction of storage facilities.

Whilst horse yards would be beneficial, they have not been included on APEC's draft plan at this stage as they are not considered essential. Generally, when attending events or activities, horses are tied to floats for the time of the activity. As planned activities to be held at Hams Park would not involve overnight stays, yards are not deemed a necessity at this time.

Public Copy

ENVIRONMENTAL CONSIDERATIONS

As is indicated in the draft plan of the proposed use of Hams Park (Appendix 1), APEC is keen to develop the site in a manner that will not lead to a detrimental impact on either landowners adjoining Hams Park or to the environment generally.

Significant planting of natives is proposed along the boundary of Hams Park, together with retention of existing significant trees. It is envisaged that APEC would work closely with the Department of Environment, Water and Natural Resources Nurseries to identify the most suitable native plants for the area, given the rainfall, soil type and quality and for the purposes for which they are intended.

For safety reasons, some ground foliage would need to be cleared but wherever possible, this would be retained. The primary areas where it is considered to be necessary to clear the ground foliage are in those areas where the arenas would be located together with the gravel access road. It is envisaged that those areas designated as car and float parking would be covered in a thinner gravel base so as to prevent bogging of vehicles but that ground cover would be likely to grow through this depending on the level of use of these areas.

Another significant consideration is the potential flooding of this area given the location. An additional drain is proposed to redirect any excess water into the existing drain and to ensure that the development of Hams Park does not negatively impact the landowners to the south and west of Hams Park where there is presently no specific drain. A drain already exists on the northern boundary of Hams Park.

In summary, it is expected that the proposed development will:-

- provide a dust barrier to adjoining properties through the planting of natives around the boundary of Hams Park;
- use the existing excess water in the area together with water from tanks limiting the access to an already scarce resource;
- reduce the potential fire hazard associated with Hams Park through excess growth of weeds;
- reduce the potential for noxious weeds spreading from Hams Park to adjoining properties through the proposed property maintenance program;
- visually improve the area of Hams Park; and
- result in an anticipated reduction in overall greenhouse gas emissions for Hams Park taking into consideration both the additional planting and the removal of weeds and leveling of land for arena development.

FINANCIAL MATTERS

Whilst the proposed development of Hams Park as a shared equine facility might on first view, appear to involve significant expense, it is our view that this would be incurred over a period of time and would be shared amongst those groups being a party to the proposed lease to use the property.

The three year budget of APEC (Appendix 6), which was approved in our June 2012 Committee Meeting, evidences this. APEC intends to apply for grants where appropriate to support the development once a suitable facility is identified and agreed with relevant parties. The capital costs included in the budget for APEC are as follows:

Item	Description	Time Frame	Estimated Cost
1	Portable Toilets	30/6/13	6,000.00
2	External Fencing Completion (part of Track and Oval Development in Budget)	30/6/13	500.00
3	Signage	30/6/13	500.00
4	Internal Roadway and Parking Development (part of Track and Oval Development in Budget) – significant voluntary contribution by APEC members to undertake work. In kind support from the District Council of Mallala would also be beneficial (ie. grading and leveling of designated areas)	30/6/13	1,750.00
5	Planting of Natives on boundary of Hams Park (balance of Track and Oval Development in Budget) – largely covered by volunteers undertaking work	30/6/13	250.00
6	Building for Clubrooms – the APEC budget allows for $12,000 but it is anticipated that if this is available for multiple clubs to use, those other clubs would make a financial contribution to the facilities (from a source to be determined by those clubs) delivering a higher value overall. In the event that only APEC were involved, the funding is likely to be more limited.	30/6/13	12,000.00
7	Electricity Connection to portable buildings	30/6/14	5,000.00
8	Permanent Fencing of Arena areas and Round Yard	30/6/14	5,000.00
9	Continued Arena Development (Track and Oval Development in Budget)	30/6/14	1,000.00
10	Computer, Software and Office Furniture – to facilitate ongoing maintenance of club records for statutory, financial management and insurance purposes. Initial reliance has been, and will continue to be until APEC can support these acquisitions, on volunteer Committee members to maintain these records on their own computer systems.	30/6/14	2,500.00
11	Horse Yards and Wash Bay areas – whilst APEC does not envisage requiring a wash bay, it would be of value in engaging other groups to participate in the collaborative use of the facility. As a consequence, APEC has included this in our budget and supports the establishment of this.	30/6/15	6,000.00
12	Continued Arena Development (Track and Oval Development in Budget)	30/6/15	1,000.00
13	Office Furniture (refer comments at Item 10 above)	30/6/15	1,000.00

APEC has already applied for one grant with Bendigo Bank to enable the acquisition of a portable toilet. This would enable the immediate use of Hams Park as a base, pending approval by the District Council of Mallala of such. In future, and following established of permanent toilets, the portable toilet will be used by APEC for overnight camps at locations away from Hams Park. APEC is intending to have approximately two weekend camps per annum. Hiring of the portable toilet will also be considered by APEC, subject to appropriate insurance being obtained, to other community groups in the area.

In the event that a joint lease is approved by the District Council of Mallala for a number of community groups, it is envisaged that grant applications will be joint submissions and the amounts involved may increase to enable inclusion of the specific requirements of those groups which may not have been adequately covered in APEC's budget to date. The potential for success in grant applications would be significantly enhanced where it could be demonstrated that the benefit was to be gained by multiple groups with an increased overall number of people and furthermore, by the support of the District Council of Mallala, whether it be in principal, through in kind support or through a financial contribution.

It is important to note that the budgeted membership number, being 40 members, included in the APEC three year budget were achieved prior to the inaugural ride on 5th August 2012 and this number has since been surpassed.

Council Contributions

It should be noted that the APEC budget includes a financial contribution by the District Council of Mallala of $1,000.00 per annum for each of the three years ended 30th June 2013, 30th June 2014 and 30th June 2015. It is considered that this contribution would primarily be associated with the following:-

a) *Year Ended 30th June 2013*
   Completion of external fencing and installation of lockable gate to Hams Park. Installation of "walking only" access as identified in proposed plan (Appendix 1). Signage identifying the use of Hams Park as a community facility and identifying the parties to the proposed lease.
b) *Year Ended 30th June 2014*
   Contribution to development of arenas (referred to as Track and Oval Development in the APEC budget). This may be through "in kind" support, such as the provision of an appropriate base or the digging and leveling of the arena areas to facilitate adequate drainage.
c) *Year Ended 30th June 2015*
   As for year ended 30th June 2014.

It is considered that it would be Council's responsibility to ensure access to mains water but it is envisaged that this would likely already be available given the recent development in this area and hence would not result in additional cost to Council.

In addition, should permanent toilets be established at Hams Park, it is considered that these would be public toilets accessible by the general public via the walking access to Hams Park as well as being available for use by those organizations being party to the proposed lease. As such, it is anticipated that the majority of any cost to establish and maintain these would be borne by the District Council of Mallala. However, it is anticipated that those groups involved with Hams Park could be party to a joint grant submission to support this construction by the Council.

ONGOING PROPERTY MANAGEMENT

We envisage that upon signing of an appropriate lease with Council for the use of Hams Park, all parties to the lease would nominate a representative to participate in a Property Management Committee.

The Property Management Committee would be responsible for ensuring the effective and ongoing maintenance of Hams Park, including but not limited to:-

a) Weeds and environmental management

b) Internal roadway maintenance

c) Internal fencing maintenance

d) Building maintenance (following construction of any buildings)

We propose that the costs associated with items a) to d) would be borne by each of the organisations being a party to the lease paying an annual property maintenance fee together with the volunteers from each of these organizations participating in "working bees" to ensure the property is maintained to a satisfactory level. We anticipate that external fencing maintenance, waste management and ensuring access to mains water would be the responsibility of the District Council of Mallala.

We envisage that the parties to the proposed lease would arrange the appropriate public liability and building insurance for Hams Park and the facilities constructed with the cost being borne jointly and equally by all parties to the lease, with this covering all periods when the facilities are being used by any one or more of the parties to the lease. We envisage that Council would also need to retain it's existing public liability insurance for this site to cover the period when it is not in use by any of the parties to the lease. This will be critical for Council if walking access is retained.

CONCLUSION

A dedicated equine facility is greatly needed by the community as has been clearly evidenced by the demand demonstrated through APEC membership numbers in the short time APEC has been in existence.

At present, Hams Park is undeveloped and under-utilised and therefore seems an obvious choice, particularly bearing in mind APEC's understanding that it was provided to Council for use for equine related activities. It should be noted that APEC is not opposed to an alternate location if one is identified that is more suitable. APEC believes that the development of such a facility will be in line with the current approach to develop a strategic plan for the Barossa Light and Lower North Region, of which the District Council of Mallala is part, associated with open space, public realm and recreation and further, will likely meet some of the objectives that will result from this strategic plan.

There is an engaged equine community, including APEC, willing to work with Council in developing Hams Park into a dedicated equine facility which will deliver long term benefits to the community that reside in the area through the availability of activities and facilities to meet their needs. At the same time, the development of a dedicated equine facility leads to the potential to draw people from outside the local area, therefore providing an economic benefit to the community.

Consequently, APEC believes it would be in the best interests of the community for the District Council of Mallala to enter into a long term lease (10 plus 10 years) with APEC and other like minded equine related organisations with a view to developing Hams Park into a dedicated equine facility.

An immediate decision by Council, even if this is for the ability to use the facility under an initial short term lease, would be appreciated. This would enable APEC to approach neighbouring property owners with the offer of planting of common trees along common boundaries. These plantings would greatly enhance the aesthetics of not only Hams Park but also surrounding areas together with assisting in a reduction in the carbon footprint.

Any work by Council in assisting with drainage and the appropriate leveling of areas designated for arenas so that excess water flows to the northern side of Hams Park is only to long term advantage of Council and would be better done sooner rather than later.

APPENDICES

Appendix 1 Map of Proposed Use of Hams Park

Appendix 2 Adelaide Plains Equestrian Club Certificate of Incorporation

Appendix 3 Constitution of Adelaide Plains Equestrian Club Inc

Appendix 4 Adelaide Plains Equestrian Club Inc Insurance Certificate of Currency

Appendix 5 Adelaide Plains Equestrian Club Inc Australian Business Register Information

Appendix 6 Adelaide Plains Equestrian Club Inc – Three Year Budget 2013-2015

Appendix 7 Current Adelaide Plains Equestrian Club Inc Committee

District Council of Mallala	**17.3 Community Representative Appointments to Council Section 41 Committees**
	Container No: CON12/1046 **Document No:** D15/7617
Report Date: 27 April 2015	**Prepared by:** Acting Chief Executive Officer
Corporate Objective:	5.4 Effective strategic and performance management.

Purpose:	Council recently called for expressions of interest from community members to represent the community on identified Council Section 41 Committees.

Recommendation 1:	"that Council, having considered Item 17.3 - *Community Representative Appointments to Council Section 41 Committees*,dated 27 April 2015, endorse the appointment of the following community representatives to the Community Development Advisory Committee: • Barbara Reid • Deidre Skene • Barry Sowerby • Jasmin Daniele • Anne Porter."
Recommendation 2:	"that Council, having considered Item 17.x *Community Representative Appointments to Council Section 41 Committees* dated 27 April 2015, endorse the appointment of the following community representatives to the Environmental Management Advisory Committee: • Cathy Giblin • Barbara Reid • Angela Brient • Mark Webb."

Recommendation 3:	"that Council, having considered Item 17.x *Community Representative Appointments to Council Section 41 Committees* dated 27 April 2015, endorse the appointment of the following community representatives to the Economic and Infrastructure Advisory Committee: • Ian O'Loan • Jan Heley • Ian Telfer."
Recommendation 4:	"that Council, having considered Item 17.x *Community Representative Appointments to Council Section 41 Committees* dated 27 April 2015, endorse the appointment of the following community skill based representative to the Animal Management Advisory Committee: • John Spoodler - (Greyhound Racing – Integrity and Standards Manager)."
Recommendation 5:	"that Council, having considered Item 17.x *Community Representative Appointments to Council Section 41 Committees* dated 27 April 2015, endorse the appointment of the following community representatives to the Mallala and Districts Homes Committee: *(three of the following four)* • Chiarina Dunlop • Irene Giannikos • Charmaine Standley • Dorothy Ingham."

Impact Summary

Organisational and Governance	
Financial	Nil
Legislation	Provisions according to Section 41 of the Local Government Act 1999
Risk	It is important that Council effectively manages he administrative and legislative requirements associated with Section 41 of the Act
Consultation	Nil
Asset Management Plans	Nil
Service Standards	Nil

Background

At the first Council meeting after the November 2014 Periodic Council elections held on the 17 November 2014 Council resolved that the current community representation on the below listed Section 41 Committees continue until 30 April 2015 and that early in 2015 expressions of interest be called for community representation on those committees.

- Animal Management Advisory Committee
- Community Development Advisory Committee
- Economic Development Advisory Committee
- Environmental Management Advisory Committee
- Facilities and Infrastructure Advisory Committee
- Mallala & Districts Homes Committee

Since that meeting a review of Advisory Committees was conducted with the Facilities and Infrastructure Advisory Committee and the Economic Development Advisory Committee being combined into the Economic and Infrastructure Advisory Committee.

Discussion

Expressions of interest were called via direct email to existing members of Committees, notices to local community groups and on Council website and adverts in local media.

Community representative nominations received for the various committees are listed below:

<u>Community Development Advisory Committee</u>

As per the Terms of reference a total of seven (7) community member vacancies
Nominations received being a total of five (5):

- Barbara Reid
- Deidre Skene
- Barry Sowerby
- Jasmin Daniele
- Anne Porter

Environmental Management Advisory Committee

As per the Terms of reference a total of seven (7) community member vacancies
Nominations received being a total of four (4):

- Cathy Giblin
- Barbara Reid
- Angela Brient
- Mark Webb

Economic and Infrastructure Advisory Committee

As per the Terms of reference a total of seven (7) community member vacancies
Nominations received being a total of three (3):

- Ian O'Loan
- Jan Heley
- Ian Telfer

Animal Management Advisory Committee

As per the Terms of reference a total of six (6) community skill based member vacancies
Nominations received being a total of one (1):

- John Spoodler – (Greyhound Racing – Integrity and Standards Manager)

Mallala & Districts Homes Committee

As per the Terms of reference a total of three (3) community member vacancies
Nominations received being a total of four (4):

- Chiarina Dunlop
- Irene Giannikos
- Charmaine Standley
- Dorothy Ingham

With there being more nominations than required for the Mallala & Districts Homes Committee Council will need to make a decision on the three Community Representatives on this Committee.

Copies of the first two pages of the Expression of Interest Forms submitted by all of the Community members are included as **Attachment 1** to this report to assist in Council decision making which include a personal overview of the individual nominating for the Committee.

Where Community nominations have not met the number of vacancies, Council can accept the received nominations and consider a further call at a later date, or if the nominations received is deemed too low, the committee could be placed in a short term recess while the overall purpose of the committee could be reviewed. Another option could be to retain the current membership and structure of an individual committee for a few months to provide an opportunity for Council to work with the new CEO in a further review of Section 41 Committees.

A suitable extension of time for these committees could be either 31 July or 31 August 2015.

Summary

Expressions of Interest were called for community members to be representatives on Council Section 41 Committees. Nominations have been received and included in this report. It is noted that the recommendations for the report is that Council endorse the nominations received for the various committees. However if the Council wish to re-consider the membership or purpose of individual committees this could be done via a further resolution from Council.

Attachment 1
to report 17.3
dated 27 April 2015

Community Representative Appointments to Council Section 41 Committees

Public Copy

13 APR 2015

District Council of Mallala

EXPRESSION OF INTEREST FORM

ADVISORY COMMITTEE

Advisory Committees seek to identify outcomes and strategies within each of the 4 year rolling Action Plans for input into Council's Annual Business Plan and Budget.

Terms of Reference for each of these committees can be found on Council's website www.mallala.sa.gov.au Please tick which of Council's Committee(s) that you may have an interest in:

- [x] CDAC – Community Development and Advisory Committee
- [x] EMAC – Environmental Management Advisory Committee
- [ ] EIAC – Economic and Infrastructure Advisory Committee
- [ ] AMAC – Animal Management Advisory Committee
- [ ] Mallala and District Homes Committee

PERSONAL DETAILS

Family Name:	REID		
First Name (s):	BARBARA		
Date of Birth: (Optional)	**Gender:**	**Male** ☐	**Female** ☑
Home Address:	8 PRIME ST		
	Suburb PARHAM	**P/Code** 5501	
Postal Address: (if different from above)	P.O. Box 966		
	Suburb TWO WELLS	**P/Code** 5501	
Contact Numbers:	**Home** 85292232	**Work** N/A	
	Mobile 0407798285		
Email Address:	barbera.reid@bigpond.com		

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REFEREE DETAILS			
Referee Name:	STEPHEN JONES		
Relationship	COUNCILLOR		
Contact Numbers:	Home N/A	Work 0447 947 577	
	Mobile 0447947577		
Home Address:	c/- POST OFFICE		
	Suburb ~~DUBLIN~~ LOWER WOIHT	P/Code 5501	

PERSONAL OVERVIEW

1. Please give us an overview of your current Community/Committee involvement:

Committee member Port Parham Sports & Social Club
CDAC member
EMAC member
NRM Northern ~~Plains~~ Plains & Coast Committee

2. Please summarise your skills and knowledge that you may bring to the Committee(s):

I have been involved in CDAC for 7 years
I have been on EMAC since its inception
30 years Mallala Greening Committee

3. Summarise your experience with and/or interest in the District Council of Mallala:

I have been involved in our community for 50 years. I have served on various committees over 50 years

4. What do you consider to be some of the major challenges for the District Council of Mallala?

Mallala DC has a wide variety of residents with many varying interests. DCM needs to cater for all interests.

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District Council of Mallala

13 APR 2015

EXPRESSION OF INTEREST FORM

ADVISORY COMMITTEE

Advisory Committees seek to identify outcomes and strategies within each of the 4 year rolling Action Plans for input into Council's Annual Business Plan and Budget.

Terms of Reference for each of these committees can be found on Council's website www.mallala.sa.gov.au Please tick which of Council's Committee(s) that you may have an interest in:

- [x] CDAC – Community Development and Advisory Committee
- [ ] EMAC – Environmental Management Advisory Committee
- [ ] EIAC – Economic and Infrastructure Advisory Committee
- [ ] AMAC – Animal Management Advisory Committee
- [ ] Mallala and District Homes Committee

PERSONAL DETAILS

Family Name:	SKENE	
First Name (s):	DEIDRE	
Date of Birth: (Optional)	**Gender:** **Male** ☐	**Female** ☑
Home Address:	Lot 52 FIFTH ST	
	Suburb DUBLIN	**P/Code** 5501
Postal Address: (if different from above)	P.O. Box 211	
	Suburb DUBLIN	**P/Code** 5501
Contact Numbers:	**Home** 08 85292340	**Work**
	Mobile 0429836172	
Email Address:		

REFEREE DETAILS

Referee Name:	PAT THOMPSON		
Relationship	FRIEND		
Contact Numbers:	**Home** 08 85292028	**Work**	
	Mobile		
Home Address:	FOURTH ST.		
	Suburb DUBLIN	**P/Code** 5501.	

PERSONAL OVERVIEW

1. Please give us an overview of your current Community/Committee involvement:

HELPED PAT T. LAST YEAR WITH CHRISTMAS RAFFLE FOR DUBLIN HISTORY GROUP & THIS YEAR I'M DOING IT ON MY OWN.

2. Please summarise your skills and knowledge that you may bring to the Committee(s):

PAST COMMITTEE MEMBER OF DUBLIN SENIORS.

3. Summarise your experience with and/or interest in the District Council of Mallala:

I WORKED ON THE ROADS IN DUBLIN TO BE SEALED & HAD THE DOOR FIX ON THE OLD TOILET BLOCK IN THE MAIN STREET OF DUBLIN.

4. What do you consider to be some of the major challenges for the District Council of Mallala?

I WOULD LIKE TO SEE GOOD COMMUNITY PROJECTS FOR THE BENEFIT OF PEOPLE & VISITOR'S TO THE DCM EAREA.

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10 APR 2015

District Council of Mallala

EXPRESSION OF INTEREST FORM

ADVISORY COMMITTEE

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- [ ] AMAC – Animal Management Advisory Committee
- [ ] Mallala and District Homes Committee

PERSONAL DETAILS

Family Name:	SOWERBY	
First Name (s):	BARRY RAYMOND	
Date of Birth: (Optional)	**Gender:** Male [x] Female [ ]	
Home Address:	14 Mary Street	
	Suburb Mallala S.A	**P/Code** 5502
Postal Address: (if different from above)	As Above	
	Suburb	**P/Code**
Contact Numbers:	**Home** (08) 85272612	**Work** —
	Mobile 0408 850 715	
Email Address:	baz shirl@adam.com.au	

REFEREE DETAILS

Referee Name:	Mr. Ian O'Loan		
Relationship	Have worked on many committees with Ian		
Contact Numbers:	**Home** (08) 8527 2178	**Work**	
	Mobile 0417 819 606		
Home Address:	Redbanks Road.		
	Suburb Mallala S.A.	**P/Code** 5502	

PERSONAL OVERVIEW

1. Please give us an overview of your current Community/Committee involvement:

Have served on the CDAC since its formation. Previously on Community Partnerships Committee

2. Please summarise your skills and knowledge that you may bring to the Committee(s):

Have 15 years in Banking Industry Owned & Operated Mallala IGA for 28 years. Committee Member of Mallala Football Club for 25 years. Treasurer for 20 years Resigning end 2013

3. Summarise your experience with and/or interest in the District Council of Mallala:

Lived in Mallala for many years (From 1948 to 1968 then 1979 until Present day) Have served on many committees with the aim of improving facilities & Life Style of District

4. What do you consider to be some of the major challenges for the District Council of Mallala?

The balancing of a Rural Community with the growing of the Residential Community (eg the expansion of Two Wells.)

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10 APR 2015

District Council of Mallala

EXPRESSION OF INTEREST FORM

ADVISORY COMMITTEE

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- ☐ EMAC – Environmental Management Advisory Committee
- ☐ EIAC – Economic and Infrastructure Advisory Committee
- ☐ AMAC – Animal Management Advisory Committee
- ☐ Mallala and District Homes Committee

PERSONAL DETAILS

Family Name:	Daniele	
First Name (s):	Jasmin	
Date of Birth: (Optional)	**Gender:** **Male** ☐ **Female** ☑	
Home Address:	8 old Pt Wakefield Rd	
	Suburb Two Wells SA	**P/Code** 5501
Postal Address: (if different from above)	c/o Two Wells Post Office	
	Suburb Two Wells SA	**P/Code** 5501
Contact Numbers:	**Home** 08) 85202233	**Work** —
	Mobile	
Email Address:	—	

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REFEREE DETAILS

Referee Name:	ROSA Settimio		
Relationship	Local Store owner (IGA)		
Contact Numbers:	**Home** 85202717	**Work** 85202760	
	Mobile 0438 911 476		
Home Address:	1 ELIZABETH STREET		
	Suburb TWO WELLS.	**P/Code** 5501	

PERSONAL OVERVIEW

1. Please give us an overview of your current Community/Committee involvement:

Secretary of Two Wells Red Cross.
Member of Community Development & Advisory Committee
Bus Co-ordinator of Community Bus to Elizabeth City.

2. Please summarise your skills and knowledge that you may bring to the Committee(s):

I have lived in Two Wells for over 50 years and worked on many Committees in that time. I enjoy being able to help other people if needed so that they feel a part of our community as well.

3. Summarise your experience with and/or interest in the District Council of Mallala:

I have volunteered to be the bus co ordinator & thus I meet many people from the District that I wouldn't have had a chance to meet & give them information that they're looking for.

4. What do you consider to be some of the major challenges for the District Council of Mallala?

In the Two Wells area - the general lack of transport to Gawler, Elizabeth, Salisbury & Adelaide is a big worry to many elderly people with health issues. A bus to Gawler could solve a lot of problems if it ran a couple of times a day - to & fro. A challenge to find more volunteers willing to help others - all over the district

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District Council of Mallala

EXPRESSION OF INTEREST FORM

ADVISORY COMMITTEE

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- ☐ EIAC – Economic and Infrastructure Advisory Committee
- ☐ AMAC – Animal Management Advisory Committee
- ☐ Mallala and District Homes Committee

PERSONAL DETAILS

Family Name:	**Porter**		
First Name (s):	**Anne**		
Date of Birth: (Optional)		**Gender :** **Male** ☐ **Female** ☑	
Home Address:	**"Athenry" 262 Dawkins Road**		
	Suburb **Lewiston**		**P/Code** **5501**
Postal Address: (if different from above)			
	Suburb		**P/Code**
Contact Numbers:	**Home** **08 85243382**	**Work**	
	Mobile		
Email Address:	**athenry1@tpg.com.au**		

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REFEREE DETAILS			
Referee Name:	**Mr. Raymond Hicks** J.P.		
Relationship	**Friend**		
Contact Numbers:	**Home** 08 82851446	**Work**	
	Mobile		
Home Address:	**25 Howell Road**		
	Suburb Parafield Gardens	**P/Code** 5107	

PERSONAL OVERVIEW

1. Please give us an overview of your current Community/Committee involvement:

Chairperson of the Community Development Advisory Committee D. C. Mallala

Chairperson of Two Wells/Lewiston Neighbourhood Watch & Deputy Chairperson Two Wells Blue Light

Justice of the Peace, providing services at the Elizabeth Magistrates Court and Two Wells Library

Treasurer of the Para Districts Justices Group.

2. Please summarise your skills and knowledge that you may bring to the Committee(s):

As an office Administrator for 10 years (now retired) I have office administration and computer management skills along with experience in accounting, costing and budget estimating. Having previously been employed by the Corporation of the City of Salisbury I have experience of costing for major road projects and reporting to council thereon.

I gained organization skills through my employment with the Public Service Association having to organize and conducted elections in conjunction with both State and Federal Electoral Offices.

3. Summarise your experience with and/or interest in the District Council of Mallala:

I have been involved with various committees of the D. C. Mallala since 1997, joining the Community Development Board (now section 41 Committee CDAC) in November 1997, also the Policy Review Advisory Panel 1997, the Focus Group for the Strategic Environmental Assessment of Development on the Gawler River Flood Palin 1998 and more recently the Lewiston Community Focal Points Study 2013

4. What do you consider to be some of the major challenges for the District Council of Mallala?

Providing the appropriate infrastructure for a growing community.

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District Council of Mallala

EXPRESSION OF INTEREST FORM

ADVISORY COMMITTEE

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- ☐ EIAC – Economic and Infrastructure Advisory Committee
- ☐ AMAC – Animal Management Advisory Committee
- ☐ Mallala and District Homes Committee

PERSONAL DETAILS

Family Name:	GIBLIN	
First Name (s):	CATHY ELAINE	
Date of Birth: (Optional)	**Gender:** **Male** ☐	**Female** ☑
Home Address:	LOT 5 TRIM ROAD	
	Suburb TWO WELLS SA	**P/Code** 5501
Postal Address: (If different from above)	P.O. BOX 77	
	Suburb TWO WELLS SA	**P/Code** 5501
Contact Numbers:	**Home** -	**Work** 8255 6363
	Mobile 0416 663 856	
Email Address:	cathygiblin74@gmail.com	

REFEREE DETAILS

Referee Name: BEN HENRY

Relationship BOSS (QUARRY MANAGER) BOBAN QUARRIES

Contact Numbers: Home — Work 0401 896 617

Mobile 0401 896 614

~~Home~~ Address: 190 BLACKTOP ROAD

Suburb HILLBANK SA P/Code 5112

PERSONAL OVERVIEW

1. Please give us an overview of your current Community/Committee involvement:

- HAVING RECENTLY MOVED INTO THE DISTRICT I HAVE YET TO INVOLVE MYSELF IN ANY COMMUNITY GROUPS.
- I HAVE YET TO HAVE ANY COUNCIL COMMITTEE INVOLVEMENT

2. Please summarise your skills and knowledge that you may bring to the Committee(s):

- BACHELOR OF ENV. SCIENCE (FRESHWATER BIOLOGY & MANAGEMENT)
- BACHELOR OF SUSTAINABLE ENVIRONMENTS (HONOURS)
- FOUNDER & PRESIDENT DEAKIN UNI AQUATICS COMMITTEE
- VICE PRESIDENT UNISA ENV. MANAGEMENT UNIT

3. Summarise your experience with and/or interest in the District Council of Mallala:

- I AM VERY INTERESTED IN THE WELLBEING/DEVELOPMENT OF THE COMMUNITY I LIVE AMONGST.
- AS A LANDOWNER MY EXPERIENCE WITH MALLALA COUNCIL HAS BEEN LIMITED TO RATES ETC.

4. What do you consider to be some of the major challenges for the District Council of Mallala?

- PROTECTING NATURAL ASSETS WHILST ENCOURAGING & MANAGING ECONOMIC DEVELOPMENT & POPULATION GROWTH
- MAINTAINING TOWN CHARACTER DURING CHANGE
- ENGAGING COMMUNITIES & STAKEHOLDERS

District Council of Mallala

EXPRESSION OF INTEREST FORM

ADVISORY COMMITTEE

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- ☐ AMAC – Animal Management Advisory Committee
- ☐ Mallala and District Homes Committee

PERSONAL DETAILS

Family Name:	Brient	
First Name (s):	Angela Nicola	
Date of Birth: (Optional)	**Gender:** **Male** ☐ **Female** ☒	
Home Address:	10 Kurt Way	
	Suburb Lewiston SA	**P/Code** 5501
Postal Address: (if different from above)	As Above	
	Suburb	**P/Code**
Contact Numbers:	**Home** 0426212828	**Work**
	Mobile 0426212828	
Email Address:	tadsbrient@hotmail.com	

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REFEREE DETAILS		
Referee Name: Kerry Fuller		
Relationship Friend		
Contact Numbers: **Home**	**Work**	
Mobile 0451 171 501		
Home Address:	Greens Road	
	Suburb Lewiston SA	**P/Code** 5501

PERSONAL OVERVIEW

1. Please give us an overview of your current Community/Committee involvement:

My only current community involvement is as a new member of the Two Wells Library Book Club.

2. Please summarise your skills and knowledge that you may bring to the Committee(s):

I have postgraduate university qualifications in Environmental Management. I have the knowledge and skills to understand relevant legislation and read reports. I am also familiar with current research involving Environmental Management. I am studying Environmental Health Practice which will aid in tying Environmental Management to the community.

3. Summarise your experience with and/or interest in the District Council of Mallala:

I have been a rate payer in the Mallala Council since 2012 and a resident since Feb 2014. My children also attend Two Wells Primary School. My family has made the area their home and I would like to use my skills and knowledge to give back to the community.

4. What do you consider to be some of the major challenges for the District Council of Mallala?

With the new development of Two Wells I feel the main challenge for the DCM is in trying to keep the family and rural vibe that attracts residents to the area whilst providing better services for the community. Also I think it is important that the council not just focus on the growing population in Two Wells, but also strive to improve the lives and livelihoods of those residents in other parts of the council.

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2 APR 2015

District Council of Mallala

EXPRESSION OF INTEREST FORM

ADVISORY COMMITTEE

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- ☐ AMAC – Animal Management Advisory Committee
- ☐ Mallala and District Homes Committee

PERSONAL DETAILS

Family Name:	Webb.	
First Name (s):	Mark	
Date of Birth: (Optional)	**Gender:** **Male** ☑ **Female** ☐	
Home Address:	193 Dawkins Road	
	Suburb Lewiston	**P/Code** 5501
Postal Address: (if different from above)	As Above	
	Suburb	**P/Code**
Contact Numbers:	**Home**	**Work**
	Mobile 0487277336.	
Email Address:	mark@paraworklinks.com.au.	

REFEREE DETAILS

Referee Name: Duncan Kennington

Relationship Friend

Contact Numbers: Home Work

Mobile 0401 526 361

Home Address: 290 Hayman Rd

Suburb Lewiston P/Code 5501

PERSONAL OVERVIEW

1. Please give us an overview of your current Community/Committee involvement:

member Two walls + Lewiston landcare group

2. Please summarise your skills and knowledge that you may bring to the Committee(s):

I am currently a trainer in conservation land management,

3. Summarise your experience with and/or interest in the District Council of Mallala:

lived in lewiston 34 years, Past member of Emac
Past NRM Group member.
Worked within council on a number of projects
incl: Salt creek, Thompson beach trail.

4. What do you consider to be some of the major challenges for the District Council of Mallala?

promoting + protecting the environmental assets
that this council oversee.

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District Council of Mallala

EXPRESSION OF INTEREST FORM

ADVISORY COMMITTEE

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- ☐ AMAC – Animal Management Advisory Committee
- ☐ Mallala and District Homes Committee

con 15/15 12/4/15.

PERSONAL DETAILS

Family Name:	O'Loan	
First Name (s):	Hugh Ian	
Date of Birth: (Optional)	**Gender:** Male ☑ Female ☐	
Home Address:	14 Redbanks Road	
	Suburb Mallala	**P/Code** 5502
Postal Address: (if different from above)	P. O Box 62	
	Suburb Mallala	**P/Code** 5502
Contact Numbers:	**Home**	**Work** 0417 819 606
	Mobile 0417 819 606	
Email Address:	himoloan@bigpond.com	

REFEREE DETAILS			
Referee Name:	Anne Moroney		
Relationship	CEO RDA Barossa.		
Contact Numbers:	**Home**	**Work**	0885633603
	Mobile	0438224254	
Home Address:	28 MURRAY ST		
	Suburb TANUNDA	**P/Code**	5352

PERSONAL OVERVIEW

1. Please give us an overview of your current Community/Committee involvement:

Deputy Presiding Member CDAP
Immediate past Chair RDA Barossa
Chair MEDB.

2. Please summarise your skills and knowledge that you may bring to the Committee(s):

Overall knowledge of DC Mallala, past Chairman Council, Chair Adelaide Plains Horticultural Blue print, Presiding member CDAP 2 terms Developer of Adelaide Plains Livestock Exchange

3. Summarise your experience with and/or interest in the District Council of Mallala:

Agriculturalist with properties over the whole district, extensive involvement with development in area and adjoining, past chair of EDAC

4. What do you consider to be some of the major challenges for the District Council of Mallala?

Managing and encouraging housing growth, and industry and at same time providing infrastructure and services to cover. Funding with assistance of Commonwealth, State and CG grants

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- 9 APR 2015

District Council of Mallala

EXPRESSION OF INTEREST FORM

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PERSONAL DETAILS

Family Name:	HELEY	
First Name (s):	JAN	
Date of Birth: (Optional)	**Gender:** Male ☐ Female ☑	
Home Address:	3 WALTER AVE	
	Suburb TWO WELLS	**P/Code** 5501
Postal Address: (if different from above)	P.O. BOX 779	
	Suburb TWO WELLS	**P/Code** 5501
Contact Numbers:	**Home** 85203175	**Work**
	Mobile	
Email Address:	shajan7@bigpond.com	

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REFEREE DETAILS		
Referee Name:	SHANE HELEY	
Relationship	HUSBAND	
Contact Numbers:	Home 85203175	Work
	Mobile 0438949595	
Home Address:	3 WALTER AVE	
	Suburb TWO WELLS	P/Code 5501

PERSONAL OVERVIEW

1. Please give us an overview of your current Community/Committee involvement:

None at the moment.

2. Please summarise your skills and knowledge that you may bring to the Committee(s):

As a former councillor and a member of the committee's below I believe I have the knowledge & skills of how council operates.

3. Summarise your experience with and/or interest in the District Council of Mallala:

Former councillor.
Former member of Infrastructure advisory committee
Former member of community development committee
Former member of Mallala & District homes committee

4. What do you consider to be some of the major challenges for the District Council of Mallala?

The new development of Two Wells town centre.
Drainage throughout the district. Roads & Footpaths in the district. Also council should be looking at aged & youth facilities which are sadly (missing) (& lacking) at the moment.

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27 MAR 2015

District Council of Mallala

EXPRESSION OF INTEREST FORM

ADVISORY COMMITTEE

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- ☐ Mallala and District Homes Committee

PERSONAL DETAILS

Family Name:	TELFER	
First Name (s):	IAN	
Date of Birth: (Optional)	**Gender :** **Male** ☑ **Female** ☐	
Home Address:	17 SANDPIPER DRIVE	
	Suburb THOMPSON BEACH	**P/Code** 5501
Postal Address: (if different from above)	P O Box 372	
	Suburb DUBLIN	**P/Code** 5501
Contact Numbers:	**Home** 8529 2472	**Work** N/A
	Mobile 0413 870 270	
Email Address:	pinnacle@aussiebb.com.au	

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REFEREE DETAILS

Referee Name:	NORM TRESTRAIL		
Relationship	FRIEND		
Contact Numbers:	**Home** 8529 2351	**Work** N/A	
	Mobile 0427 092 351		
Home Address:	Lot 87 THE ESPLANADE		
	Suburb THOMPSON BEACH	**P/Code**	5501

PERSONAL OVERVIEW

1. Please give us an overview of your current Community/Committee involvement:

President of Dublin History Group; Asst Treasurer/Secretary TWO WELLS GOLF CLUB; member MALLALA LAWN BOWLS CLUB; member THOMPSON BEACH PROGRESS ASSOCIATION; previously member of Economic Advisory Committee.

2. Please summarise your skills and knowledge that you may bring to the Committee(s):

Tertiary educated, employment in construction industry with administration and project leadership experience at state level, 4 years on National Board of Olympic sport, Board member of Gawler/Highgate branch of Bendigo Bank (2 yrs)

3. Summarise your experience with and/or interest in the District Council of Mallala:

Previously a member of Economic Advisory Board and connections through the Dublin History Group working with various members of Council staff.

4. What do you consider to be some of the major challenges for the District Council of Mallala?

(1) To provide a balanced approach through the whole council area as development proceeds.
(2) To gain proper and transparent control over the annual budget
(3) Working efficiently without squandering of resources.

EMERGENCY CONTACT DETAILS

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25 MAR 2015

District Council of Mallala

EXPRESSION OF INTEREST FORM

ADVISORY COMMITTEE

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- ☐ Mallala and District Homes Committee

PERSONAL DETAILS

Family Name:	SPOOLDER		
First Name (s):	JOHN		
Date of Birth: (Optional)	**Gender:** **Male** ☑ **Female** ☐		
Home Address:	20 JANE CRES.		
	Suburb LEWISTON	**P/Code** 5501	
Postal Address: (if different from above)			
	Suburb	**P/Code**	
Contact Numbers:	**Home** 85243346	**Work**	
	Mobile 0408808660		
Email Address:	john.spoolder65@gmail.com		

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REFEREE DETAILS

Referee Name:	MR. PAUL MARKS	
Relationship	GREYHOUND RACING SOUTH AUSTRALIA INTEGRITY AND STANDARDS MANAGER.	
Contact Numbers:	**Home**	**Work** 82437130
	Mobile	
~~Home~~ Address: WORK	55 CARDIGAN ST ANGLE PARK PO BOX 2352 REGENCY PARK 5942	
	Suburb ANGLE PARK	**P/Code** 5010

PERSONAL OVERVIEW

1. Please give us an overview of your current Community/Committee involvement:

CURRENTLY ON ANIMAL MANAGEMENT ADVISORY COMMITTEE

RESIDENT OF LEWISTON FOR THE PAST 24 YEARS.

2. Please summarise your skills and knowledge that you may bring to the Committee(s):

30 YEARS EXPERIENCE IN THE GREYHOUND INDUSTRY INCLUDING BREEDING, REARING AND TRAINING AND I CURRENTLY HOLD THE POSITION OF MICROCHIPER FOR GREYHOUND RACING SOUTH AUSTRALIA IN THE NORTHERN AREA.

3. Summarise your experience with and/or interest in the District Council of Mallala:

AS A RESIDENT OF THE AREA I HAVE ALWAYS HAD A KEEN INTEREST IN LOCAL ISSUES REGARDING ANIMALS AND ANIMAL WELFARE.

4. What do you consider to be some of the major challenges for the District Council of Mallala?

TO SET GUIDELINES THAT ARE ACCEPTABLE TO ALL PARTIES INVOLVED.

24 MAR 2015

District Council of Mallala

EXPRESSION OF INTEREST FORM

ADVISORY COMMITTEE

Advisory Committees seek to identify outcomes and strategies within each of the 4 year rolling Action Plans for input into Council's Annual Business Plan and Budget.

Terms of Reference for each of these committees can be found on Council's website www.mallala.sa.gov.au Please tick which of Council's Committee(s) that you may have an interest in:

- ☐ CDAC – Community Development and Advisory Committee
- ☐ EMAC – Environmental Management Advisory Committee
- ☐ EIAC – Economic and Infrastructure Advisory Committee
- ☐ AMAC – Animal Management Advisory Committee
- ☑ Mallala and District Homes Committee

PERSONAL DETAILS

Family Name:	Dunlop	
First Name (s):	Chiarina	
Date of Birth: (Optional)	**Gender:** Male ☐	Female ☑
Home Address:	~~MALLALA~~ 12 Adelaide Road	
	Suburb MALLALA	**P/Code** 5502
Postal Address: (if different from above)	As Above	
	Suburb	**P/Code**
Contact Numbers:	**Home** 85272600	**Work** —
	Mobile —	
Email Address:	CHC Dunlop@bigpond	

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REFEREE DETAILS

Referee Name:	IAN O'LOAN		
Relationship	FRIEND		
Contact Numbers:	**Home** 85272178	**Work** /	
	Mobile		
Home Address:	REDBANKS ROAD		
	Suburb MALLALA	**P/Code** 5502	

PERSONAL OVERVIEW

1. Please give us an overview of your current Community/Committee involvement:

MEMBER OF AGED HOME COMM.
FORMER VOLUNTEER OF BUTLERS VIEW
CATHOLIC CHURCH ~~INVOLVED~~ INVOLVEMENT
FORMER MEMBER OF MALLALA HOSP AUX.

2. Please summarise your skills and knowledge that you may bring to the Committee(s):

KNOWLEDGE OF THE COMMUNITY

3. Summarise your experience with and/or interest in the District Council of Mallala:

RATEPAYER
COMMUNITY INVOLVEMENT FOR 30 YEARS

4. What do you consider to be some of the major challenges for the District Council of Mallala?

LOOKING AFTER OUR AGED POPULATION

Public Copy

District Council of Mallala

EXPRESSION OF INTEREST FORM

ADVISORY COMMITTEE

Advisory Committees seek to identify outcomes and strategies within each of the 4 year rolling Action Plans for input into Council's Annual Business Plan and Budget.

Terms of Reference for each of these committees can be found on Council's website www.mallala.sa.gov.au Please tick which of Council's Committee(s) that you may have an interest in:

- ☐ CDAC – Community Development and Advisory Committee
- ☐ EMAC – Environmental Management Advisory Committee
- ☐ EIAC – Economic and Infrastructure Advisory Committee
- ☐ AMAC – Animal Management Advisory Committee
- ☒ Mallala and District Homes Committee

PERSONAL DETAILS

Family Name:	GIANNIKOS	
First Name (s):	IRENE MAY	
Date of Birth: (Optional)	**Gender:** **Male** ☐ **Female** ☒	
Home Address:	10 CHAPMAN ST	
	Suburb TWO WELLS	**P/Code** 5501
Postal Address: (if different from above)	PO Box 323	
	Suburb TWO WELLS	**P/Code** 5501
Contact Numbers:	**Home** -	**Work** -
	Mobile 0417 810 029	
Email Address:	felkyl@hotmail.com	

Public Copy

REFEREE DETAILS

Referee Name:	Margaret Gameau		
Relationship	Friend		
Contact Numbers:	**Home** 08 85202257	**Work** /	
	Mobile 0448605113		
Home Address:	5 Walter Ave		
	Suburb Two Wells	**P/Code** 5501	

PERSONAL OVERVIEW

1. Please give us an overview of your current Community/Committee involvement:

I am the Administrative Secretary of the TW Bowling Club, a volunteer in the canteen for the TWF.N sporting club, a Member of TW Probus club + the TW Bowling Club.

2. Please summarise your skills and knowledge that you may bring to the Committee(s):

I worked in the State Govt Housing portfolio for 20 years within the HomeStart Finance agency. I was an integral member of the project Teams for Housing SA renewal, Common Ground, Adelaide City Council housing project, The Salisbury Green housing & Community Housing Funding

3. Summarise your experience with and/or interest in the District Council of Mallala:

As a member of the Two Wells community I feel an obligation to give to the community. My contact with council has been limited to building a new home and the council approval process. Through the Bowling Club dealing with the lease of the premises + health dept.

4. What do you consider to be some of the major challenges for the District Council of Mallala?

A changing demographic of the population and the expansion of residential areas within the Council precinct. The Council is also deemed to be a rural council but is facing the challenges and expectations of a metropolitan council. Planning for Affordable housing and aged care plus residential areas suitable for retirement style living.

Public Copy

872.
3581.

- 7 APR 2015

District Council of Mallala

EXPRESSION OF INTEREST FORM

ADVISORY COMMITTEE

Advisory Committees seek to identify outcomes and strategies within each of the 4 year rolling Action Plans for input into Council's Annual Business Plan and Budget.

DATE 7/4/15
CON NO. 12/872
RECORDS USE ONLY P.

Terms of Reference for each of these committees can be found on Council's website www.mallala.sa.gov.au Please tick which of Council's Committee(s) that you may have an interest in:

- ☐ CDAC – Community Development and Advisory Committee
- ☐ EMAC – Environmental Management Advisory Committee
- ☐ EIAC – Economic and Infrastructure Advisory Committee
- ☐ AMAC – Animal Management Advisory Committee
- ☑ Mallala and District Homes Committee

PERSONAL DETAILS

Family Name:	STANDLEY	
First Name (s):	Charmaine	
Date of Birth: (Optional)	**Gender:** **Male** ☐ **Female** ☑	
Home Address:	28 Adelaide Road	
	Suburb Mallala	**P/Code** 5502.
Postal Address: (if different from above)		
	Suburb	**P/Code**
Contact Numbers:	**Home** 85272374	**Work**
	Mobile 0407272377	
Email Address:		

REFEREE DETAILS

Referee Name:	MRS. MARGARET NATION		
Relationship	FRIEND		
Contact Numbers:	**Home** 85272548	**Work** —	
	Mobile —		
Home Address:	18 HILL RD		
	Suburb MALLALA	**P/Code** 5502	

PERSONAL OVERVIEW

1. Please give us an overview of your current Community/Committee involvement:

I have been on the Mallala and Districts Homes Committee for 9 years.

2. Please summarise your skills and knowledge that you may bring to the Committee(s):

As above.
and I have lived in this district for 45 years worked at the local hospital on casual basis since 1967. until my retirement in 1999.

3. Summarise your experience with and/or interest in the District Council of Mallala:

Volunteer in aged care at hospital when it was still operating

4. What do you consider to be some of the major challenges for the District Council of Mallala?

I think aged care and public transport are very important

10 APR 2015

District Council of Mallala

EXPRESSION OF INTEREST FORM

ADVISORY COMMITTEE

Advisory Committees seek to identify outcomes and strategies within each of the 4 year rolling Action Plans for input into Council's Annual Business Plan and Budget.

Terms of Reference for each of these committees can be found on Council's website www.mallala.sa.gov.au Please tick which of Council's Committee(s) that you may have an interest in:

- ☐ CDAC – Community Development and Advisory Committee
- ☐ EMAC – Environmental Management Advisory Committee
- ☐ EIAC – Economic and Infrastructure Advisory Committee
- ☐ AMAC – Animal Management Advisory Committee
- ☑ Mallala and District Homes Committee

PERSONAL DETAILS

Family Name:	INGHAM	
First Name (s):	DOROTHY. (MAME) PREFERRED	
Date of Birth: (Optional)	**Gender:** Male ☐	Female ☑
Home Address:	UNIT 4/3 MARY ST	
	Suburb MALLALA	**P/Code** 5502
Postal Address: (if different from above)		
	Suburb AS ABOVE	**P/Code**
Contact Numbers:	**Home** 85272110.	**Work** VOLUNTEER
	Mobile	
Email Address:		

Public Copy

REFEREE DETAILS

Referee Name:	MRS Merlyne Joy Scaife		
Relationship	Friend		
Contact Numbers:	**Home** 85272642	**Work** /	
	Mobile /		
Home Address:	U/1 7 Chiveth St Mahhaha		
	Suburb Mahhaha.	**P/Code** 55[illegible]2	

PERSONAL OVERVIEW

1. Please give us an overview of your current Community/Committee involvement:

HOUSING COMMITTEE
DUBBIN. SEN. CITS COMMITEE
VOHUNTEER AT GAWLER HOSP.

2. Please summarise your skills and knowledge that you may bring to the Committee(s):

A RESIDENT IN COMMUNITY HOUS. MALLALA
CAN BE A FEEDBACK TO OTHER RESIDENTS
OR COMING FROM THEM TO THECOMMITTEE

3. Summarise your experience with and/or interest in the District Council of Mallala:

TO HELP OR ASSIST WITH THE DEVELOPMENT
OF COMMUNITY HOUSING IN OUR DISTRICT.
THE NEEDS AND REQUIREMENTS THAT CAN
HELP. OLDER PEOPLE

4. What do you consider to be some of the major challenges for the District Council of Mallala?

Insufficient accommodation for
older people

Public Copy

District Council of Mallala	**17.4 Appointment to Section 41 Committees, Subsidiaries and Identified Committee's Report**	
	Container No:	**CON12/573**
	Document No:	**D15/7608**
Report Date:	**27 April 2015**	**Prepared by:** **Acting Chief Executive Officer**
Corporate Objective:	5.4 Effective strategic and performance management.	

Purpose:	To seek Council's consideration and endorsement of Council Members representation on Council's Section 41 Committee's in accordance with *Section 41* of the Local Government Act *1999*, Subsidiaries and identified Committee's requiring Council Member Representation."

Recommendation 1:	"that the Council, having considered Item 17.4 - *Appointment to Section 41 Committees, Subsidiaries and Identified Committee's Report,* dated 27 April 2015, appoints Cr ..... , Cr ..... , Cr ..... and Cr ..... to the Animal Management Plan Committee."
Recommendation 2:	"that the Council, having considered Item 17.4 - *Appointment to Section 41 Committees, Subsidiaries and Identified Committee's Report*, dated 27 April 2015, appoints Mayor Kennington, Cr .....and Cr ..... to the Audit Committee."
Recommendation 3:	"that the Council, having considered Item 17.4 - *Appointment to Section 41 Committees, Subsidiaries and Identified Committee's Report*, dated 27 April 2015, appoints Mayor Kennington, Cr ..... , Cr ..... , Cr ..... and Cr ..... to the Chief Executive Officer Performance Appraisal Committee."

Recommendation 4:	"that the Council, having considered Item 17.4 - *Appointment to Section 41 Committees, Subsidiaries and Identified Committee's Report*, dated 27 April 2015, appoints Cr ..... and Cr ..... to the Community Development Advisory Committee."
Recommendation 5:	"that the Council, having considered Item 17.4 - *Appointment to Section 41 Committees, Subsidiaries and Identified Committee's Report*, dated 27 April 2015, appoints Cr ..... , Cr ..... and Cr ..... to the Economic and Infrastructure Advisory Committee."
Recommendation 6:	"that the Council, having considered Item 17.4 - *Appointment to Section 41 Committees, Subsidiaries and Identified Committee's Report*, dated 27 April 2015, appoints Cr ..... and Cr ..... to the Environmental Management Advisory Committee."
Recommendation 7:	"that the Council, having considered Item 17.4 - *Appointment to Section 41 Committees, Subsidiaries and Identified Committee's Report,* dated 27 April 2015, appoints Cr ..... and Cr ..... to the Mallala and Districts Homes Committee "
Recommendation 8:	"that the Council, having considered Item 17.4 - *Appointment to Section 41 Committees, Subsidiaries and Identified Committee's Report,* dated 27 April 2015, appoints Cr ..... as Council's representatives to the Gawler River Floodplain Management Authority, and that Council appoints Cr .....as the Proxy Member to the Gawler River Floodplain Management Authority."

Impact Summary

Organisational and Governance	
Financial	Nil
Legislation	It is a legislative requirement that Council formally appoints Council Member membership to its Section 41 in accordance with *Section 41* of the *Local Government Act 1999*.
Risk	It is important that Council effectively manages the administrative and legislative requirements associated with its Section 41 Committees, Subsidiaries and Identified Committee's ensuring that its activities and practices surrounding these committees are transparent and consistent and that through its practices Council is not open to internal or external review.
Consultation	Nil
Asset Management Plans	Nil
Service Standards	It is important that Council's Section 41 Committees, Subsidiaries and Identified Committee's are appointed and administered effectively; ensuring Council's strategic goals and direction are maintained and that there continues to be a provision for the community to have direct input to the decision making process of Council.

Background

At the first Council meeting after the November 2014 Periodic Council elections held on the 17 November 2014 Council resolved that the elected member representation as determined at the 17 November 2014 meeting on the below listed Section 41 Committees and Subsidiaries continue until 30 April 2015. These appointments were to be reviewed at a meeting prior to 30 April 2015.

- Animal Management Advisory Committee
- Audit Committee
- CEO Performance Review Committee
- Community Development Advisory Committee
- Economic Development Advisory Committee
- Environmental Management Advisory Committee
- Facilities and Infrastructure Advisory Committee
- Gawler River Floodplain Management Authority
- Mallala & Districts Homes Committee

Since that meeting a review of Advisory Committees was conducted with the Facilities and Infrastructure Advisory Committee and the Economic Development Advisory Committee being combined into the Economic and Infrastructure Advisory Committee.

Discussion

The current appointed list of elected member representation is listed below:

Animal Management Advisory Committee	**CEO Performance Appraisal Panel**
Cr Karen McColl Cr Terry-Ann Keen Cr B J (Tom) Summerton Cr Anne Picard	Mayor Duncan Kennington Cr Karen McColl Cr Terry-Ann Keen Cr B J (Tom) Summerton Cr Melville Lawrence

Community Development Advisory Committee	**Environmental Management Advisory Committee**
Cr Melville Lawrence Cr P D (Joe) Daniele	Mayor Duncan Kennington Cr Steve Jones

Mallala & Districts Home Committee	Gawler River Floodplain Management Authority
Cr S M (Marcus) Strudwicke Cr Melville Lawrence	Cr Anne Picard Cr Melville Lawrence (Proxy)

Audit Committee
Mayor Duncan Kennington Cr Steve Jones Cr Melville Lawrence

The Economic and Infrastructure Advisory Committee is a newly formed committee, and as such has no current members. Existing Council representatives on the two committees being wound up and combined into one are;

Economic Development Advisory Committee	Facilities and Infrastructure Advisory Committee
Mayor Duncan Kennington Cr S M (Marcus) Strudwicke	Cr B J (Tom) Summerton Cr P D (Joe) Daniele

Cr Lawrence who is registered as an apology for this meeting has requested that his desire to continue as a representative in the committees as appointed at the 17 November 2014 meeting be included in this report for members consideration.

Summary

It is noted that the recommendations for the individual committee representations have been left blank as the appointments are a Council decision. However in regard to the Audit Committee and CEO Performance Appraisal Committee, traditionally the Mayor has been appointed to those committees and has been included in the recommendation.

District Council of Mallala	**17.5 Audit Committee Independent Members**	
	Container No:	**CON12/522**
	Document No:	**D15/7618**
Report Date:	**27 April 2015**	**Prepared by:** **Acting Chief Executive Officer**
Corporate Objective:	5.5	Effective financial management that ensures Council's financial Sustainability

Purpose:	To seek endorsement of elected members to re-affirm the appointment of the Independent Members of the Council Audit Committee until a review of the Audit Committee membership is conducted.

Recommendation 1:	"that the Council having considered Item 5 - *Audit Committee Independent Members,* dated 27 April 2015, re-affirms the appointment of John Comrie (Chairman) and Peter Fairlie-Jones as independent members of the District Council of Mallala Audit Committee until a review has been conducted of the Audit Committee Membership in conjunction with the incoming Council Chief Executive Officer, or until 30 November 2015 whichever is the earlier "

Impact Summary

Organisational and Governance	
Financial	Nil
Legislation	According to Section 126 of the Local Government Act 199 Council must have an Audit Committee Section 17 of the Local Government (Financial Management) Regulations 2011 outline the membership requirements of a Council Audit Committee
Risk	Nil
Consultation	Nil
Asset Management Plans	Nil
Service Standards	Nil

Background

At the first Council meeting after the November 2014 Periodic Council elections held on the 17 November 2014 Council resolved that the current independent membership of the Council Audit Committee continue until 30 April 2015.

Discussion

Given that the current independent members have agreed to continue for the interim and the pending commencement of the new Council Chief Executive Officer it is recommended that the current independent membership of John Comrie (Chairman) and Peter Fairlie-Jones continue until a review of the Audit Committee membership is conducted, or until 30 November 2015, whichever is sooner.

Summary

If members support this recommendation a full review of the Audit Committee and its membership can be conducted between Council Members, the Audit Committee and the CEO and staff in a planned manner.

District Council of Mallala	**17.6 Delegations to the Chief Executive Officer**	
	Container No:	**CON12/622**
	Document No:	**D15/7621**
Report Date: **27 April 2015**	**Prepared by:**	**Acting Chief Executive Officer**
Corporate Objective:	5.1 Effective governance, leadership and teamwork.	

Purpose:	With the pending commencement of the new Council Chief Executive Officer on Monday 4 May 2015, delegations previously provided to the office of the Acting Chief Executive Officer need to be revoked and provided to the office of the Chief Executive Officer. This report notifies Council of the recommendations that Council exercise its powers under *Section 44* of the *Local Government Act 1999* and various other *Acts*, as detailed in this report, by delegating certain powers and functions to the office of the Chief Executive Officer.

Recommendation 1:	"that Council, having considered Item 17.6 - *Delegations to the Chief Executive Officer,* dated 27 April 2015, that in accordance with *Section 44(6)* of the *Local Government Act 1999*, the Council herby revokes its previous delegations at the 25 August 2014 meeting, resolution number (2014/362) to the office of the Acting Chief Executive Officer as at 4 May 2015 of those powers and functions under the following: • *Community Titles Act 1996,* • *Development Act 1993, Development (Development Plans) Amendment Act 2006 & Development Regulations 2008,* • *Dog & Cat Management Act 1995,* • *Environment Protection Act 1993,* • *Expiation of Offences Act 1996,*

	• *Fences Act 1975,* • *Fire & Emergency Services Act 2005 and Fire & Emergency Services Regulations 2005,* • *Food Act 2001,* • *Freedom of Information Act 1991,* • *Housing Improvement Act 1940,* • *Land & Business (Sale & Conveyancing) Act 1994,* • *Liquor Licensing Act 1997,* • *Local Government Act 1934,* • *Local Government Act 1999,* • *Natural Resources Management Act 2004, Natural Resources Management (General) Regulations 2004 and Natural Resources (Transitional Provisions) Regulations 2004,* • *Roads (Opening & Closing) Act 1991,* • *Occupational Health Safety & Welfare Act 1986,* • *South Australian Public Health Act 2011, South Australian Public Health (Legionella) Regulations 2013, South Australian Public Health (Wastewater) Regulations 2013,* • *Road Traffic Act 1961 (SA), Road Traffic (Miscellaneous) Regulations 1999 and Road Traffic (Road Rules – Ancillary and Miscellaneous Provisions)* • *Regulations 1999*; and • *Supported Residential Facilities Act 1992*."
Recommendation 2:	**2.1** "that Council, having considered Item 17.6 - *Delegations to the Chief Executive Officer,* dated 27 April 2015, In exercise of the power contained in *Section 44* of the *Local Government Act 1999* the powers and functions under the following *Acts* and specified in the proposed Instruments of Delegation are hereby delegated as at 4 May 2015 to the person occupying the office of Chief Executive Officer: • Community Titles Act 1996, • Dog & Cat Management Act 1995, • Environment Protection Act 1993, • Expiation of Offences Act 1996, • Fences Act 1975, • Fire & Emergency Services Act 2005 and Fire and Emergency

	Services Regulations 2005 – CEO, • Fire & Emergency Services Act 2005 and Fire and Emergency Services Regulations 2005 – Officers, • Freedom of Information Act 1991, • Housing Improvement Act 1940, • Land & Business (Sale & Conveyancing) Act 1994, • Liquor Licensing Act 1997, • Local Government Act 1934, • Local Government Act 1999, • Natural Resources Management Act 2004, Natural Resources Management (General) Regulations 2005 and Natural Resources Management (Transitional Provisions – Levies) Regulations 2005, • Roads (Opening and Closing) Act 1991, • Road Traffic Act 1961 (SA), Road Traffic (Miscellaneous) Regulations 1999 and Road Traffic (Road Rules – Ancillary and Miscellaneous Provisions) Regulations 1999, • Unclaimed Goods Act 1987, • Work, Health & Safety Act 2012. **2.2** Such powers and functions may be further delegated by the Chief Executive Officer in accordance with *Sections 44* and *101* of the *Local Government Act 1999* as the Chief Executive Officer sees fit, unless otherwise indicated in the Schedule of Conditions contained in each such proposed Instrument of delegation".
Recommendation 3:	**3.1** "that Council, having considered Item 17.6 - *Delegations to the Chief Executive Officer,* dated 27 April 2015, In exercise of the powers contained in *Section 20* and *34(23)* of the *Development Act 1993*, the powers and functions under the *Development Act 1993* and the *Development Regulations 2008* are hereby delegated as at 4 May 2015 to the person occupying the office of Chief Executive Officer, subject to the conditions or limitations indicated in the Schedule of Conditions contained in the proposed Instrument of Delegation under the *Development Act 1993*. **3.2** Such powers and functions may be further delegated by the Chief Executive Officer as the Chief Executive Officer sees fit and

	in accordance with the relevant legislation unless otherwise indicated in the Schedule of Conditions contained in the proposed Instrument of Delegation under the *Development Act 1993*. **3.3** "that Council pursuant to and in accordance with Section 56A(22) of the *Development Act 1993*, appoints the Chief Executive Officer, as the Public Officer Council's Development Assessment Panel.
Recommendation 4:	**4.1** "that Council, having considered Item 17.6 - *Delegations to the Chief Executive Officer,* dated 27 April 2015, In exercise of the powers contained in *Section 91* of the *Food Act 2001*, the powers and functions under the *Food Act 2001* contained in the proposed Instrument of Delegation are hereby delegated as at 4 May 2015 to the person occupying the office of the Chief Executive Officer ("the head of the enforcement agency" for the purposes of the *Food Act 2001*), subject to the conditions or limitations indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation under the *Food Act 2001*. **4.2** Such powers and functions may be further delegated by the Chief Executive Officer as the Chief Executive Officer sees fit and in Accordance with the relevant legislation unless otherwise indicated in the Schedule of Conditions contained in the proposed Instrument of Delegation under the *Food Act 2001*."
Recommendation 5:	**5.1** "that Council, having considered Item 17.6 - *Delegations to the Chief Executive Officer,* dated 27 April 2015, In exercise of the power contained in the *South Australian Public Health Act 2011*, *South Australian Public Health (Legionella) Regulations 2013 and South Australian Public Health (Wastewater) Regulations 2013* in the proposed Instrument are hereby delegated as at 4 May 2015 to the person occupying the office of Chief Executive Officer, subject to the conditions or limitations indicated in the Schedule of Conditions contained in the proposed Instrument of Delegation under the *South Australian Public Health Act 2011*.

	5.2 Such powers and functions may be further delegated by the Chief Executive Officer as the Chief Executive Officer sees fit and in accordance with the relevant legislation unless otherwise indicated in the Schedule of Conditions contained in the proposed Instrument of Delegation."
Recommendation 6:	**6.1** "that Council, having considered Item 17.6 - *Delegations to the Chief Executive Officer,* dated 27 April 2015, that in accordance with the Notice to the Council dated 27 April 2009 from the Minister for Transport ("the Minister's Notice"), the Council authorises the following officers to exercise, for, and on behalf of the Council, the power conferred on the Council pursuant to the following clauses of the Minister's Notice in relation to the *Road Traffic Act 1961*: Clause A.1 - Chief Executive Officer, General Manager Infrastructure & Planning Services, Depot Operations Coordinator, Strategic Infrastructure Coordinator, Infrastructure (Construction) Employees; Clause B.1 – Chief Executive Officer, General Manager Infrastructure & Planning Services, Depot Operations Coordinator, Strategic Infrastructure Coordinator, Infrastructure (Construction) Employees, Clause C.1 – Chief Executive Officer, General Manager Infrastructure & Planning Services, Depot Operations Coordinator, Strategic Infrastructure Coordinator, Infrastructure (Construction) Employees, Clause D.1 – Chief Executive Officer, General Manager Infrastructure & Planning Services, Depot Operations Coordinator, Strategic Infrastructure Coordinator, Infrastructure (Construction) Employees, Clause E.1 – Chief Executive Officer, General Manager Infrastructure & Planning Services, Depot

	Operations Coordinator, Strategic Infrastructure Coordinator; subject to – (i) the conditions contained in the Minister's Notice; and (ii) where applicable the conditions contained within the Notice from the Commissioner of Highways for the Temporary use of Traffic Control Devices by persons other than Road Authorities" dated 8 April 2002, as amended from time to time; (iii) any conditions contained in this Resolution or in such instrument; and (iv) the creation of a separate instrument in writing reflecting such authorisations under the Minister's Notice and this Resolution. **6.2** The said instrument shall be in substantially the same form as the Proposed instrument of authorisation. **6.3** In exercise of the power contained in, and in accordance with, Clause F.1 of the Notice to the Council dated 27 April 2009 from the Minister for Transport ("the Minister's Notice"), the power contained in *Section 33(1)* of the *Road Traffic Act 1961* and delegated to the Council pursuant to Clause F of the Minister's Notice is hereby sub-delegated to the person occupying the office of Chief Executive Officer of the Council subject to: (i) the conditions contained in the Minister's Not and (ii) any conditions contained in this Resolution or in such instrument; and (iii) the creation of a separate instrument in writing reflecting such sub-delegation under the Minister's Notice and this Resolution. **6.4** The said instrument shall be in substantially the same form as the proposed instrument of sub-delegation."

Impact Summary

Organisational and Governance	
Financial	Nil
Legislation	The ratification of Council's delegations will ensure that its Chief Executive Officer conducts their duties in accordance with a variety of legislative *Acts* and associated legislation including the *Local Government Act 1999*.
Risk	The ratification of Council's delegations will minimise the exposure to risks associated with not performing associated duties in accordance with legislative requirements.
Consultation	Nil
Asset Management Plans	Nil
Service Standards	The ratification of Council's delegations will demonstrate to the community, Councils commitment in meeting legislative and best practice principles in the management of its services and associated responsibilities.

Background

With the resignation of Councils previous Chief Executive Officer (CEO) from their position at Council taking effect Friday 22 August 2014, Council at its 25 August 2014 Ordinary meeting provided the necessary delegations under the Local Government Act 1999 and other associated acts to the person occupying the office of Acting Chief Executive Officer. With the pending commencement of Council's new CEO Katrina Márton these delegations are recommended to be provided to the person occupying the office of the CEO as at 4 May 2015.

Discussion

Council should note that Councils Delegations Register is currently being reviewed and a full delegation report outlining proposed sub-delegation to Council Officers will be provided to Council over the coming months.

Summary

The primary purpose of delegating powers and functions is to facilitate an efficient and effective organisation by allowing decisions to be made to carry out day to day operations.

District Council of Mallala	**17.7 LGFA Cash Advance Debenture – Cash Flow**	
	Container No:	**CON12/419**
	Document No:	**D15/7622**
Report Date: 27 April 2015	**Prepared by:**	**Acting Chief Executive Officer**
Corporate Objective:	5.5.2	Develop and maintain long term financial planning, management and reporting to ensure resources are provided to deliver services and manage Council's assets.

Purpose:	To formally obtain endorsement from Council to apply for a Cash Advance Debenture Facility (CAD) from the Local Government Finance Authority (LFGA) for the management of short term cash flow to fund budgeted expenditure.

Recommendation 1:	"that Council, having considered Item 17.7 - *LGFA Cash Advance Debenture – Cash Flow*, dated 27 April 2015, resolve that the motion be taken from the table in response to formal motion (2015/102)."
Recommendation 2:	"that Council, having considered Item 17.7 - *LGFA Cash Advance Debenture – Cash Flow*, dated 27 April 2015, endorse the securing of a Cash Advance Debenture to the value of one and half million dollars ($1,500,000) from the Local Government Finance Authority. The facility will be for a term of fifteen years (15 years) at the variable interest rate ruling over the period of the CAD on the balance of funds drawn. The purpose of the Facility is to manage short term cash flow in order to finance expenditure approved in Council's budget."
Recommendation 3:	"that Council having considered Item 17.7 - *LGFA Cash Advance Debenture – Cash Flow*, dated 27 April 2015, that authorisation be given for the Council Seal to be placed on the Debenture Documents and the Mayor and Chief Executive Officer be authorised to sign on Council's behalf."

Impact Summary

Organisational and Governance	
Financial	Debenture loan through the LGFA as per the Long Term Financial Plan
Legislation	Nil
Risk	Without the CAD Facility to fund programmed and budgeted expenditure, Council would experience a cash flow shortfall
Consultation	Nil
Asset Management Plans	Nil
Service Standards	Nil

Background

A report was submitted for consideration by Council at the 13 April 2015 Ordinary Meeting recommending that Council endorse the securing of a further Cash Advance Debenture. The result of this deliberation is that it was resolved that the matter lay on the table.

Discussion

Since that decision in discussion with finance staff regarding the timing of the need for funds to pay for budgeted expenditure showed that the need to access further cash was immediate. This information was provided in an email to elected members on the morning of Thursday 23 April 2015.

As per the email sent to members John Comrie (Audit Committee Chairman) has provided a report to Council which is included as Attachment 1. The report outlines in greater detail the requirements of the overdraft facility and provides a brief overview of the financial position of Council.

A commitment has also been given from the incoming Chief Executive Officer that an independent audit be conducted on the financial position of Council and a presentation to Council on the results. John Comrie as the Council Audit Committee Chairman and his vast experience and knowledge of Local Government finance and the finances of the District Council of Mallala would be approached to be involved in this review.

Further information regarding this matter as previously provided in the 13 April 2015 report is included for members information in *italics* below.

This item was also considered at the Audit Committee meeting held on Monday 30 March 2015, with the Committee recommending that Council endorse the application for this facility.

A Facility term of 15 years is recommended as it provides the flexibility required to reasonably manage the cash requirements of Council operations without exerting too much pressure on Council's resources and financial Key Performance Indicators (KPI's). The Long Term Financial Plan also includes a term of 15 years for this loan.

The current indicative interest rate on variable loans from the LGFA is 4.5%.

It is noted that the matter resolved to lay on the table from Item 17.2 of the 13 April 2015 Ordinary Council meeting was moved by Cr Strudwicke and seconded by Cr Summerton.

Summary

John Comrie will be in attendance at the Council meeting to speak to his report and to answer questions from elected members. Also given the commitment to conduct an audit of the Council financial position over the coming months further detail can be explored, which could include a workshop with elected members, members of the Audit Committee, the CEO and Senior staff, providing an opportunity for questions and detailed discussion on strategies for Council's long term financial sustainability.

Attachment 1
to report 17.7
dated 27 April 2015

LGFA Cash Advance Debenture – Cash Flow

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Mallala Cash Flow

At its 13 April Ordinary Meeting DC Mallala considered a report (refer item 17.2) recommending that it approve the raising of $1.5M of loan funds to meet short-term cash flow needs. The report's recommendations had previously been considered and were supported by Council's Audit Committee at its meeting on 31 March. On the understanding that the need was not critical the Council resolved that *'this matter 'lay on the table'* to allow the issue to be considered by Council's new CEO after she commences. Further research has since been undertaken that indicates it would be prudent to grant approval to raise such loan funds as soon as possible.

Council has been running an under-lying operating deficit in recent years. (It recognises the need to improve its financial performance and its plans are based on achieving this.) For example the budgeted 2014/15 operating deficit (as at Feb 2015 budget review) is $1.053M. Most of Council's operating revenue and operating expenses have associated similar cash inflows and outflows in any given year. Depreciation is the largest expense that doesn't have an associated cash outlay. Depreciation represents $2.197M of total operating expenses of $10.692M in 2014/15.

What the above means is that typically whilst Council has been incurring operating deficits it has nevertheless been generating more operating cash inflow than operating cash outflow. It doesn't though generate sufficient net cash inflow to finance all significant capital works. To meet such outlay needs (where capital grants weren't available to fund the projects) Council has needed to either borrow monies or run-down existing cash balances.

There is nothing wrong with borrowings to finance capital works (particularly if a council is committed to a good long-term financial plan that is based on achieving/maintaining financial sustainability). Indeed LGA and other guidance material encourages it. Such guidelines also recommend that councils utilise existing cash on hand in the first instance rather than automatically borrowing at the time when capital outlays are incurred. This is because interest paid on borrowings is invariably higher (all things being equal) than the interest that can be earned from investing money.

Mallala has appropriately chosen to delay raising borrowings in recent years at the rate needed to finance its capital works program. It has instead run down its existing cash on hand. For example cash (and equivalents) on hand at the beginning of 2013/14 was $1.123M, falling to $366,000 at year end. Cash on hand at the end of 2014/15 is currently projected to be $177,000 (original 2014/15 budget for yearend was $157,000).

There is nothing wrong with having a low cash balance. In terms of cost-effective treasury management it is a good thing) providing a council can also readily access short-term borrowings to meet peaks in cash flow needs. DC Mallala currently has no such capacity.

Whilst Mallala currently expects to have $157,000 available at year end after meeting all budgeted expenses it is obliged to keep $81,000 of this amount on hand at all times (it was provided to Council for a specific purpose and is required to be held until used for that purpose). During the next two months there are likely to be periods where cash outflows will exceed cash inflows. For example

Council is required to expend monies on the CWMS and Black Spot projects before then claiming and being paid associated grants for this work. It is also possible that some other approved works could be completed earlier than forecast and need to be paid for. Likewise some ratepayers and other debtors may make payments to Council later than when originally anticipated.

It is also likely that in the first two months or so of 2015/16 operating cash inflow (for example from rates and other prime sources) will be less than operating outflow needs (for example for payments for wages and supplies to support ongoing activity) even though over the full 2015/16 year operating cash inflow will exceed operating cash outflow.

In short Council needs a credit facility that it can dip into to meet short-term cash flow needs to accommodate approved expenditure outlay timing needs during periods where such needs exceed cash inflows. Such an arrangement is similar to an overdraft that business entities commonly utilise. Approval and use of such a facility will not lead to an increase in Council's long-run debt or net financial liabilities levels since it will only be used to the extent and for any period necessary until Council receives monies owed to it. Similarly it will not result in any increase in expenditure. Expenditure can only arise in accordance with budget programs approved by Council.

I understand that some council members are concerned at Council's existing debt levels. In my opinion Council's net debt and net financial liabilities levels are not excessive relative to the likely needs of a growth council and particularly for one that has recently financed a large CWMS project. They are certainly within LGA guideline ranges. A higher priority focus for Council should be the progressive elimination over time of its annual under-lying operating deficit (and this will occur if it maintains the target performance upon which its current long-term financial plan is based).

Recommendation 1:

That Council secure a Cash Advance Debenture to the value of one and half million dollars ($1,500,000) from the Local Government Finance Authority. The facility should be for a term of fifteen years (15 years) at the variable interest rate ruling over the period of the CAD on the balance of funds drawn. The purpose of the Facility is to manage short term cash flow.

Recommendation 2:

That authorisation be given for the Council Seal to be placed on the Debenture Documents and the Mayor and Chief Executive Officer be authorised to sign on Council's behalf.

John Comrie

Independent Chair

DC Mallala Audit Committee

District Council of Mallala	**17.8 LGA Ordinary General Meeting Notice of Motions**	
	Container No:	**CON12/510**
	Document No:	**D15/7634**
Report Date:	**27 April 2015**	**Prepared by:** **Acting Chief Executive Officer**
Corporate Objective:	4.1.1 Provide leadership for the community in sustainability issues and local government reform matters	

Purpose:	To seek the Councils endorsement of the proposed manner in which the Council voting delegate (Mayor Kennington) will vote on the Notices of Motion proposed at the upcoming LGA Ordinary General meeting to be held on the 1 May 2015.

Recommendation 1:	"that the Council having considered Item 17.8 - *LGA Ordinary General Meeting Notice of Motions,* dated 27 April 2015, notes and receives the proposed voting for each of the Council Notice of Motions at the LGA General Meeting to be held on the 1 May 2015, and endorses Mayor Kennington to vote at the LGA Meeting as determined at this meeting."

Impact Summary

Organisational and Governance	
Financial	Nil
Legislation	Nil
Risk	Nil
Consultation	Nil
Asset Management Plans	Nil
Service Standards	Nil

Background

The Ordinary General Meeting for the Local Government Association is scheduled for the 1 May 2015. At the meeting a number of motions are proposed by Councils for consideration by the relevant voting delegates. As per the last few occasions the Mayor, Deputy Mayor and Acting Chief Executive Officer have met to consider the proposals in detail and have provided a recommendation to support or not support. It is noted that item 8.9 is requesting a decision of members.

Included below in this report is the proposed method of voting for each of the motions as provided in the LGA Ordinary General Meeting Agenda.

Discussion

Council is asked to consider the proposed voting and resolve to endorse or propose changes.

Notice Number	Motion	Support / Not Support
OGM010515/8.1	<u>Increase in Level of Fines and Interest on Unpaid Rates</u> That the LGA request the State Government to amend: 1 Section 181 (8)(b) of the Local Government Act 1999 to reflect an increase in the amount of fine on unpaid rates to be applied from the existing 2 per cent to up to but not exceeding 10 per cent at the discretion of the individual Council; and 2 Section 181 (17) of the Local Government Act 1999 to reflect an increase in the amount of interest on unpaid rates to be applied from the existing formula to 7 per cent above the Reserve Bank of Australia official rate at all times	**Not Support**
OGM010515/8.2	<u>Register of Interests</u> That the Ordinary General Meeting requests the LGA to continue to advocate an amendment to the Local Government Act 1999 to amend Division 2 regarding Register of Interests to enable an Elected Member's residential address to be suppressed under	**Support**

	special circumstances.	

OGM010515/8.3	<u>Trans Pacific Partnership (TTP) Trade Agreement</u> That the Ordinary General Meeting: 1 Request the LGA write to the Minister for Trade and Investment, the Hon. Andrew Robb, requesting consultation and engagement on the Trans Pacific Partnership (TTP) Agreement, answers to the matters below; and requesting release of the text before signing to enable an informed response by local government. Does the TPP: – enable a foreign investor to sue governments for damages over policy, laws or regulation at local, state or national level? – increase the period for copyright royalties and/or increases restrictions or penalties for temporary downloads from the internet which could increase costs for public and school libraries *and restrict the free flow of information?* – restrict local government policies which encourage local employment, support local economic and industry development and encourage good employment practices and initiatives? – restrict local government policies which encourage good environmental practices and initiatives? – restrict local government supply and regulation of services or require the commercialisation of services? – prevent local government procurement policy from giving preference to local suppliers? Furthermore that the LGA forward the above letter to the Australian Local Government Association (ALGA) and urge formalized dialogue between the ALGA and the Minister	**Support**

	to assist Councils in their responses.	

OGM010515/8.4	Reinstatement of Automatic Enrolment That the Ordinary General Meeting requests that LGA continue lobbying the State Government to reinstate automatic enrolment on Council's voters roll under the Local Government (Elections) Act 1999.	**Support**
OGM010515/8.5	Mandatory Total Fire Ban That the Ordinary General Meeting requests the LGA to investigate whether there is sufficient evidence across Local Government to lobby the State Government to ensure that a mandatory Total Fire Ban is put in place on occasions that a major emergency or disaster event is declared related to a bushfire and that the Total Fire Ban remain active for the duration of the emergency event.	**Support**
OGM010515/8.6	Proposed Legislation amendment relating to Suppressed Addresses on Candidate Nomination Forms for Local Government Elections That the Ordinary General Meeting request the LGA to lobby state Government to investigate amending the Local Government (Elections) Act 1999, the Electoral Act 1985 or the Commonwealth Electoral Act 1918 to ensure a nominated candidate's residential suburb is visible to the public, both on the front page of the candidate nomination form as well as on candidate profile to ensure that use of a PO Box or suppressed/silent voters roll address does not prevent residents knowing which suburb or Council area a candidate lives in, for the purposes of Local Government elections.	**Support**
OGM010515/8.7	Changes to legislation and processes relating to election issues That the Ordinary General Meeting requests the LGA to lobby the State Government to investigate legislative and process changes to improve the Local Government election processes.	**Support**

OGM010515/8.8	Absentee Landowners – Electoral Enrolment That the Ordinary General Meeting requests the LGA to investigate whether there is sufficient evidence across Local Government to lobby the State Government to amend the Local Government (Elections) Act 1999 to allow electoral enrolments for absentee property owners to remain in place until such time as the property is sold. It is intended that the absentee property owners would need to apply to be on the electoral roll in the first instance.	**Support**
OGM010515/8.9	Increasing Funding for Flooding and Drainage That the Ordinary General Meeting seeks urgent consideration by the State Government to increasing the funding allocation made to Local Government via the Stormwater Management Fund from the current indexed $4 million per annum to a dollar amount commensurate with the significant number and dollar value of storm water management projects urgently required on a catchment basis through South Australia. It is further recommended to the State Government that the NRM levy be partially allocated to fund storm water projects as a matter of urgency.	**Support** **Not Support**
OGM010515/8.10	Maintaining Local Public Hospitals That the Ordinary General Meeting advises the State Government that it does not support the closure of the Public Hospital Casualty Departments and other health facilities, including the Queen Elizabeth and the Repatriation Hospitals.	**Support**
OGM010515/8.11	Damage to council Infrastructure – Recovery of Cost That the Ordinary General Meeting authorises that the LGA initiates discussions with the State Government to facilitate a suitable mechanism to enable recovery of damages to Council infrastructure during development activities.	**Support**

Summary

The full LGA Ordinary General Meeting Agenda is available on the following link: http://www.lga.sa.gov.au/page.aspx?u=250&t=uList&ulistId=0&c=38689

District Council of Mallala	**17.9 Hayman Road Playground - Access Relocation**
	Container No: **CON12/958** **Document No:**
Report Date: **27 April 2015**	**Prepared by:** **Strategic Infrastructure Coordinator**

Corporate Objective:	1.5.2 Promote and support activities that encourage a safe, healthy and responsible community 3.3.1 Ensure a safe and efficient local road network and associated infrastructure

Purpose:	To provide information to Council on the proposed change of access/egress to the playground on Hayman Road to Pederick Road, and relocation of the car park.

Recommendation 1:	"That Council, having considered Item 17.9 - *Hayman Road Playground - Access Relocation,* dated 27 April 2015, ... <u>Option A</u> support the proposal to relocate access/egress to the playground from Hayman Road to Pederick Road and car park relocation as recommended by the Traffic Assessment Report, noting that it is still subject to development approval and potential appeal". <u>Option B</u> amend the application to exclude removal of Condition 3 and retain the relocation of the car park, noting that it is still subject to development approval and potential appeal". <u>Option C</u> withdraw development application 312/35/2015 - variation to development authorisation 312/199/2010, and reinstate the car park in accordance with Condition 1 of the original approval."

Impact Summary

Organisational and Governance	
Financial	Full cost of relocating the access/egress are minor as the previous entrance proposed is still present on Pederick Road including the culvert. The cost for the car park upgrade is approximately $13,500. The car park upgrade is funded equally by Council and the Local Government Stimulus Program grant. The funding was budgeted for and approved by Council for the matching funds to complete stage one.
Legislation	A Development Application pursuant to the *Development Act 1993* has been lodged, and is still subject to approval by the Development Assessment Panel.
Risk	The Traffic Assessment Report has indicated that the intersection/entrance to the playground present a high risk following assessment of vehicle incident and reported near misses.
Consultation	Local residents have been consulted as part of the category 3 process pursuant to the Development Act.
Asset Management Plans	Nil
Service Standards	Nil

Background

At its meeting on 10 March 2015, Council Members considered Questions on Notice regarding the Category 3 Development Application for 210 Hayman Road, Lewiston.

Council resolved to receive a report regarding the issues surrounding the application to vary development authorisation 312/199/2010 involving removal of Condition 3 to allow relocation of playground vehicular access/egress point from Hayman Road to Pederick Road, and relocation of the car park.

Discussion

Playground Development

The development application for the original '*playground and associated car parking and fencing'* was subject to an appeal to the ERD Court.

On 18 January 2011, the ERD Court ordered that Development Plan Consent be granted to the proposal subject to six conditions. In particular, condition 3 stated that vehicular access to and egress from the parking area shall be obtained only via Hayman Road. The development was to be carried out in accordance with the amended site plan (Condition 1) that was part of the negotiated compromise between the parties.

Amendment to Conditions

An applicant has the capacity to seek to amend/remove conditions of approval.

A development application was lodged (25 February 2015) for a Category 3 development, namely a variation to the original approval - removal of condition 3 to allow relocation of playground vehicular access/egress point from Hayman Road to Pederick Road, and relocation of car park.

The proposed amendment is illustrated in Figure 1.

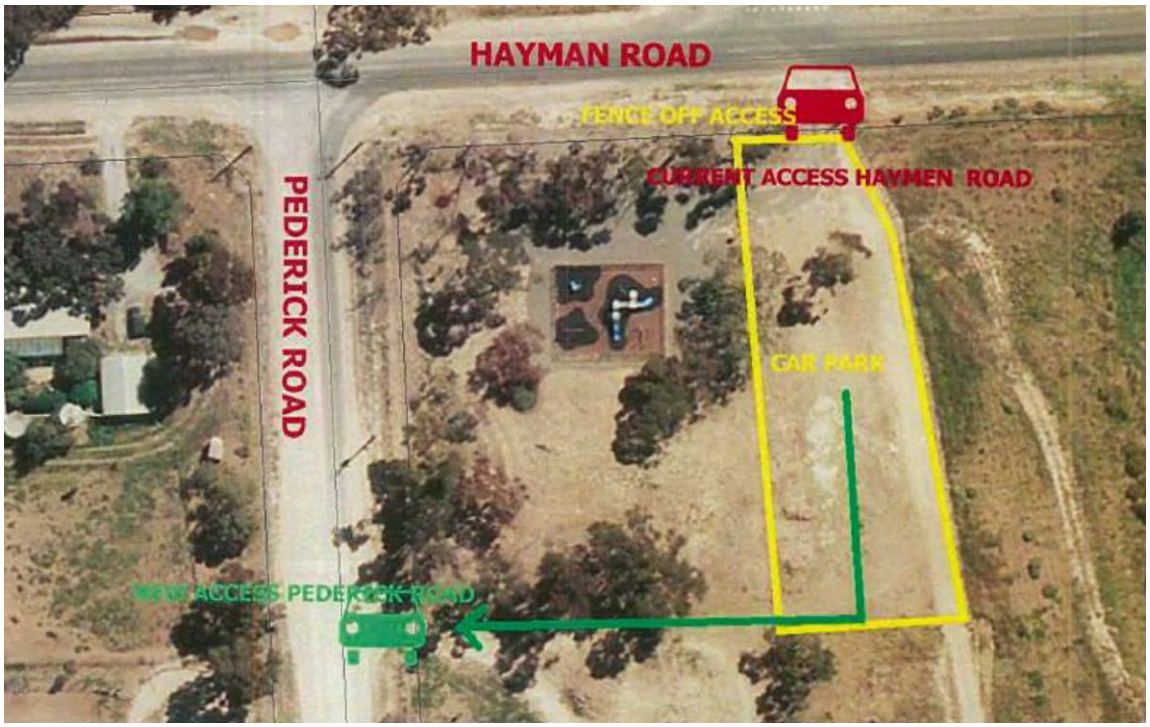

Figure 1

The application to vary the conditions came about due to concerns for community safety after an accident at the car park entrance on Hayman Road.

A Traffic Assessment Report (**Attachment 1**) noted that "With the entranceway located opposite Pederick Road it is creating a significant conflict point between turning vehicles to and from the playground and Pederick Road and the relatively high speed traffic on Hayman Road".

To improve safety, the report states "Although not in accordance with the ERD Court conditions, the preferred entranceway location is approximately 70 metres along Pederick Road (south) from Hayman Road. At this location vehicle speeds are relatively low due to the closeness of the T-junction".

The intention to relocate the entrance is based on the Traffic Assessment Report that was received following the incident that occurred at this entrance when a vehicle was entering from the east when a car travelling at speed tried to overtake in the right hand lane. Near misses have also been reported by Council staff when exiting the driveway onto Hayman Road as it is very hard to judge the speed of the oncoming traffic (80 km zone).

Public consultation

As a Category 3 development application, all members of the public had an opportunity to provide a representation for/against the proposal. Submissions were received from the Two Wells/Lewiston Neighbourhood Watch Committee and a local resident. The concerns raised will be considered as part of the assessment process.

Development Assessment Panel

As a Category 3 development and the fact that representations were received, the application will be referred to the Panel for a decision. The representors will be provided the opportunity to address the panel members in support of their representations.

Appeal Rights

Section 86(1)(b) of the *Development Act 1993* provides for a right of appeal to the Environment, Resources and Development Court against a decision that involves a Category 3 development. The appeal must be lodged with the Court within 15 business days after the date of the decision. A preliminary conference between parties will be held in the first instance.

Act on a Decision

A decision by the Panel to approve the new application does not require the applicant to act on the decision. A development approval may be subject to other consents before it can be enacted.

Way forward

As the applicant, Council may choose to do the following:

1. Proceed with the proposal to vary conditions of approval, noting that it is still subject to approval by the Development Assessment Panel and subject to appeal to the ERD Court.
2. Amend the proposal to exclude the removal of Condition 3 (access via Hayman Road), and only seek approval to acknowledge the relocation of the car park (variation to the Condition 1 issued by the ERD Court).
3. Withdraw the entire application, and direct Council Administration to reinstate the car park in accordance with Condition 1 of the original approval.

Summary

Council Administration lodged a Development Application to amend conditions of approval set by the ERD Court to relocate the playground access on Hayman Road for road safety concerns and the car park expansion for the increased space required is to facilitate the number of visitors during peak times.

The application was lodged based on the safety concerns presented by the Traffic Assessment Report commissioned by the Council Administration following accidents at the entrance to the playground.

Attachment 1
to report 17.9
dated 27 April 2015

Hayman Road Playground - Access Relocation

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TRAFFIC ASSESSMENT REPORT

FOR

ACCESS TO LEWISTON PLAYGROUND

CORNER OF HAYMAN ROAD AND PEDERICK ROAD, LEWISTON

FOR

DISTRICT COUNCIL OF MALLALA

MACE

ENGINEERING

SERVICES PTY LTD

6 Lennon Street
CLARE SA 5453
Tel. 88 421242
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ABN 38 073 733 874

DATE: Feb. 2015
ISSUE: NO. 1

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CONTENTS

1.0 BACKGROUND

2.0 EXISTING SITUATION

3.0 TRAFFIC DATA

4.0 PROPOSAL

5.0 TRAFFIC GENERATION

6.0 TRAFFIC IMPACT ASSESSMENT

7.0 SUMMARY

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1.0 BACKGROUND

This report relates to the development of a playground and associated parking by the District Council of Mallala on Council reserve at the south eastern corner of Hayman Road and Pederick Road at Lewiston.

The site has progressively been developed by DC Mallala over the past three years and now includes a playground, picnic shelter area and a toilet block. Council is in the process of constructing a sheeted carpark area in the reserve. The carpark will cater for cars parking for the playground/ picnic facilities and also horse floats for people using the adjacent horse riding areas.

Photo 1 – Existing playground and shelter with toilet

Prior to commencing the construction works, DC Mallala prepared a development plan which was appealed by some of the adjacent land owners. The appeal was then heard in the Environmental, Resources and Development (ERD) Court in January, 2011. Commissioner Hodgson then granted development consent under the following conditions:-

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- The development shall be carried out in strict accordance with the amended Site Plan dated 10 January 2011 relating to Development Application Number 312/199/2010, a copy of which is annexed hereto and marked 'Exhibit A', except as varied by the following conditions of consent.

- All existing trees within the subject land not directly affected by site works shall be retained and protected during development to the reasonable satisfaction of the Council.

- Vehicular access to and egress from the parking area shall be obtained only via Hayman Road.

- The parking area shall be surfaced with compacted rubble and car parking spaces marked with bollards.

- A safety fence of height of 1.2 metres shall be maintained around the playground.

- A perimeter fence of standard sheep mesh shall be established and maintained around the combined playground and car parking area and a lockable gate shall be installed on the eastern side of the perimeter fence as depicted in Exhibit A.

2.0 EXISTING SITUATION

Both Hayman Road and Pederick Road are sealed two way, two lane roads with unsealed shoulders and 80 km/h speed limits. Due to the flat terrain and high speed environment, the cross road intersection was re-aligned with a stagger in Pederick Road, several years ago. After this treatment, the number of right angle crashes (severe injury type crashes) reduced.

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Figure 1 – Site locality plan

Over the past three years, DC Mallala has progressively developed the area in accordance with the ERD Court condition of consent. This has included the vehicular access and egress from the area onto Hayman Road. Due to the layout of the playground area, the entranceway is located opposite the northern staggered leg of Pederick Road.

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Photo 2 – Entranceway located opposite the northern staggered leg of Pederick Road

With the entranceway located opposite Pederick Road it is creating a significant conflict point between turning vehicles to and from the Playground and Pederick Road and the relatively high speed traffic on Hayman Road.

DC Mallala staff have witnessed safety incidents at the playground entrance and have also been advised of many other near misses.

3.0 TRAFFIC DATA

3.1 Traffic Volumes

DC Mallala has undertaken traffic counts on both Hayman Road and Pederick Road with the most recent counts in 2012.

Hayman Road has daily traffic volumes of approximately 850 vpd with 5% commercial vehicles.

Pederick Road has daily traffic volumes of approximately 100 vpd with 10% commercial vehicles.

3.2 Crash Statistics

Crash statistics have been obtained for the past five years and show that there have been three recorded crashes at the location. The statistics do not detail which leg of Pederick Road with Hayman Road that the crashes occurred. Two of the three crashes occurred before the playground was developed and one crash occurred when a vehicle was entering the playground.

4.0 PROPOSAL

The proposal is to improve the safety of entry and exit to the Lewiston playground. The present entrance on Hayman Road opposite the northern staggered leg of Pederick Road is considered a safety risk due to the conflict of turning movements at this location and the high speed environment of through traffic on Hayman Road. This is further accentuated by the high traffic volumes of 850 vpd on Hayman Road.

Although not in accordance with the ERD Court conditions, the preferred entranceway location is approximately 70 metres along Pederick Road (south) from Hayman Road. At this location vehicle speeds are relatively low due to the closeness of the T-junction. Traffic volumes are also low at approximately 100 vpd.

It is important that the entranceway is located so that exiting vehicle headlights do not shine into any opposite dwellings on Pederick Road.

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Photo 3 – Proposed entranceway to playground on Pederick Road

5.0 TRAFFIC GENERATION

The playground development will have some relatively busy times but it is estimated that the number of vehicles entering the development once it is fully operational will only be 50 to 60 vpd.

These figures are quite low and when combined with the existing traffic on Pederick Road is still considerably less than the existing traffic volumes on Hayman Road. The through traffic past the entranceway on Pederick Road will also be much less than that existing on the high speed environment of Hayman Road.

It is anticipated that the traffic generated by the development would be evenly split from north to south.

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6.0 TRAFFIC IMPACT ASSESSMENT

The following section provides an assessment of the impact of changing the location of the entranceway to the Lewiston Playground to Pederick Road. Generally, the forecast traffic volumes are very low and will easily be accommodated on the quieter Pederick Road as there is ample capacity to accommodate additional movements generated by the development of the site. Notwithstanding this, further assessment has been undertaken on specific aspects of the proposal in order to illustrate the negligible traffic impact of the proposal in more detail.

During peak times for the development, the number of vehicles turning right into the development is likely to be up to 5 vehicles per hour and the approaching volumes on Pederick Road is estimated as 20 vehicles per hour. These volumes are so low, they do not require any upgrade treatment based on "Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections".

The sight distance to the north and to the south from the proposed entranceway is well in excess of the desirable minimum Safe Intersection Sight Distance (SISD) detailed in Guide to Road Design – Part 4A, Table 3.2.

7.0 SUMMARY

The relocation of the entranceway to Lewiston Playground to Pederick Road will improve road safety. The proposed exit and entry onto Pederick Road will occur with lower traffic volumes and lower speed of the through traffic.

In comparison, the existing entranceway is located on Hayman Road with high traffic volumes and high speed through traffic. Turning in and out of the playground is further complicated by the conflict with turning traffic opposite from Pederick Road north leg.

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In conclusion, it is recommended that the entranceway to the Lewiston Playground be relocated to Pederick Road to improve road safety of the site. The existing entranceway on Hayman Road should be closed to all vehicles. Relocation of the entranceway will be in conflict with the ERD Court conditions and Council will have to take the necessary action to override these conditions on the basis of the improvement to road safety detailed in this report.

Trevor K Mace **MIEAust, CPEng**
DIRECTOR
6/02/15

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Items:

18. URGENT BUSINESS

18.1

District Council of Mallala	19 CONFIDENTIAL ITEMS
MONDAY 27 April 2015	

Items:

19.1 No Confidential Items

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