NOTICE OF COUNCIL MEETING

Pursuant to the provisions of section 84 (1) of the
Local Government Act 1999

The Special Meeting of the

Adelaide Plains Council

will be held in

Council Chamber
Redbanks Road
Mallala

on

Monday 8 November 2021 at 6.00pm

James Miller
CHIEF EXECUTIVE OFFICER

In light of the ongoing COVID-19 public health emergency, and pursuant to section 302B of the Local Government Act 1999 and the Electronic Participation in Council Meetings Notice (No 1) 2020, **public access to all Council and Committee meetings will be facilitated via live stream on Council's YouTube channel**.
On the day of the meeting, a direct link to the live stream will be displayed on the homepage of Council's website www.apc.sa.gov.au

INDEX

		Page Number
1	**ATTENDANCE RECORD**	
2	**ADJOURNED BUSINESS**	
	Nil	
3	**DECLARATION OF MEMBERS' INTEREST**	
4	**MOTIONS ON NOTICE**	
4.1	Lift Motion Off Table – 2021/387	3
5	**REPORTS FOR DECISION**	
5.1	Request for Council Support – Two Wells Regional Action Team – Two Wells Twinkling	4
5.2	Outcome of Public Consultation – Revocation of Community Land Status	11
5.3	Draft Long Term Financial Plan 2023-2032	69
6	**CONFIDENTIAL ITEMS**	
	Nil	
7	**CLOSURE**	

Adelaide Plains Council		4.1	Motion on Notice – Lift Motion Off Table – 2021/387
		Document No:	D21/49049
Report Date:	8 November 2021	Submitted by:	Councillor Keen

Preamble:	N/A
Motion:	**"that motion 2021/387 be lifted from the table."** *14.9 Moved Councillor Strudwicke Seconded Councillor Lush* ***2021/ 387*** ***"that Council, having considered Item 14.9 – Outcome of Public Consultation – Wasleys Bridge Closure or Load Limit Reduction, dated 25 October 2021, and in doing so, instructs the Chief Executive Officer to:*** ***1. In accordance with the provisions of Section 32 of the Road Traffic Act 1961, apply a load limit of 6.5 tonnes, emergency vehicles, Council vehicles and service vehicles exempted, to Wasleys Road Bridge (Light River), Barabba*** ***2. Relinquish the Bridge Renewal Program – Round 5 funding of $107,500 and*** ***3. Apply for Bridge Renewal Program – Round 6, with Council's contribution to be confirmed upon determination of the application."***

	5.1	**Request for Council Support – Two Wells Regional Action Team – Two Wells Twinkling**
	Department:	**Governance and Executive Office**
	Report Author:	**Acting General Manager – Governance and Executive Office**
Date: 8 November 2021	**Document Ref:**	**D21/48960**

EXECUTIVE SUMMARY

- The purpose of this report is for Council to consider a request from the Two Wells Regional Action Team Inc (TWRAT) for Council support for, and participation in, the Two Wells Twinkling initiative and to instruct the Chief Executive Officer (CEO) accordingly.
- The Two Wells Twinkling initiative is twofold – an official launch event on Friday 3 December 2021 (the Launch) and a Christmas lights display competition.
- Representatives of TWRAT addressed Council by way of deputation on 27 September 2021 and meetings and discussions have also occurred between TWRAT and Management. To date, however, Council has not formally confirmed its support for, or participation in, the Two Wells Twinkling and, accordingly, Management has not made any commitments to TWRAT in relation to the initiative particularly in relation to those requests which have a budget impact.
- TWRAT has now formalised its request to Council by way of a letter, received on 20 October 2021. A copy of this letter is provided for as **Attachment 1** to this Report.
- The elements of TWRAT's request that require consideration by Council Members are:
    - Council buildings in the Two Wells main street to be 'aglow with lights'
    - Trees in the main street 'lit with fairy lights' and
    - Public liability insurance for the Launch to be covered by Council.
- The remaining requests for assistance from Council staff are operational in nature and will be dealt with by Management appropriately once Council determines its support or otherwise for the Two Wells Twinkling initiative.
- Given that there will be a budget implication associated with Council's participation in the Two Wells Twinkling, and that this is indeed currently unbudgeted, direction from Members is now required in relation to:
    - Council's support for the Two Wells Twinkling
    - Council's participation, and to what extent, in the Two Wells Twinkling by decorating the Council buildings in the Two Wells main street and/or trees in the main street and
    - Covering the cost of public liability Insurance.
- The Recommendations below deal with these matters in sequence. It is recommended that Council consider TWRAT's request and instruct the CEO accordingly.

RECOMMENDATION 1 – Supporting the Initiative

"that Council, having considered Item 5.1 – *Request for Council Support – Two Wells Regional Action Team – Two Wells Twinkling*, dated 8 November 2021, receives and notes the report and in doing so confirms its support for the advancement of TWRAT's Two Wells Twinkling initiative."

RECOMMENDATION 2 – Participate in the Two Wells Twinkling

"that Council, having considered Item 5.1 – *Request for Council Support – Two Wells Regional Action Team – Two Wells Twinkling*, dated 8 November 2021:

1. **Instructs the Chief Executive Officer to install Christmas lights on the exterior of the Two Wells Service Centre, Two Wells Old Council Chamber and Two Wells Library buildings and fairy lights on the trees along the Two Wells Main Street and**
2. **Acknowledges that an allocation of $_____ will be incorporated into the first quarter budget revision for 2021/2022."**

RECOMMENDATION 3 – Public Liability Insurance

"that Council, having considered Item 5.1 – *Request for Council Support – Two Wells Regional Action Team – Two Wells Twinkling*, dated 8 November 2021:

1. **Resolves that Council will pay for public liability insurance for the Two Wells Twinkling launch event on Two Wells Regional Action Team's behalf and**
2. **Acknowledges that an appropriate allocation will be incorporated into the first quarter budget revision for 2021/2022."**

BUDGET IMPACT

Estimated Cost:	Management can implement Christmas decorations ranging from 'modest' to 'elaborate' and reflective of the budget that Members resolve to set.
Future ongoing operating costs:	Unknown
Is this Budgeted?	No

RISK ASSESSMENT

A resolution of Council is not required in order for TWRAT to hold the Two Wells Twinkling event or associated activities. Irrespective of Council resolving its support or otherwise, TWRAT must apply for a permit to use Council land (the Two Wells Village Green) and this application will be assessed at an operational level. Council's resolution will simply guide Management separate to this, and in relation to how much assistance to provide TWRAT over and above an ordinary community event.

It is not uncommon for local government entities to support or facilitate similar Christmas initiatives within a community. If Council declines to support, and indeed participate in, the Two Wells Twinkling there is a risk of reputational damage given the likely community support and interest in the initiative. However, Council should also be mindful of parity if, in the future, community groups in other townships initiate a similar event and seek Council's financial support and involvement.

Attachments

1. Copy of Letter from Two Wells Regional Action Team to Council dated 20 October 2021.

DETAILED REPORT

Purpose

The purpose of this report is for Council to consider a request from the Two Wells Regional Action Team Inc (TWRAT) for Council support for, and participation in, the Two Wells Twinkling initiative and to instruct the Chief Executive Officer (CEO) accordingly.

Background/History

The Two Wells Twinkling initiative is twofold – an official launch event on Friday 3 December 2021 (the Launch) and a Christmas lights display competition.

Representatives of TWRAT addressed Council by way of deputation on 27 September 2021 and meetings and discussions have also occurred between TWRAT and Management. To date, however, Council has not formally confirmed its support for, or participation in, the Two Wells Twinkling and, accordingly, Management has not made any commitments to TWRAT in relation to the initiative particularly in relation to those requests which have a budget impact.

TWRAT has now formalised its request to Council by way of a letter, received on 20 October 2021. A copy of this letter is provided for as **Attachment 1** to this Report.

Discussion

A resolution of Council is not required in order for TWRAT to hold the Two Wells Twinkling event or associated activities. Irrespective of Council resolving its support or otherwise for the Two Wells Twinkling initiative, TWRAT must apply for a permit to use Council land (the Two Wells Village Green) for the launch event and this application will be assessed at an operational level as per usual business. Separately, Council's resolution will simply guide Management in relation to how much assistance to provide TWRAT, over and above an ordinary community event.

The elements of TWRAT's request that require consideration by Council Members are:

- Council buildings in the Two Wells main street to be 'aglow with lights'
- Trees in the main street 'lit with fairy lights' and
- Public liability insurance for the Launch to be covered by Council.

The remaining requests for assistance from Council staff are operational in nature and will be dealt with by Management appropriately once Council determines its support or otherwise for the Two Wells Twinkling initiative.

Likely Costs to Participate

It is, naturally, a matter for Council as to the budget to allocate towards this initiative and Management will work within the budget allocated by Council accordingly. Management can implement Christmas decorations ranging from 'modest' to 'elaborate' and reflective of the allocation. However, Management is mindful that a significant amount of Christmas and fairy lights would be required in order to properly decorate Council's buildings (Two Wells Service Centre, Two Wells Old Council Chamber and Two Wells Library) plus the many trees along the main street.

Insurance

As this is not a Council-event, there is no ability to include the Two Wells Twinkling launch under Council's own public liability insurance.

Accordingly, and in any event in order to obtain the necessary Council permits to hold the event on Council land, TWRAT will need to demonstrate that it holds the appropriate level of public liability insurance.

If Council wishes to support TWRAT by covering the costs, it will either need to pay an invoice on TWRAT's behalf or provide a monetary contribution to TWRAT to cover the costs of insurance.

Other Considerations

It is not uncommon for local government entities to support or facilitate similar Christmas initiatives within a community. If Council declines to support, and indeed participate in, the Two Wells Twinkling there is a risk of reputational damage given the likely community support and interest in the initiative. However, Council should also be mindful of parity if, in the future, community groups in other townships initiate a similar event and seek Council's financial support and involvement.

Conclusion

Given that there will be a budget implication associated with Council's participation in the Two Wells Twinkling, and that this is indeed currently unbudgeted, direction from Members is now required in relation to:

- Council's support for the Two Wells Twinkling
- Council's participation, and to what extent, in the Two Wells Twinkling by decorating the Council buildings in the Two Wells main street and/or trees in the main street and
- Covering the cost of public liability Insurance.

It is recommended that Council consider TWRAT's request and instruct the CEO accordingly.

References

Legislation

Local Government Act 1999

Council Policies/Plans

Annual Business Plan and Budget 2021/2022

Strategic Plan 2021-2024

TWO WELLS REGIONAL ACTION TEAM Inc
ABN 99 664 718 339
PO Box 573
Two Wells SA 5501
twrat@bigpond.com

Mr James Miller
CEO Adelaide Plains Council
2A Wasleys Road
MALLALA SA 5502

20.10.21

Dear Mr Miller,

As the CEO of the Adelaide Plains Council you are aware of the deputation we placed to the council members in September for the Two Wells Twinkling. As a follow up to that deputation I would like affirmation and clarification of a couple of things please plus a request.

Firstly, as most businesses in the main street will be participating in the Twinkling we wish to clarify that the council buildings in the main street will be aglow with lights as well. Also, if possible it would be great to have the trees in the main street lit with fairy lights – this would make an impressive impact to all who visit.

Secondly, the artificial pre-lit Christmas tree will be assembled, connected and secured by council staff prior to the Launch on Friday 3rd December 2021. {Plus temporary fencing if required}.

Thirdly, council staff will be on hand prior to 6.30pm on Friday 3rd December to assist with the setting up of COVID QR codes and hand sanitiser stations.

And lastly, in previous years the Adelaide Plains Council has covered the public liability of the Christmas Street Parade. It would be greatly appreciated if the council would do the same for the Two Wells Twinkling please.

Thank you very much for your attention to these matters. Your support has been greatly appreciated and I look forward to a positive response on all counts. Thank you.

Anna CTM White
{0449 579 334}
Coordinator

	5.2	**Outcome of Public Consultation – Revocation of Community Land Classification**
	Department:	**Governance and Executive Office**
	Report Author:	**Acting General Manager – Governance and Executive Office**
Date: 8 November 2021	**Document Ref:**	**D21/49081**

EXECUTIVE SUMMARY

- Council is currently considering a proposal to revoke the community land classification applying to Section 180 in the Hundred of Port Gawler in the area named Two Wells, being the whole of the land in Crown Record Volume 5984 Folio 730 and Section 716 in the Hundred of Port Gawler in the area named Two Wells, being portion of the land in Crown Record Volume 5755 Folio 739, which land is dedicated Crown land under the Council's care, control and management (the Proposal).
- The purpose of this report is for Council to:
    - consider the outcome of public consultation in relation to the Proposal; and; determine whether to submit the Proposal, along with a report on submissions made as part of the public consultation process, to the Minister for Planning and Local Government seeking approval for the Proposal.
- Council considered a report in relation to the Council undertaking public consultation on the Proposal at its Special Council Meeting on 5 October 2021 (**Attachment 1**). The Council resolved at this meeting (Council Resolution 2021/366) to prepare and make publicly available a report on the Proposal and to follow the relevant steps set out in its public consultation policy in respect of the Proposal.
- In accordance with Council Resolution 2021/366, section 194(2) of the *Local Government Act 1999*(SA) (the Act) and Council's *Public Consultation Policy*, public consultation was undertaken from 13 October 2021 until 3 November 2021 (inclusive) (details of which are set out in **Attachment 2**). Council's decision to commence public consultation featured on the front page of the Echo November edition (released 28 October 2021) and within the Bunyip 13 October 2021 edition and Plains Producer 27 October 2021 edition (**Attachment 3**). Council also contacted the Adelaide Plains Kennel and Obedience Club and the Two Wells Trotting Owners and Trainers Association directly in relation to public consultation, as they each occupy one of the parcels of land the subject of the Proposal on a month by month lease while their respective relocation exercises to new premises are completed (**Attachment 4**).
- A copy of the documents which were on public display for the duration of public consultation, including the report required by Section 194(2) of the Local Government Act, are in **Attachment 5** to this Report (the Public Consultation Documents).

- At the conclusion of the public consultation period, Council had received only one submission from Mr Ian O'Loan (**Attachment 6**). This submission appears to be in favour of the proposed revocation however does highlight related matters for Council's consideration.
- Now that the deadline for public submissions on the Proposal required by the Council's public consultation policy has closed the Council must consider the submission received and determine either:
    - not to proceed with the Proposal; or
    - to submit the Proposal with a report on all submissions made as part of the public consultation process to the Minister responsible for the administration of the Act seeking the Minister's approval for the Proposal.

RECOMMENDATION 1 – Acknowledge Public Consultation

"that Council, having considered Item 5.2 – *Outcome of Public Consultation – Revocation of Community Land Classification*, dated 8 November 2021, receives and notes the report and in doing so acknowledges that:

1. **In accordance with Council Resolution 2021/366, as required by section 194(2)(a) of the *Local Government Act 1999*(SA) (the Act) the Council prepared and made publicly available during the period from 13 October 2021 until 3 November 2021 (inclusive) a report on its proposed revocation of the community land classification applying to Section 180 in the Hundred of Port Gawler in the area named Two Wells, being the whole of the land in Crown Record Volume 5984 Folio 730 and Section 716 in the Hundred of Port Gawler in the area named Two Wells, being portion of the land in Crown Record Volume 5755 Folio 739, which land is dedicated Crown land under the Council's care, control and management (the Proposal)**
2. **Public consultation was undertaken on the Proposal for the purposes of section 194(2)(b) of the Act in accordance with Council Resolution 2021/366 and Council's *Public Consultation Policy* during the period from 13 October 2021 until 3 November 2021 (inclusive)**
3. **One submission, presented as Attachment 6 to this Report, was received by the Council in response to the public consultation described in paragraphs 1 and 2 above and**
4. **In relation to the one submission received, Council notes that it is generally in favour of the Proposal and that the other matters raised by it do not directly relate to the Proposal but are matters that may be taken into account by the Council in relation to any future development or use of the land the subject of the Proposal."**

RECOMMENDATION 2 – Consideration of Submissions and Seeking Approval for the Proposal

"that Council, having considered Item 5.2 – *Outcome of Public Consultation – Revocation of Community Land Classification*, dated 8 November 2021, and after having completed public consultation on the Proposal and having considered the submission received on the Proposal in response to the public consultation described in paragraphs 1 and 2 of the Resolution above:

1. **Resolves to seek the formal consent of the Minister for Environment and Water (as the owner of the land) to the Proposal as required under section 194(1)(d) of the Local Government Act 1999 (the Act), to the extent that such consent has not already been provided**
2. **Resolves to prepare a report on all submissions received in response to the public consultation described in paragraphs 1 and 2 of the Resolution above and submit this report and the Proposal to the Minister for Planning and Local Government (as the Minister responsible for the administration of the Act) seeking approval for the Proposal**
3. **Authorises the Chief Executive Officer to attend to the preparation of all documents and correspondence and all other matters required to give effect to the above resolution**
4. **Instructs that a further report be prepared for the Council notifying of the response received from the Minister for the Council to decide whether to pass a resolution to give effect to the Proposal and**
5. **Acknowledges that the process for formally revoking the dedication of the relevant land will be dealt with subsequently under the *Crown Land Management Act 2009*, in conjunction with the broader acquisition proposal."**

BUDGET IMPACT

Estimated Cost:	Nil
Future ongoing operating costs:	Nil
Is this Budgeted?	Not Applicable

RISK ASSESSMENT

Council cannot resolve to revoke the community land status in accordance with the Proposal until such time as the Minister for Planning and Local Government approves the Proposal. Therefore, having now undertaken public consultation, and after considering the submission received, should Council wish to proceed with the Proposal, the next step in accordance with Section 194(3) of the Local Government Act 1999(SA), is to seek the approval of the Minister for Planning and Local Government to the Proposal.

In accordance with Section 44(3) of the Local Government Act 1999(SA), Council cannot delegate the power to make an application to the Minister. Council, therefore, must formally resolve to submit the proposal to the Minister for approval (if it wishes to do so).

Attachments

1. Copy of Item 4.1 – Public Consultation – Revocation of Community Land Classification – Two Wells dated 30 September 2021.
2. Copy of Public Consultation Notices appearing in local newspapers the Plains Producer and Bunyip on 13 October 2021.
3. Copy of newspaper articles from Echo November edition, Bunyip 13 October 2021 edition and Plains Producer 27 October 2021.
4. Copy of letter to Adelaide Plains Kennel and Obedience Club and Two Wells Trotting Owners and Trainers Association dated 13 October 2021.
5. Copy of Public Consultation Documents.
6. Copy of submission by Mr Ian O'Loan dated 2 November 2021.

DETAILED REPORT

Purpose

The purpose of this report is for Council to:

- Consider the outcome of public consultation in relation to the Proposal and
- Determine whether to submit the Proposal, along with a report on submissions made as part of the public consultation process, to the Minister for Planning and Local Government seeking approval for the Proposal.

Background/History

Section 194 of the Local Government Act 1999 (the Act) deals with the revocation of the classification of land as community land. In particular:

(1) A council may (subject to the following exceptions and qualifications) revoke the classification of land as community land in accordance with the following procedure.

(a) …

(b) …

(c) …

(d) The classification of other land as community land cannot be revoked unless—

(i) the Minister approves revocation of the classification; and

(ii) if the land is under the care, control and management of the council but is not owned by the council—the owner of the land approves revocation of the classification.

(2) Before a council revokes the classification of land as community land—

(a) the council must prepare and make publicly available a report on the proposal containing—

(i) a summary of the reasons for the proposal; and

(ii) a statement of any dedication, reservation or trust to which the land is subject; and

(iii) a statement of whether revocation of the classification is proposed with a view to sale or disposal of the land and, if so, details of any Government assistance given to acquire the land and a statement of how the council proposes to use the proceeds; and

(iv) an assessment of how implementation of the proposal would affect the area and the local community; and

(v) if the council is not the owner of the land—a statement of any requirements made by the owner of the land as a condition of approving the proposed revocation of the classification; and

(b) the council must follow the relevant steps set out in its public consultation policy.

(3) After complying with the requirements of subsection (2), the council—

(a) must submit the proposal with a report on all submissions made on it as part of the public consultation process to the Minister; and

(b) if the Minister approves the proposal—may make a resolution revoking the classification of the land as community land.

Council considered Item 4.1 – *Public Consultation – Revocation of Community Land Classification – Two Wells* (in **Attachment 1** to this Report) at its Special Council Meeting on 5 October 2021 and resolved as follows:

4.1 Public Consultation – Revocation of Community Land Classification – Two Wells

Moved Councillor Parker *Seconded Councillor Boon* ***2021/366***

"that Council, having considered Item 4.1 – Public Consultation – Revocation of Community Land Classification – Two Wells, dated 30 September 2021, receives and notes the report and in doing so:

1. ***Instructs the Chief Executive Officer to undertake public consultation in relation to the proposed revocation of the Community Land classification of Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 and Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739 in accordance with Council's Public Consultation Policy and***
2. ***Acknowledges that upon completion of the public consultation period, a report detailing all submissions received, be returned to Council for consideration."***

CARRIED

Discussion

Public Consultation – Process

In accordance with Resolution 2021/366, section 194(2) of the Act and Council's *Public Consultation Policy*, public consultation was undertaken from 13 October 2021 until 3 November 2021 (inclusive).

A paid public notice was placed in local newspapers the Plains Producer and the Bunyip on 13 October 2021 (**Attachment 2** to this Report). In addition, Council's decision to commence public consultation featured on the front page of the Echo November edition (released 28 October 2021) and within the Bunyip 13 October 2021 edition and Plains Producer 27 October 2021 edition (**Attachment 3** to this Report).

Direct Contact with Community Groups Occupying the Land

Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 is currently the subject of a lease between Council and the Adelaide Plains Kennel and Obedience Club (APKOC). That lease is currently in a month by month "holding over" while APKOC's relocation exercise to Clara Harniman Reserve is completed.

Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739 is currently the subject of a lease between Council and the Two Wells Trotting Owners and Trainers Association (TWTOTA). This lease is also in a month by month "holding over" while TWTOTA completes its relocation exercise to Hams Park.

Accordingly, Council wrote directly to APKOC and TWTOTA on 13 October 2021 to notify each of them of Council's decision to undertake public consultation on the Proposal and their opportunity to make

a submission during the public consultation period. This additional engagement was intended to ensure that each group was fully aware of the Proposal and that their relocation exercises would be unaffected by the Proposal. Naturally, direct notification also ensured that both APKOC and TWTOTA had the opportunity to make a submission for consideration during the public consultation period.

A copy of each communication is provided for as **Attachment 4** to this Report.

Public Consultation – Outcome

At the conclusion of the public consultation period, Council had received only one submission from Mr Ian O'Loan (**Attachment 6**). This submission appears to be in favour of the proposed revocation however does highlight related matters for Council's consideration. It is noted that these matters are not related to the Proposal itself but may be kept in mind by Council if and when the Land is proposed to be developed or used for any particular purpose in the future:

> *It is very good to see that after two decades plus of negotiation the Crown has now agreed for the APC to purchase the above lands.*
>
> *However, before any land is transferred to APC it is vital that the intersection of Pt Wakefield Road and Mallala Road is up graded to accept the current and future traffic flow through this intersection.*
>
> *…*

Next Steps

If, having considered the outcome of the public consultation process on the Proposal the Council considers it appropriate to proceed with the Proposal, then the next step, in accordance with Section 194(3) of the Act, is to seek the approval of the Minister for Planning and Local Government for the Proposal.

To do so, section 194(3) of the Act requires that the Proposal and a report on all submissions made on it as part of the public consultation process be submitted to the Minister.

Further, the Office of Local Government has published a Guidance Paper – Section 194 – Revocation of Community Land Classification (click here to access). The Guidance Paper outlines information that must be included in the application to the Minister:

- *A copy of the report prepared by the council for the purposes of section 194(2)(a);*
- *In the event that the land is under the care, control and management of the council but is not owned by the council, a copy of the landowner's approval of the revocation (including approval of any native title holders);*
- *If the council proposes to sell the land, a copy of the council's policy on the sale or disposal of land, under section 49(1)(d);*
- *Details of the public consultation undertaken, including copies of the actual advertisement(s) placed in local newspaper(s), media releases, photos of signs erected on the land, and copies of any correspondence sent to adjoining property owners or occupiers as well as details of those persons who were notified;*

- *A copy of the relevant certificate of titles, spatial plan(s) showing the cadastral boundaries of the subject land and immediate surrounding areas, and any other documentation that the council believes will support its application; and*
- *In the event that the land is to be sold, a copy of the valuation report on the land (if obtained), and a copy of any resolution by the council to use the proceeds of the sale of the land for the acquisition or development of other land for public community use or for the provision of community facilities.*
- *Copies of all submissions or petitions made on the proposal as part of the public consultation process;*
- *A report to the Minister on all submissions received on the proposal during the council's public consultation process, for the purposes of section 194(3)(a) and the council's response to the issues raised in the submissions received;*
- *A copy of the agenda report and minutes for the council meeting at which the council considered any submissions made during the public consultation process;*
- *A copy of council's resolutions relevant to the proposal, including the resolution to submit the proposal to the Minister.*

Council will be advised of the Minister's decision in writing. The revocation of the community land classification does not take effect unless and until Council makes a resolution to give effect to the proposal. It may decide that it does not wish to proceed with the revocation.

If the council resolves to revoke the classification, the land is freed from any dedication, reservation or trust affecting the land, other than a dedication, reservation or trust under the *Crown Lands Management Act 2009* (SA). (per Section 195(1) of the Act, which is set out below).

> *195—Effect of revocation of classification*
>
> *(1) The revocation of the classification of land as community land frees the land from a dedication, reservation or trust affecting the land, other than a dedication, reservation or trust under the Crown Lands Act 1929.*
>
> *(2) If it appears from the Register Book that the land is subject to a dedication, reservation or trust, other than a dedication reservation or trust under the Crown Lands Act 1929, the council must, immediately after the revocation of the classification of land as community land, give notice of the revocation to the Registrar-General in a manner and form approved by the Registrar-General (and the Registrar-General must then make appropriate amendments to any relevant instrument of title or other public record).*

Conclusion

Having now undertaken public consultation in relation to the Proposal, it is for Council to now consider the one submission received and, should Council wish to proceed with the Proposal to resolve to seek the approval of the Minister for Planning and Local Government in relation to the Proposal in accordance with Section 194(3) of the Local Government Act.

References

Legislation

Crown Lands Management Act 2009

Local Government Act 1999

Council Policies/Plans

Annual Business Plan and Budget 2021/2022

Public Consultation Policy

Strategic Plan 2021-2024

Adelaide Plains Council	**4.1**	**Public Consultation – Revocation of Community Land Classification – Two Wells**
	Department:	**Development and Community**
	Report Author:	**General Manager – Development and Community**
Date: 30 September 2021	**Document Ref:**	**D21/43751**

EXECUTIVE SUMMARY

- The purpose of this report is to provide Council with an overview of the processes required to revoke the Community Land classification of Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 and Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739
- These Crown Parcels are under the care and control of Council, however they are owned by 'The Crown'
- This land is recognised as Community Land under the Local Government Act 1999 and currently classified under Council's Community Land Management Plan as 'Community and District Council' purposes.
- To revoke the classification of Community Land, Council is required to follow the process that is outlined within section 194 of the Local Government Act 1999, including, preparing a report detailing the land and purpose of the revocation, an assessment of how implementation of the proposal would affect the area and the local community, carry out public consultation (in accordance with Council's public consultation policy) and submit the proposal to the Minister for consideration.

RECOMMENDATION

"that Council, having considered Item 4.1 – *Public Consultation – Revocation of Community Land Classification – Two Wells*, dated 30 September 2021, receives and notes the report and in doing so:

1. **Instructs the Chief Executive Officer to undertake public consultation in relation to the proposed revocation of the Community Land classification of Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 and Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739 in accordance with Council's Public Consultation Policy and**

2. **That upon completion of the public consultation period, a report detailing all submissions received, be returned to Council for consideration."**

BUDGET IMPACT

Estimated Cost:	$500 (public consultation notices)
Future ongoing operating costs:	0
Is this Budgeted?	Yes

RISK ASSESSMENT

The proposed recommendation is for consultation only and is in accordance with the requirements of the *Local Government Act 1999*.

Attachments

1. Community Land Revocation Report Two Wells.

DETAILED REPORT

Purpose

The purpose of this report is to provide Council with an overview of the processes required to revoke the Community Land classification of Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 and Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739.

The Subject Land is land dedicated to Adelaide Plains Council for Community and District Council Purposes Pursuant to the Crown Lands Act, 1929. The land is owned by 'The Crown'.

Council proposes to revoke the community land classification of the Subject Land (two Crown Parcels) as the first step in the process to ultimately enable the Subject Land to be developed and used in accordance with the relevant provisions of the Planning and Design Code. This would in all likelihood involve an acquisition of the land by Council.

Should Council acquire the land, it is proposed that subject to a satisfactory development proposal being agreed between Council and the private sector, all or part of the Subject Land will be on-sold by Council, subject to Council determining whether to retain a portion of the land currently zoned Recreation.

It is not Council's intention to seek to profit from the proposed community land revocation and ultimate sale to the private sector, rather Council seeks to use its unique position to unlock the Subject Land and allow it to be developed for a mix of retail, commercial and community offerings.

Background/History

In 2013, the Two Wells Residential Development Plan Amendment (DPA) was gazetted by the Minister for Planning with an intention to provide zoned land for residential and associated growth in Two Wells.

At the time the Planning Minister stated *"This DPA will allow for the provision of up to 3,400 new dwellings and up to 9,700 more residents living in Two Wells over the next 20-30 years."* While the growth in and around Two Wells is well underway, much of the infrastructure (physical and social) is not yet in place and while the land was rezoned by the State, responsibly for the planning for urban growth and implementation will mostly fall on Council.

The key component of this urban growth is residential growth in and around Two Wells, which will place additional demands on the provision of sufficient land for employment, commercial and retail land uses and the development of community and social services.

Development of the Subject Land, should the community land classification be revoked (and should Council ultimately be successful in securing the right to purchase the Subject Land from the Crown), will open up the currently underutilised Subject Land for a higher and better use as contemplated by the Planning and Design Code, to support the increased residential growth in and around Two Wells.

Since 2014, Council has taken active steps to facilitate and support urban growth at Two Wells, including:

- Recognising its role in facilitating economic development and investment;
- Noting the unparalleled residential growth at Two Wells and the associated need for services;
- Commissioning a Retail Supply and Demand Study (in 2014 and revised in 2019);
- Preparing urban design guidelines and main street concept plans, to identify land holdings within the Two Wells township considered suitable for retail, commercial and community activities to occur, noting the majority of land between the Two Wells Main Street and Port Wakefield Road is 'Crown Land' owned by the State Government;
- Engaging with the Crown Lands Program, Department for Environment and Water (Crown Lands) with a view of understanding their appetite in making available Crown Land within Two Wells for retail, community and commercial investment;
- Requesting Crown Land to obtain valuations of the Subject Land;
- Considering amendments to the Planning and Design Code, introduced by the State Government, which allow for retail investment to occur outside of the existing Two Wells township;
- Commissioning an independent review of the Valuations of the Subject Land; and
- Engaging extensively with the Minister for Environment and Water, the Hon David Speirs MP, with a view of obtaining his support in declaring the Subject Land surplus and, ultimately, releasing the Subject Land to Council.

Discussion

Council proposes to revoke the community land classification of the Subject Land to ultimately enable the Subject Land to be developed in accordance with the relevant provisions of the Planning and Design Code.

Section 180 Old Port Wakefield Road, Two Wells SA 5501 is located within the Township Main Street Zone. It has a total site area of approximately 1.82 hectares (18,200 square metres) with frontage to the Two Wells Main Street and secondary access to Wells Road and Windmill Road. The site is still currently used by the Two Wells Dog Obedience Club, while their new facility located at Clara Harniman Reserve is completed.

Section 716 Buckland Park (Wells) Road, Two Wells SA 5501 is located partly within the Employment Zone, partly within the Township Main Street Zone and partly within the Recreation Zone. The site is split into two (2) distinctive pieces being the western portion fronting Mallala Road and Port Wakefield Highway with a total site area of approximately 9,462 square metres (0.9462 hectares) and the eastern portion fronting Mallala Road, Wells Road and Port Wakefield Road with a site area of approximately 53,131 square metres (5.3131 hectares). The eastern portion contains an existing trotting track while the western portion is used for the agistment of horses.

The trotting track portion of the site is still currently used by the Two Wells Trotting Club, while their new facility located at Hams Park is completed

Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739

Source: https://sappa.plan.sa.gov.au/

The desired outcome of the Township Main Street Zone is:

> *A cohesive, active, accessible and welcoming main street environment for residents and visitors to shop, work, meet, entertain and relax.*
>
> *Development contributes to the vibrancy and activity of public spaces and reinforces the traditional main street character.*

Appropriate land uses may include community facilities, consulting rooms, dwellings, indoor recreation centre, library, office, pre-school, shop or tourist accommodation.

The desired outcome of the Recreation Zone is:

> *Provision of a range of accessible recreational facilities.*

Appropriate land uses may include car parking, indoor recreation facility, open space, outdoor sports courts, recreation area, shop ancillary to recreation facility, sporting clubrooms, sporting ovals and fields or swimming pool.

The desired outcome of the Employment Zone is:

> *A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.*
>
> *Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.*

Appropriate land uses may include consulting room, indoor recreation facility, light industry, motor repair station, office, retail fuel outlet, service trade premises, shop, store or warehouse.

Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730

Source: https://sappa.plan.sa.gov.au/

The Subject Land is currently underused given its zoning under the Planning and Design Code. Any development application for the above land uses, or any not outlined above, will be required to be assessed against the relevant provisions of the Planning and Design Code by a relevant planning authority (Accredited Professional, Assessment Manager or Council Assessment Panel).

The unlocking of the development potential of the Subject Land for a range of retail, commercial or community uses will provide the local and wider community with much needed services to accompany the urban growth already underway within Two Wells and the wider Council area.

In order to revoke the community land status it will be necessary, pursuant to Section 194(2) of the Local Government Act 1999, for Council to:

(a) prepare and make publicly available a report on the proposal containing—

(i) a summary of the reasons for the proposal; and

(ii) a statement of any dedication, reservation or trust to which the land is subject; and

(iii) a statement of whether revocation of the classification is proposed with a view to sale or disposal of the land and, if so, details of any Government assistance given to acquire the land and a statement of how the council proposes to use the proceeds; and

(iv) an assessment of how implementation of the proposal would affect the area and the local community; and

(v) if the council is not the owner of the land—a statement of any requirements made by the owner of the land as a condition of approving the proposed revocation of the classification;

This process provides members of the community an avenue to be involved in the revocation process, and an opportunity to make submissions which Council must consider.

Further to the steps outlined above, Council is then required to carry out public consultation in accordance with its public consultation policy. After complying with these requirements, Council must submit the proposal with a report on all submissions, to the Minister for Local Government. The Minister has a duty to—

- review the process followed by a council in submitting a proposal for a revocation of community land classification, and
- assess the merits of the proposal.

It is then for the Minister to make the final determination to revoke the Community Land classification or not.

Attached is a Community Land Revocation Report that addresses the requirements under section 194(2) of the Local Government Act 1999.

Conclusion

It is proposed to revoke the community land classification of the Subject Land (two Crown Parcels) as the first step in the process to ultimately enable the Subject Land to be developed and used in accordance with the relevant provisions of the Planning and Design Code.

Development of the Subject Land, should the community land classification be revoked (and should Council ultimately be successful in securing the right to purchase the Subject Land from the Crown), will provide the local and wider community with support services located within the Two Wells Town Centre to accompany the residential growth already underway within Two Wells and the wider Council area.

References

Legislation

Local Government Act 1999

PDI Act 2016

Council Policies/Plans

Community Land Management Plan

Public Consultation Policy

Adelaide Plains Council

PUBLIC CONSULTATION

Revocation of Community Land Classification

Notice is hereby given pursuant section 194(2) of the Local Government Act 1999 (the Act) that Adelaide Plains Council proposes to revoke the community land classification of:

- Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 and
- Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739.

The proposed revocation will enable the land to be developed consistent with the relevant zoning provisions and planning policy contained within the Planning and Design Code.

Council has prepared a Report regarding the proposed revocation that addresses the requirements under section 194(2) of the Act and is available for viewing at: Council's website www.apc.sa.gov.au, Principal Office, 2a Wasleys Road, Mallala or the Two Wells Service Centre, Old Port Wakefield Road, Two Wells.

Any person is entitled to comment on the proposed revocation via a written submission and, accordingly, Council now invites interested persons to review the Report and make written submissions.

Written submissions must be received by 5pm on Wednesday 3 November 2021 and addressed to:

Adelaide Plains Council
Submission – Revocation of Community Land Classification at Two Wells
By post: PO Box 18, Mallala SA 5502

Or by email: info@apc.sa.gov.au

Note: All written submissions will become public record, including forming part of a report to Council.

Enquiries may be directed to Darren Starr, General Manager – Development and Community at info@apc.sa.gov.au or (08) 8527 0200.

James Miller, Chief Executive Officer
Adelaide Plains Council

8 November 2021 Meeting

PM0606

Adelaide Plains Council

PUBLIC CONSULTATION

Revocation of Community Land Classification

Notice is hereby given pursuant section 194(2) of the Local Government Act 1999 (the Act) that Adelaide Plains Council proposes to revoke the community land classification of:

- Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 and
- Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739.

The proposed revocation will enable the land to be developed consistent with the relevant zoning provisions and planning policy contained within the Planning and Design Code.

Council has prepared a Report regarding the proposed revocation that addresses the requirements under section 194(2) of the Act and is available for viewing at: Council's website www.apc.sa.gov.au, Principal Office, 2a Wasleys Road, Mallala or the Two Wells Service Centre, Old Port Wakefield Road, Two Wells.

Any person is entitled to comment on the proposed revocation via a written submission and, accordingly, Council now invites interested persons to review the Report and make written submissions.

Written submissions must be received by 5pm on Wednesday 3 November 2021 and addressed to:

Adelaide Plains Council
Submission – Revocation of Community Land Classification at Two Wells
By post: PO Box 18, Mallala SA 5502
Or by email: info@apc.sa.gov.au

Note: All written submissions will become public record, including forming part of a report to Council.

Enquiries may be directed to Darren Starr, General Manager – Development & Community at info@apc.sa.gov.au or (08) 8527 0200.

James Miller
Chief Executive Officer
Adelaide Plains Council

LAND VISION

BEC O'BRIEN

ADELAIDE Plains Council has formally moved to have community land status in Two Wells revoked in a bid to open up future development options for the growing town.

At a special meeting held on Tuesday, October 5 the council voted in favour of seeking public consultation on the proposed revocation of the community land classification of two sections of property in Two Wells.

The land in question is vacant land, owned by the state government, and is locally identified by the town's former trotting track and dog obedience club grounds.

There is also a small triangular parcel of land along Port Wakefield Road and Mallala Road being considered. Before the council can move forward with any development on Crown land, the land's status must be revoked.

Council CEO James Miller said public consultation on the land in question was the first of many steps in a long process and the council was working to provide development opportunities for years to come.

"Council plays an important role in facilitating township growth and service provision," Mr Miller said.

"With Two Wells' population forecast to reach 10,000 by 2040, the council is preparing now in identifying strategic land parcels within the town centre that may be suitable for retail, commercial and community investment in the future.

"Commencing public consultation on the revocation of community land classification is the first step in this process and we look forward to hearing what the community has to say."

Mayor Mark Wasley said the public consultation move comes on the back of the completion of Stage 1 of council's planned multi-staged makeover of the Two Wells main street, the Village Green.

"Private sector investment and confidence will only gather momentum through council's investment into our own public realm," Mr Wasley said.

Two Wells Regional Action Team president Ian Lennon said council's recent public notice to revoke community land on Old Port Wakefield Road and Wells Road came as no surprise as the redevelopment of a portion of that land for commercial purposes had been flagged for many years.

Continued page 2

Land plans to prosper Two Wells

• From page 1

"The intent has clearly been approaching fruition with council's recent efforts to relocate the Adelaide Plains Kennel and Obedience Club to Lewiston," Mr Lennon said.

"TWRAT supports carefully planned development that provides for increased liveability for the community without negatively impacting upon the amenity and character of the Two Wells township, and without disenfranchising community members."

Anyone is entitled to review the report and comment on the proposed revocation via a written submission.

Written submissions must be received by 5pm on Wednesday, November 3, 2021 and addressed to:

Adelaide Plains Council

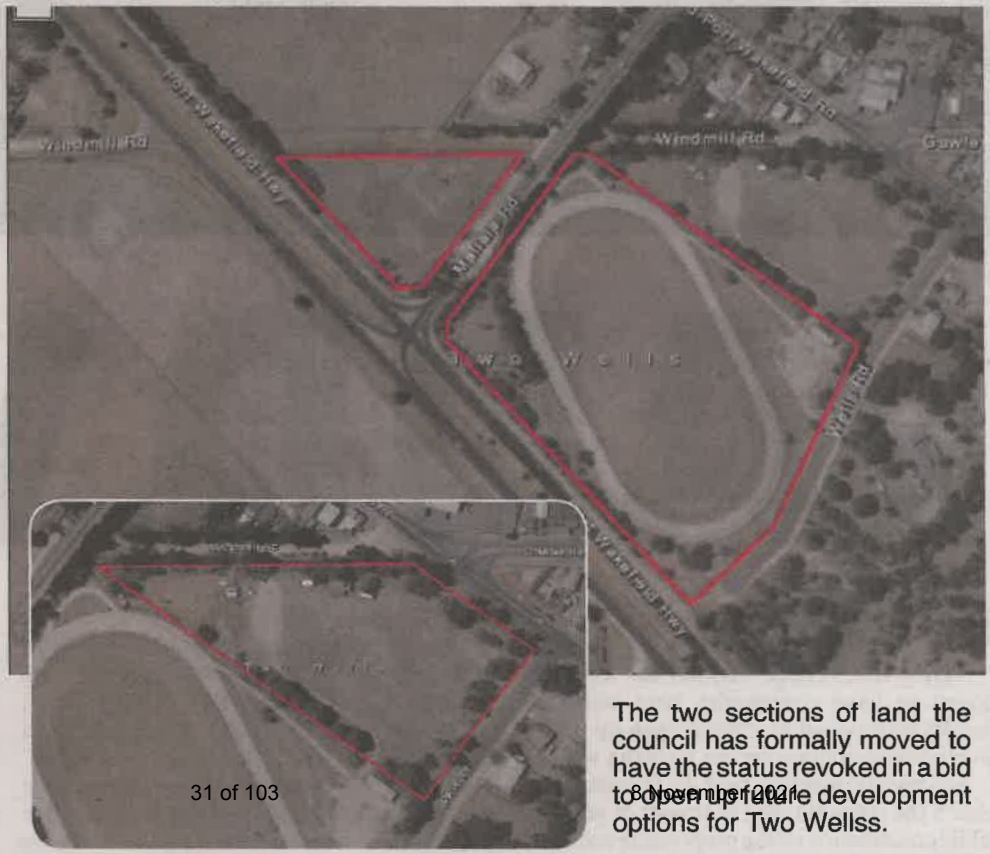
Submission – Revocation of Community Land Classification at Two Wells

By post: PO Box 18, Mallala SA 5502

Or by email: info@apc.sa.gov.au

All written submissions will become public record, including forming part of a report to council.

General enquiries should be directed to Darren Starr, General Manager – Development and Community at info@apc.sa.gov.au or phone 8527 0200.



The two sections of land the council has formally moved to have the status revoked in a bid to open up future development options for Two Wellss.

TWO WELLS COMMUNITY

Community to have say on land use

Ellouise Crawford
ellouise.crawford@bunyippress.com.au
@ellecrawford90

THE future of two parcels of land at Two Wells is being considered by Adelaide Plains Council as it looks to support significant residential growth over the next two decades.

At a special meeting last week, council supported a public consultation period regarding the revocation of "community" land status for two sections of land off the Two Wells main street, at Wells Road and Port Wakefield Highway, totalling just over 80,790 square metres.

The land is owned by the Crown but under the care and control of council. It is used by Two Wells Dog Obedience Club and Two Wells Trotting Club, both of which are relocating to new facilities elsewhere.

According to a council report, council proposes to revoke the community land classification of the subject land to enable it to be developed.

"Should council acquire the land, it is proposed that subject to a satisfactory development proposal being agreed between council and the private sector, all or part of the subject land will be on-sold by council, subject to council determining whether to retain a portion of the land currently zoned recreation," the report said.

"It is not council's intention to seek to profit from the proposed community land revocation and ultimate sale to the private sector, rather council seeks to use its unique position to unlock the subject land and allow it to be developed for a mix of retail, commercial and community offerings.

"…the unlocking of the development potential…will provide the local and wider community with much-needed services to accompany the urban growth already underway within Two Wells and the wider council area."

Following the public consultation period, a report will be brought back to council detailing the submissions received, ahead of any final decision regarding the land's status.

Council is the second-fastest growing region behind Mount Barker and could double its population to more than 20,000 people within the next 15 to 20 years.

Last week's motion, to move to a public consultation period, was supported by councillors John Lush, Marcus Strudwicke, Terry-Anne Keen, Kay Boon, Brian Parker and Carmine Di Troia, but was not by Cr Joe Daniele.

Council is looking to revoke the community land status of land formerly used by the local trotting and dog obedience clubs to unlock the potential for retail, commercial and community development. IMAGE: Supplied

Land plans to prosper Two Wells

BEC O'BRIEN

ADELAIDE Plains Council has formally moved to have community land status in Two Wells revoked in a bid to open up future development options for the growing town.

At a special meeting held on Tuesday, October 5 the council voted in favour of seeking public consultation on the proposed revocation of the community land classification of two sections of property in Two Wells.

The land in question is Crown land, owned by the state government, and is locally identified by the town's former trotting track and dog obedience club grounds.

There is also a small triangular parcel of land along Port Wakefield and Mallala Road being considered.

Before the council can move forward with any development on Crown land, the land's status must be revoked.

Council CEO James Miller said public consultation on the land in question was the first of many steps in the process and the council was working to provide development opportunities for years to come.

"Council plays an important role in facilitating township growth and service provision," Mr Miller said.

"With Two Wells' population forecast to reach 10,000 by 2040, the council is preparing now in identifying strategic land parcels within the town centre that may be suitable for retail, commercial and community investment in the future.

"Commencing public consultation on the revocation of community land classification is the first step in this process and we look forward to hearing what the community has to say."

Mayor Mark Wasley said the public consultation move comes on the back of the completion of Stage 1 of council's planned multi-staged makeover of the Two Wells main street, the Village Green.

"Private sector investment and confidence will only gather momentum through council's investment into our own public realm," Mr Wasley said.

Two Wells Regional Action Team (TWRAT) president Darren Lennon said council's recent public notice to revoke community land on Old Port Wakefield Road and Wells Road came as no surprise as the redevelopment of a portion of that land for commercial purposes had been flagged for many years.

"The intent has clearly been approaching fruition with council's recent efforts to relocate the Adelaide Plains Kennel and Obedience Club to Lewiston," Mr Lennon said.

"TWRAT supports carefully planned development that provides for increased liveability for the community without detrimental impact upon the amenity and character of the Two Wells township and without disenfranchising community members."

The public can comment on the proposed revocation via a written submission. Written submissions must be received by 5pm on Wednesday, November 3, 2021 and addressed to: Adelaide Plains Council, Submission – Revocation of Community Land Classification at Two Wells, By post: PO Box 18, Mallala SA 5502 or by email: info@apc.sa.gov.au. All written submissions will become public record, including forming part of a report to council. For general enquiries contact Darren Starr, at info@apc.sa.gov.au or phone 8527 0200.

Stacie Shrubsole

From: Stacie Shrubsole
Sent: Wednesday, 13 October 2021 9:56 AM
To: 'info@bthsecurity.com.au'
Cc: James Miller; Darren Starr; Alyssa Denicola
Subject: Public Consultation - Revocation of Community Land Classification - October 2021
Attachments: Adelaide Plains Kennel and Obedience Club - Public Consultation - Revocation of Community Land Classification - October 2021.pdf; Community Land Revocation Report - Two Wells - Final.pdf

Good morning Mrs Heinze

On behalf of Adelaide Plains Council Chief Executive Officer, Mr James Miller, I **attach** letter dated 12 October 2021.

Thank you and kind regards,

Stacie Shrubsole | **Administration and Executive Support Officer**
Governance and Executive Office | **P:** (08) 8527 0200 | **E:** sshrubsole@apc.sa.gov.au
PO Box 18, Mallala SA 5502 | www.apc.sa.gov.au

Adelaide Plains Council

This email and any attachments are intended solely for the named recipient only. The information it contains may be confidential or commercially sensitive. If you are not the intended recipient you must not use, reproduce or distribute any part of this email or disclose its contents to any other party. Please contact us immediately and then delete the message from your computer.

Adelaide Plains Council

2a Wasleys Road
Mallala SA 5502

PO Box 18
Mallala SA 5502

Tel – 08 8527 0200
Fax – 08 8527 2242
info@apc.sa.gov.au
apc.sa.gov.au

ABN – 58 384 968 672

Our Ref: D21/45368

12 October 2021

Mrs Debbie Heinze, President
Adelaide Plains Kennel and Obedience Club
PO Box 7
WILLASTON SA 5118

By email: info@bthsecurity.com.au

Dear Debbie

Re: Public Consultation – Revocation of Community Land Classification

We are writing to notify you that Council, at its Special Meeting on Tuesday 5 October 2021, resolved as follows:

4.1 Public Consultation – Revocation of Community Land Classification – Two Wells

Moved Councillor Parker Seconded Councillor Boon ***2021/ 366***

"that Council, having considered Item 4.1 – Public Consultation – Revocation of Community Land Classification – Two Wells, dated 30 September 2021, receives and notes the report and in doing so:

1. ***Instructs the Chief Executive Officer to undertake public consultation in relation to the proposed revocation of the Community Land classification of Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 and Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739 in accordance with Council's Public Consultation Policy and***
2. ***Acknowledges that upon completion of the public consultation period, a report detailing all submissions received, be returned to Council for consideration."***

CARRIED

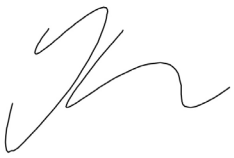
Accordingly, Council will be undertaking public consultation in relation to the above proposed revocation of community land from Wednesday 13 October 2021 until 5pm on Wednesday 3 November 2021.

A copy of the public notice is **enclosed** for your convenience. The proposed revocation will enable the land to be developed consistent with the relevant zoning provisions and planning policy considerations contained within the Planning and Design Code. Council has prepared a Report regarding the proposed revocation that addresses the requirements under section 194(2) of the Act. This Report will be available for viewing at Council's website (www.apc.sa.gov.au), Principal Office (2a Wasleys Road, Mallala) or the Two Wells Service Centre (Old Port Wakefield Road, Two Wells).

We note that Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 is currently the subject of a lease between Adelaide Plains Council and the Adelaide Plains Kennel and Obedience Club (the Lease). Relevantly, the Lease is currently in a month by month "holding over" (refer Clause 5.6 of the Lease) while the Club's relocation exercise to Clara Harniman Reserve is completed. To that end, we confirm that the potential development of this land is a long term project and Council intends to work with the Club in this regard.

Enquiries may be directed to Darren Starr, General Manager – Development and Community at info@apc.sa.gov.au or (08) 8527 0200.

Yours sincerely



James Miller
Chief Executive Officer

Stacie Shrubsole

From: Stacie Shrubsole
Sent: Wednesday, 13 October 2021 9:59 AM
To: 'raylemon@bigpond.com'
Cc: James Miller; Darren Starr; Alyssa Denicola
Subject: Public Consultation - Revocation of Community Land Classification - October 2021
Attachments: Community Land Revocation Report - Two Wells - Final.pdf; Two Wells Trotting Owners and Trainers Association - Public Consultation - Revocation of Community Land Classification - October 2021.pdf

Good morning Mr Lemon

On behalf of Adelaide Plains Council Chief Executive Officer, Mr James Miller, I **attach** letter dated 12 October 2021.

Thank you and kind regards,

Stacie Shrubsole | **Administration and Executive Support Officer**
Governance and Executive Office | **P:** (08) 8527 0200 | **E:** sshrubsole@apc.sa.gov.au
PO Box 18, Mallala SA 5502 | www.apc.sa.gov.au

Adelaide Plains Council

This email and any attachments are intended solely for the named recipient only. The information it contains may be confidential or commercially sensitive. If you are not the intended recipient you must not use, reproduce or distribute any part of this email or disclose its contents to any other party. Please contact us immediately and then delete the message from your computer.

Adelaide Plains Council

2a Wasleys Road
Mallala SA 5502

PO Box 18
Mallala SA 5502

Tel – 08 8527 0200
Fax – 08 8527 2242

info@apc.sa.gov.au
apc.sa.gov.au

ABN – 58 384 968 672

Our Ref: D21/45377

12 October 2021

Ray Lemon
Two Wells Trotting Owners and Trainers Association
PO Box 244
TWO WELLS SA 5501

By email: raylemon@bigpond.com

Dear Ray

Re: Public Consultation – Revocation of Community Land Classification

We are writing to notify you that Council, at its Special Meeting on Tuesday 5 October 2021, resolved as follows:

4.1 Public Consultation – Revocation of Community Land Classification – Two Wells

Moved Councillor Parker Seconded Councillor Boon ***2021/ 366***

"that Council, having considered Item 4.1 – Public Consultation – Revocation of Community Land Classification – Two Wells, dated 30 September 2021, receives and notes the report and in doing so:

1. ***Instructs the Chief Executive Officer to undertake public consultation in relation to the proposed revocation of the Community Land classification of Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 and Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739 in accordance with Council's Public Consultation Policy and***
2. ***Acknowledges that upon completion of the public consultation period, a report detailing all submissions received, be returned to Council for consideration."***

CARRIED

Accordingly, Council will be undertaking public consultation in relation to the above proposed revocation of community land from Wednesday 13 October 2021 until 5pm on Wednesday 3 November 2021.

A copy of the public notice is **enclosed** for your convenience. The proposed revocation will enable the land to be developed consistent with the relevant zoning provisions and planning policy considerations contained within the Planning and Design Code. Council has prepared a Report regarding the proposed revocation that addresses the requirements under section 194(2) of the Act. This Report will be available for viewing at Council's website (www.apc.sa.gov.au), Principal Office (2a Wasleys Road, Mallala) or the Two Wells Service Centre (Old Port Wakefield Road, Two Wells).

We note that Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739 is currently the subject of a lease between Adelaide Plains Council and the Two Wells Trotting Owners and Trainers Association (the Lease). Relevantly, the Lease is currently in a month by month "holding over" while the relocation exercise to Hams Park Reserve is completed. We understand that the relocation is on track for completion and, to that end, we confirm that the potential development of this land is a long term project and therefore should not interfere with the Association's plans.

Enquiries may be directed to Darren Starr, General Manager – Development and Community at info@apc.sa.gov.au or (08) 8527 0200.

Yours sincerely

James Miller
Chief Executive Officer

Public Consultation

Revocation of Community Land Classification

Notice is hereby given pursuant section 194(2) of the Local Government Act 1999 (the Act) that Adelaide Plains Council proposes to revoke the community land classification of:

- Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 and
- Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739.

The proposed revocation will enable the land to be developed consistent with the relevant zoning provisions and planning policy contained within the Planning and Design Code.

Council has prepared a Report regarding the proposed revocation that addresses the requirements under section 194(2) of the Act.

The Report is available for viewing at Council's website www.apc.sa.gov.au, Principal Office, 2a Wasleys Road, Mallala or the Two Wells Service Centre, Old Port Wakefield Road, Two Wells.

Any person is entitled to comment on the proposed revocation via a written submission and, accordingly, Council now invites interested persons to review the Report and make written submissions.

Written submissions must be received by 5pm on Wednesday 3 November 2021 and addressed to:

Adelaide Plains Council
Submission – Revocation of Community Land Classification at Two Wells
By post: PO Box 18, Mallala SA 5502
Or by email: info@apc.sa.gov.au

Note**:** All written submissions will become public record, including forming part of a report to Council.

Enquiries may be directed to Darren Starr, General Manager – Development and Community at info@apc.sa.gov.au or (08) 8527 0200.

James Miller
Chief Executive Officer

PUBLIC CONSULTATION

Section 180 Old Port Wakefield Road, Two Wells SA 5501

Section 716 Buckland Park (Wells) Road, Two Wells SA 5501

REVOCATION OF COMMUNITY LAND STATUS

CONTENTS

1. REPORT

2. PROPERTY LOCATION MAP

3. CROWN RECORDS FOR SUBJECT LAND

4. SECTION 194 LOCAL GOVERNMENT ACT 1999

5. COUNCIL AGENDA ITEM

6. PUBLIC CONSULTATION NOTICE

PROPOSAL FOR REVOCATION
OF CLASSIFICATION AS COMMUNITY LAND

Section 180 Old Port Wakefield Road, Two Wells SA 5501

Section 716 Buckland Park (Wells) Road, Two Wells SA 5501

("Subject Land")

Section 194 Local Government Act 1999

REPORT

1. Reasons for the Proposal

In 2013, the Two Wells Residential Development Plan Amendment (DPA) was gazetted by the Minister for Planning with an intention to provide zoned land for residential and associated growth in Two Wells.

At the time the Planning Minister stated *"This DPA will allow for the provision of up to 3,400 new dwellings and up to 9,700 more residents living in Two Wells over the next 20-30 years. The future needs of the community will be catered for with a new local centre, provision for a school, improved flood protection and an environmentally friendly design."*

While the growth in and around Two Wells is well underway, much of the infrastructure (physical and social) is not yet in place and while the land was rezoned by the State, responsibly for the planning for urban growth and implementation will mostly fall on Council.

The key component of this urban growth is residential growth in and around Two Wells, which will place additional demands, associated with this residential growth, on the provision of sufficient land for employment, commercial and retail land uses and the development of community and social services. Recent population growth and residential approvals within Adelaide Plains Council show that rapid population growth has commenced and planning for the provision of associated services to accompany residential growth must progress.

Future development of the Subject Land, should the community land classification be revoked (and should Council ultimately be successful in securing the right to purchase the Subject Land from the Crown), will open up the currently underutilised Subject Land for a higher and better use as contemplated by the Planning and Design Code, to support the increased residential growth in and around Two Wells.

Section 180 Old Port Wakefield Road, Two Wells SA 5501 is located within the Township Main Zone. Section 716 Buckland Park (Wells) Road, Two Wells SA 5501 is located partly within the Employment Zone, partly within the Township Main Street Zone and partly within the Recreation Zone.

The desired outcome of the Township Main Street Zone is:

> *A cohesive, active, accessible and welcoming main street environment for residents and visitors to shop, work, meet, entertain and relax.*
>
> *Development contributes to the vibrancy and activity of public spaces and reinforces the traditional main street character.*

Appropriate land uses may include community facilities, consulting rooms, dwellings, indoor recreation centre, library, office, pre-school, shop or tourist accommodation.

The desired outcome of the Recreation Zone is:

> *Provision of a range of accessible recreational facilities.*

Appropriate land uses may include car parking, indoor recreation facility, open space, outdoor sports courts, recreation area, shop ancillary to recreation facility, sporting clubrooms, sporting ovals and fields or swimming pool.

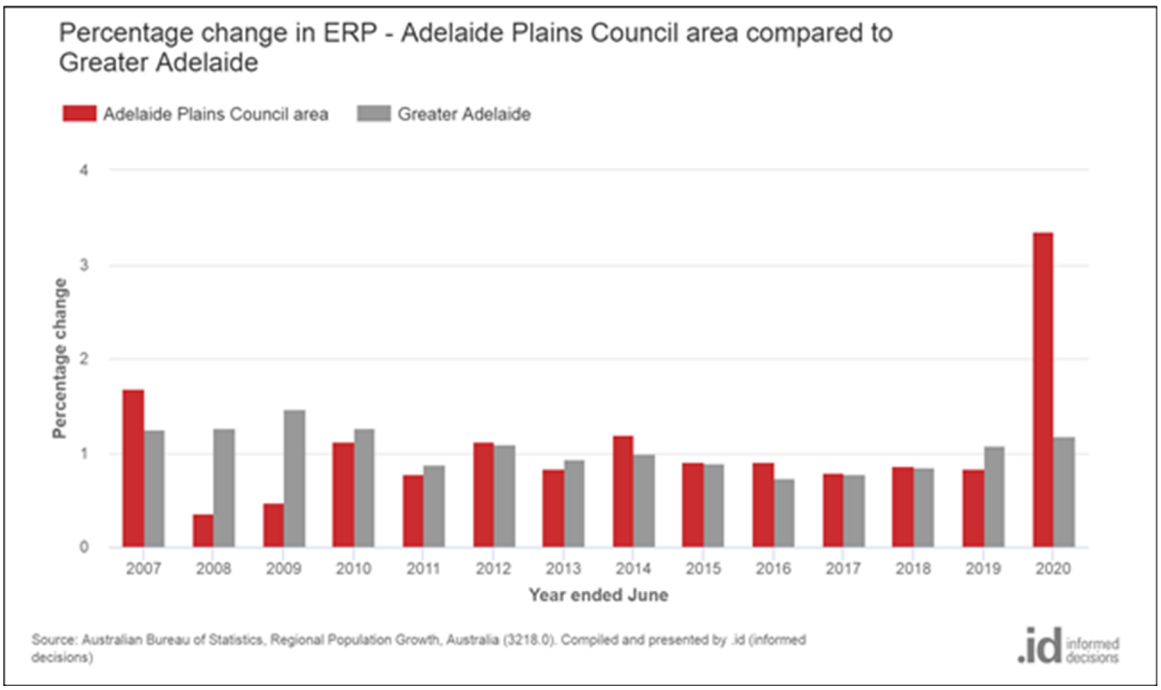
The desired outcome of the Employment Zone is:

> *A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.*

Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

Appropriate land uses may include consulting room, indoor recreation facility, light industry, motor repair station, office, retail fuel outlet, service trade premises, shop, store or warehouse.

Any development application for the above land uses, or any not outlined above, will be required to be assessed against the relevant provisions of the Planning and Design Code by a relevant planning authority.

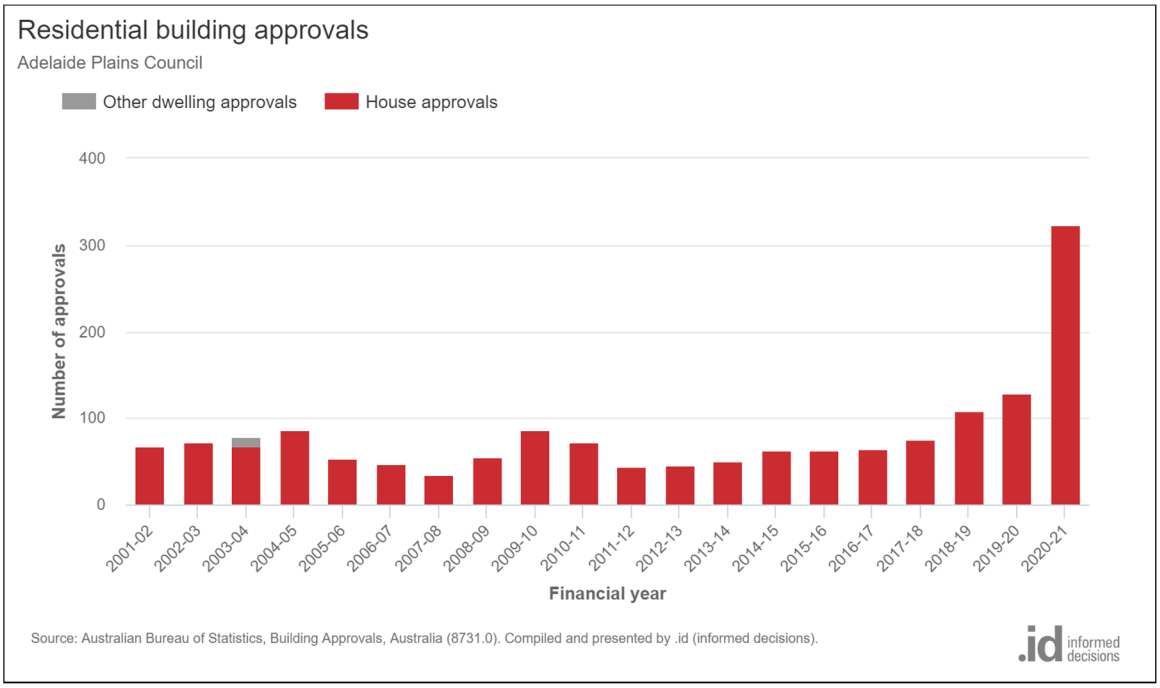


Estimated Population Increase in APC compared to Greater Adelaide Year Ended 2020

Since 2014, Council has taken active steps to facilitate and support urban growth at Two Wells, including:

- Recognising its role in facilitating economic development and investment;
- Noting the unparalleled residential growth at Two Wells and the associated need for services;

- Commissioning a Retail Supply and Demand Study (in 2014 and revised in 2019);
- Preparing urban design guidelines and main street concept plans, to identify land holdings within the Two Wells township considered suitable for retail, commercial and community activities to occur, noting the majority of land between the Two Wells Main Street and Port Wakefield Road is 'Crown Land' owned by the State Government;
- Engaging with the Crown Lands Program, Department for Environment and Water (Crown Lands) with a view of understanding their appetite in making available Crown Land for retail, community and commercial investment;
- Requesting Crown Land to obtain valuations of the Subject Land;
- Considering amendments to the Planning and Design Code which allow for retail investment to occur outside of the existing Two Wells township;
- Commissioning an independent review of the Valuations of the Subject Land; and
- Engaging extensively with the Minister for Environment and Water, the Hon David Speirs MP, with a view of obtaining his support in declaring the Subject Land surplus and, ultimately, releasing the Subject Land to Council.



Residential Building Approvals up to June 30 2021

2. Statement of any Dedication, Reservation or Trust.

The Subject Land being Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 and Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739 is land dedicated to Adelaide Plains Council for Community and District Council Purposes Pursuant to the Crown Lands Act, 1929.

The Local Government Act 1999 requires Council to keep a register of all community land in the district. All local government land (except roads) that is owned by Council or is under its care, control and management, is classified as community land unless it has been specifically excluded from that classification by Council.

Council's Community Land Register comprises a table listing all the community land in the district, including a list of local government land excluded from this classification. Each of the above Crown parcels is recorded in the Adelaide Plains Council Community Land Register.

https://www.apc.sa.gov.au/__data/assets/pdf_file/0025/356236/Adelaide-Plains-Council-Community-Land-Register.pdf

The Subject Land is not subject to any other reservation or trust that Council is aware of.

3. Purpose of the Proposal

Council proposes to revoke the community land classification of the Subject Land (two Crown Parcels) as the first step in the process to ultimately enable the Subject Land to be developed and used in accordance with the Planning and Design Code.

Attachment 2 Extract of the Planning and Design Code outlining zone boundaries is attached.

As Council is not the owner of the Subject Land, there may be requirements imposed by the Crown as a condition of approving the proposed revocation of the community land classification of the Subject Land. Council is not aware of any requirements at this time.

Further, Council will need to negotiate and agree the right to purchase the Subject Land with the Crown.

It is proposed that subject to a satisfactory development proposal being agreed between Council and the private sector, all or part of the Subject Land will be on-sold by Council, subject to Council determining whether to retain portion of land currently zoned Recreation. It is not Council's intention to seek to profit from the proposed revocation

and ultimate sale to the private sector, rather Council seeks to use its unique position to unlock the Subject Land and allow it to be developed for a mix of retail, commercial and community offerings.

4. Effect of the Proposal

Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 has a total site area of approximately 1.82 hectares (18,200 square metres) with frontage to the Two Wells Main Street and secondary access to Wells Road and Windmill Road. The site is still used by the Two Wells Dog Obedience Club, while their new facility located at Claire Harniman Reserve is completed.

Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739 is split into two (2) distinctive pieces being the western portion fronting Mallala Road and Port Wakefield Highway with a total site area of approximately 9,462 square metres (0.9462 hectares) and the eastern portion fronting Mallala Road, Wells Road and Port Wakefield Road with a site area of approximately 53,131 square metres (5.3131 hectares).

The eastern portion contains an existing trotting track while the western portion is used for the agistment of horses. The trotting track portion of the site is still used by the Two Wells Trotting Club, while their new facility located at Hams Park is completed.

The Subject Land is currently unused or underused given its zoning under the Planning and Design Code.

Council considers that unlocking the development potential of the Subject Land for a combination of retail, commercial and community uses will provide the local and wider community with much needed services to accompany the urban growth already underway within Two Wells and the wider Council area.

5. Owner of the Land

Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 is owned by the South Australian Crown (under the care and control of Adelaide Plains Council). Land Dedicated for Community Purposes Pursuant to the Crown Lands Act, 1929 by Gazette 29/03/2007.

Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739 is owned by the South Australian Crown (under the care and control of Adelaide Plains Council). Land Dedicated for District Council Purposes Pursuant to the Crown Lands Act, 1929 by Gazette 27/03/1969 (Portion added by Gazette 16/07/1970).

2. PROPERTY LOCATION MAP

Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730

Source: https://sappa.plan.sa.gov.au/

Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739

Source: https://sappa.plan.sa.gov.au/

3. CROWN RECORDS FOR SUBJECT LAND

LAND SERVICES SA

Product	Register Search (CR 5984/730)
Date/Time	17/08/2020 06:58PM

This Crown Record Register Search is a true and correct extract of the Register of Crown Records maintained by the Registrar-General. Crown Land is administered pursuant to the Crown Land Management Act 2009 by the Department of Environment, Water and Natural Resources.

Crown Record - Volume 5984 Folio 730

Parent Title(s)	CR 5755/736				
Creating Dealing(s)	RTD 10622385				
Title Issued	20/04/2007	**Edition**	2	**Edition Issued**	23/09/2016 [Previous Edition]

Estate Type

CROWN LAND (ALIENATED)

Owner

THE CROWN

Custodian

ADELAIDE PLAINS COUNCIL
OF PO BOX 18 MALLALA SA 5502

Description of Land

SECTION 180
HUNDRED OF PORT GAWLER
IN THE AREA NAMED TWO WELLS

TOTAL AREA: 1.82HA (APPROXIMATE)

DIAGRAM BOOK PAGE 68

Easements

NIL

Schedule of Dealings

NIL

Schedule of Interests

LAND DEDICATED FOR COMMUNITY PURPOSES PURSUANT TO THE CROWN LANDS ACT, 1929 BY GAZETTE 29/03/2007

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

LAND SERVICES SA

Product	Register Search (CR 5755/739)
Date/Time	17/08/2020 07:00PM

This Crown Record Register Search is a true and correct extract of the Register of Crown Records maintained by the Registrar-General. Crown Land is administered pursuant to the Crown Land Management Act 2009 by the Department of Environment, Water and Natural Resources.

Crown Record - Volume 5755 Folio 739

Parent Title(s)

Creating Dealing(s) RT 8862510

Title Issued 11/04/2000 **Edition** 2 **Edition Issued** 23/09/2016 [Previous Edition]

Estate Type

CROWN LAND (ALIENATED)

Owner

THE CROWN

Custodian

ADELAIDE PLAINS COUNCIL
OF PO BOX 18 MALLALA SA 5502

Description of Land

SECTIONS 713, 714, 715 AND 716
HUNDRED OF PORT GAWLER
IN THE AREA NAMED TWO WELLS

TOTAL AREA: 11.52HA (CALCULATED)

Easements

NIL

Schedule of Dealings

NIL

Schedule of Interests

LAND DEDICATED FOR DISTRICT COUNCIL PURPOSES PURSUANT TO THE CROWN LANDS ACT, 1929 BY GAZETTE 27/03/1969 (PORTION ADDED BY GAZETTE 16/07/1970)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

4. SECTION 194 LOCAL GOVERNMENT ACT 1999

194—Revocation of classification of land as community land

(1) A council may (subject to the following exceptions and qualifications) revoke the classification of land as community land in accordance with the following procedure.

Exceptions and qualifications—

(a) The classification of the Adelaide Park Lands as community land cannot be revoked unless the revocation is by force of a provision of another Act.

(b) The classification of land as community land cannot be revoked if the land is required to be held for the benefit of the community under Schedule 8, under a special Act of Parliament relating to the land, or under an instrument of trust.

(c) The classification of land as community land cannot be revoked if the power to revoke the classification of that land is excluded by regulation.

(d) The classification of other land as community land cannot be revoked unless—

(i) the Minister approves revocation of the classification; and

(ii) if the land is under the care, control and management of the council but is not owned by the council—the owner of the land approves revocation of the classification.

(2) Before a council revokes the classification of land as community land—

(a) the council must prepare and make publicly available a report on the proposal containing—

(i) a summary of the reasons for the proposal; and

(ii) a statement of any dedication, reservation or trust to which the land is subject; and

(iii) a statement of whether revocation of the classification is proposed with a view to sale or disposal of the land and, if so, details of any Government assistance given to acquire the land and a statement of how the council proposes to use the proceeds; and

(iv) an assessment of how implementation of the proposal would affect the area and the local community; and

(v) if the council is not the owner of the land—a statement of any requirements made by the owner of the land as a condition of approving the proposed revocation of the classification; and

(b) the council must follow the relevant steps set out in its public consultation policy.

(3) After complying with the requirements of subsection (2), the council—

(a) must submit the proposal with a report on all submissions made on it as part of the public consultation process to the Minister; and

(b) if the Minister approves the proposal—may make a resolution revoking the classification of the land as community land.

(4) The Minister must consult with the relevant council before a regulation is made under subsection (1) in relation to a specific piece of land.

(5) For the purposes of subsection (1)(a) (but subject to the exclusion of roads under section 193(1)), the Adelaide Park Lands will be taken to be any local government land within the Adelaide Park Lands, as defined (from time to time) under the *Adelaide Park Lands Act 2005*.

5. COUNCIL AGENDA ITEM 4.1 – PUBLIC CONSULTATION – REVOCATION OF COMMUNITY LAND CLASSIFICATION – TWO WELLS DATED 30 SEPTEMBER 2021

Adelaide Plains Council	**4.1**	**Public Consultation – Revocation of Community Land Classification – Two Wells**
	Department:	**Development and Community**
	Report Author:	**General Manager – Development and Community**
Date: 30 September 2021	**Document Ref:**	**D21/43751**

EXECUTIVE SUMMARY

- The purpose of this report is to provide Council with an overview of the processes required to revoke the Community Land classification of Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 and Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739
- These Crown Parcels are under the care and control of Council, however they are owned by 'The Crown'
- This land is recognised as Community Land under the Local Government Act 1999 and currently classified under Council's Community Land Management Plan as 'Community and District Council' purposes.
- To revoke the classification of Community Land, Council is required to follow the process that is outlined within section 194 of the Local Government Act 1999, including, preparing a report detailing the land and purpose of the revocation, an assessment of how implementation of the proposal would affect the area and the local community, carry out public consultation (in accordance with Council's public consultation policy) and submit the proposal to the Minister for consideration.

RECOMMENDATION

"that Council, having considered Item 4.1 – *Public Consultation – Revocation of Community Land Classification – Two Wells*, dated 30 September 2021, receives and notes the report and in doing so:

1. **Instructs the Chief Executive Officer to undertake public consultation in relation to the proposed revocation of the Community Land classification of Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 and Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739 in accordance with Council's Public Consultation Policy and**

2. **That upon completion of the public consultation period, a report detailing all submissions received, be returned to Council for consideration."**

BUDGET IMPACT

Estimated Cost:	$500 (public consultation notices)
Future ongoing operating costs:	0
Is this Budgeted?	Yes

RISK ASSESSMENT

The proposed recommendation is for consultation only and is in accordance with the requirements of the *Local Government Act 1999*.

Attachments

1. Community Land Revocation Report Two Wells.

DETAILED REPORT

Purpose

The purpose of this report is to provide Council with an overview of the processes required to revoke the Community Land classification of Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 and Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739.

The Subject Land is land dedicated to Adelaide Plains Council for Community and District Council Purposes Pursuant to the Crown Lands Act, 1929. The land is owned by 'The Crown'.

Council proposes to revoke the community land classification of the Subject Land (two Crown Parcels) as the first step in the process to ultimately enable the Subject Land to be developed and used in accordance with the relevant provisions of the Planning and Design Code. This would in all likelihood involve an acquisition of the land by Council.

Should Council acquire the land, it is proposed that subject to a satisfactory development proposal being agreed between Council and the private sector, all or part of the Subject Land will be on-sold by Council, subject to Council determining whether to retain a portion of the land currently zoned Recreation.

It is not Council's intention to seek to profit from the proposed community land revocation and ultimate sale to the private sector, rather Council seeks to use its unique position to unlock the Subject Land and allow it to be developed for a mix of retail, commercial and community offerings.

Background/History

In 2013, the Two Wells Residential Development Plan Amendment (DPA) was gazetted by the Minister for Planning with an intention to provide zoned land for residential and associated growth in Two Wells.

At the time the Planning Minister stated *"This DPA will allow for the provision of up to 3,400 new dwellings and up to 9,700 more residents living in Two Wells over the next 20-30 years."* While the growth in and around Two Wells is well underway, much of the infrastructure (physical and social) is not yet in place and while the land was rezoned by the State, responsibly for the planning for urban growth and implementation will mostly fall on Council.

The key component of this urban growth is residential growth in and around Two Wells, which will place additional demands on the provision of sufficient land for employment, commercial and retail land uses and the development of community and social services.

Development of the Subject Land, should the community land classification be revoked (and should Council ultimately be successful in securing the right to purchase the Subject Land from the Crown), will open up the currently underutilised Subject Land for a higher and better use as contemplated by the Planning and Design Code, to support the increased residential growth in and around Two Wells.

Since 2014, Council has taken active steps to facilitate and support urban growth at Two Wells, including:

- Recognising its role in facilitating economic development and investment;
- Noting the unparalleled residential growth at Two Wells and the associated need for services;
- Commissioning a Retail Supply and Demand Study (in 2014 and revised in 2019);
- Preparing urban design guidelines and main street concept plans, to identify land holdings within the Two Wells township considered suitable for retail, commercial and community activities to occur, noting the majority of land between the Two Wells Main Street and Port Wakefield Road is 'Crown Land' owned by the State Government;
- Engaging with the Crown Lands Program, Department for Environment and Water (Crown Lands) with a view of understanding their appetite in making available Crown Land within Two Wells for retail, community and commercial investment;
- Requesting Crown Land to obtain valuations of the Subject Land;
- Considering amendments to the Planning and Design Code, introduced by the State Government, which allow for retail investment to occur outside of the existing Two Wells township;
- Commissioning an independent review of the Valuations of the Subject Land; and
- Engaging extensively with the Minister for Environment and Water, the Hon David Speirs MP, with a view of obtaining his support in declaring the Subject Land surplus and, ultimately, releasing the Subject Land to Council.

Discussion

Council proposes to revoke the community land classification of the Subject Land to ultimately enable the Subject Land to be developed in accordance with the relevant provisions of the Planning and Design Code.

Section 180 Old Port Wakefield Road, Two Wells SA 5501 is located within the Township Main Street Zone. It has a total site area of approximately 1.82 hectares (18,200 square metres) with frontage to the Two Wells Main Street and secondary access to Wells Road and Windmill Road. The site is still currently used by the Two Wells Dog Obedience Club, while their new facility located at Clara Harniman Reserve is completed.

Section 716 Buckland Park (Wells) Road, Two Wells SA 5501 is located partly within the Employment Zone, partly within the Township Main Street Zone and partly within the Recreation Zone. The site is split into two (2) distinctive pieces being the western portion fronting Mallala Road and Port Wakefield Highway with a total site area of approximately 9,462 square metres (0.9462 hectares) and the eastern portion fronting Mallala Road, Wells Road and Port Wakefield Road with a site area of approximately 53,131 square metres (5.3131 hectares). The eastern portion contains an existing trotting track while the western portion is used for the agistment of horses.

The trotting track portion of the site is still currently used by the Two Wells Trotting Club, while their new facility located at Hams Park is completed

Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739

Source: https://sappa.plan.sa.gov.au/

The desired outcome of the Township Main Street Zone is:

> *A cohesive, active, accessible and welcoming main street environment for residents and visitors to shop, work, meet, entertain and relax.*
>
> *Development contributes to the vibrancy and activity of public spaces and reinforces the traditional main street character.*

Appropriate land uses may include community facilities, consulting rooms, dwellings, indoor recreation centre, library, office, pre-school, shop or tourist accommodation.

The desired outcome of the Recreation Zone is:

> *Provision of a range of accessible recreational facilities.*

Appropriate land uses may include car parking, indoor recreation facility, open space, outdoor sports courts, recreation area, shop ancillary to recreation facility, sporting clubrooms, sporting ovals and fields or swimming pool.

The desired outcome of the Employment Zone is:

> *A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.*
>
> *Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.*

Appropriate land uses may include consulting room, indoor recreation facility, light industry, motor repair station, office, retail fuel outlet, service trade premises, shop, store or warehouse.

Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730

Source: https://sappa.plan.sa.gov.au/

The Subject Land is currently underused given its zoning under the Planning and Design Code. Any development application for the above land uses, or any not outlined above, will be required to be assessed against the relevant provisions of the Planning and Design Code by a relevant planning authority (Accredited Professional, Assessment Manager or Council Assessment Panel).

The unlocking of the development potential of the Subject Land for a range of retail, commercial or community uses will provide the local and wider community with much needed services to accompany the urban growth already underway within Two Wells and the wider Council area.

In order to revoke the community land status it will be necessary, pursuant to Section 194(2) of the Local Government Act 1999, for Council to:

(a) prepare and make publicly available a report on the proposal containing—

(i) a summary of the reasons for the proposal; and

(ii) a statement of any dedication, reservation or trust to which the land is subject; and

(iii) a statement of whether revocation of the classification is proposed with a view to sale or disposal of the land and, if so, details of any Government assistance given to acquire the land and a statement of how the council proposes to use the proceeds; and

(iv) an assessment of how implementation of the proposal would affect the area and the local community; and

(v) if the council is not the owner of the land—a statement of any requirements made by the owner of the land as a condition of approving the proposed revocation of the classification;

This process provides members of the community an avenue to be involved in the revocation process, and an opportunity to make submissions which Council must consider.

Further to the steps outlined above, Council is then required to carry out public consultation in accordance with its public consultation policy. After complying with these requirements, Council must submit the proposal with a report on all submissions, to the Minister for Local Government. The Minister has a duty to—

- review the process followed by a council in submitting a proposal for a revocation of community land classification, and
- assess the merits of the proposal.

It is then for the Minister to make the final determination to revoke the Community Land classification or not.

Attached is a Community Land Revocation Report that addresses the requirements under section 194(2) of the Local Government Act 1999.

Conclusion

It is proposed to revoke the community land classification of the Subject Land (two Crown Parcels) as the first step in the process to ultimately enable the Subject Land to be developed and used in accordance with the relevant provisions of the Planning and Design Code.

Development of the Subject Land, should the community land classification be revoked (and should Council ultimately be successful in securing the right to purchase the Subject Land from the Crown), will provide the local and wider community with support services located within the Two Wells Town Centre to accompany the residential growth already underway within Two Wells and the wider Council area.

References

Legislation

Local Government Act 1999

PDI Act 2016

Council Policies/Plans

Community Land Management Plan

Public Consultation Policy

6. PUBLIC CONSULTATION NOTICE

Adelaide Plains Council

PUBLIC CONSULTATION

Revocation of Community Land Classification

Notice is hereby given pursuant section 194(2) of the Local Government Act 1999 (the Act) that Adelaide Plains Council proposes to revoke the community land classification of:

- Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 and
- Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739.

The proposed revocation will enable the land to be developed consistent with the relevant zoning provisions and planning policy contained within the Planning and Design Code.

Council has prepared a Report regarding the proposed revocation that addresses the requirements under section 194(2) of the Act and is available for viewing at: Council's website www.apc.sa.gov.au, Principal Office, 2a Wasleys Road, Mallala or the Two Wells Service Centre, Old Port Wakefield Road, Two Wells.

Any person is entitled to comment on the proposed revocation via a written submission and, accordingly, Council now invites interested persons to review the Report and make written submissions.

Written submissions must be received by 5pm on Wednesday 3 November 2021 and addressed to:

Adelaide Plains Council
Submission – Revocation of Community Land Classification at Two Wells
By post: PO Box 18, Mallala SA 5502
Or by email: info@apc.sa.gov.au

Note: All written submissions will become public record, including forming part of a report to Council.

Enquiries may be directed to Darren Starr, General Manager – Development & Community at info@apc.sa.gov.au or (08) 8527 0200.

James Miller
Chief Executive Officer
Adelaide Plains Council

Attachment 1 Excerpt of the minutes of Special Council Meeting 30 September 2021

4.1 Public Consultation – Revocation of Community Land Classification – Two Wells

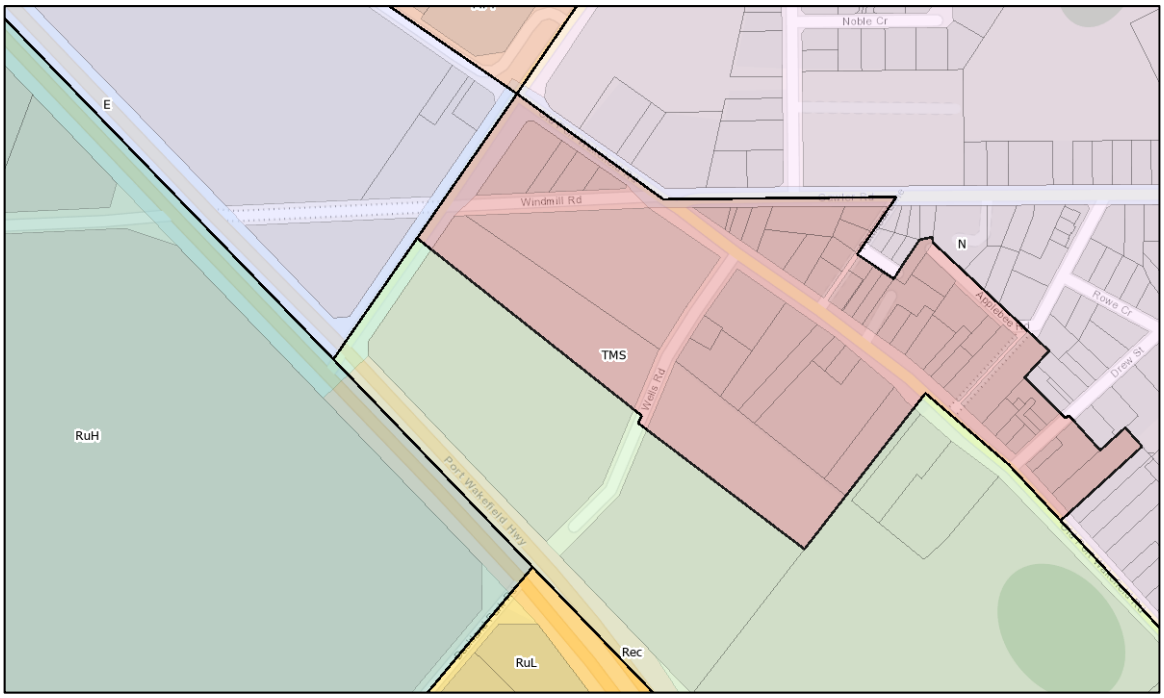
Moved Councillor Parker Seconded Councillor Boon **2021/ 366**

"that Council, having considered Item 4.1 – *Public Consultation – Revocation of Community Land Classification – Two Wells*, dated 30 September 2021, receives and notes the report and in doing so:

1. **Instructs the Chief Executive Officer to undertake public consultation in relation to the proposed revocation of the Community Land classification of Section 180 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5984 Folio 730 and Section 716 Hundred of Port Gawler in the area named Two Wells, Crown Record Volume 5755 Folio 739 in accordance with Council's Public Consultation Policy and**
2. **Acknowledges that upon completion of the public consultation period, a report detailing all submissions received, be returned to Council for consideration."**

CARRIED

Attachment 2 Excerpt of Planning and Design Code 2021 Zoning Details



Source: https://sappa.plan.sa.gov.au/ 2021

Stacie Shrubsole

From: himoloan@bigpond.com
Sent: Tuesday, 2 November 2021 7:58 PM
To: Info
Cc: James Miller; Darren Starr
Subject: Emailing: Revocation of Community Land Classification
Attachments: Revocation of Community Land Classification Sec 180 Hd Pt Gawler and Sec 716 Hd Pt gawler.docx

Please find attached submission re Revocation of Community Land Classification.
When presentations are made regarding this important issue I am willing to be heard personally by APC Regards Ian O'Loan OAM Chair APBAG

Your message is ready to be sent with the following file or link
attachments:

Revocation of Communuity Land Classification

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Revocation of Community Land Classification Sec 180 & 716 Hd Pt Gawler, Two Wells

It is very good to see that after two decades plus of negotiation the Crown has now agreed for the APC to purchase the above lands.

However, before any land is transferred to APC it is vital that the intersection of Pt Wakefield Road and Mallala Road is up graded to accept the current and future traffic flow through this intersection.

The requirements are that a similar furniture alignment as in the just constructed Carslake Road design be undertaken on current traffic flows and prediction for the forthcoming 25 years.

This design must consider that the current traffic flow has changed in the last 2 years with the movement of 36,000 tonnes of grain from Plains Grain moving through the intersection on double and triple trailers, this is planned to double in coming years to the extent up to 100,00 tonnes of grain will travel through this area. Full length acceleration lanes and deceleration lanes MUST be implemented, along with turning lanes , as per design done by DMITRE some years ago but NOT implemented.

The Liberty housing development is well under way adjacent with some 2000 houses on the way to construction with the potential of 4000 daily vehicle movements.

Xavier school has 165 students all transported currently by car to school to and from daily , increasing to 365 next year and in a further 5 years to 1100, the entrance round about to this site has NOT been constructed as plan design application. Also, there is only one entrance doubling as exit which is unsatisfactory for normal traffic and NO emergency exit for ambulance and fire. A second access MUST be a priority for construction.

As the Eden subdivision also progresses there is a need for further traffic design at Two Wells Main Street and Gawler Road with a roundabout, land acquisition may also be required.

The road complex also must consider there is maybe a housing division at Mallala in the future with up to 2000 dwellings, possibly half commuting to northern Adelaide area.

A heavy vehicle bypass north off the Mallala Road using Temby Road connecting to Port Wakefield Road(Highway One) is a practical solution to move all commercial heavy vehicles away from the Mallala Road/Two Wells Main road intersection.

From this information the transfer of the above-mentioned Crown Land has far reaching ramifications and ALL these matters must be considered before APC takes the said land into its possession as DIT and Federal Government is required to put major funding into the road complex.

The whole project is of major importance to APC towns access now and into the future, let's not have a repetition of the Mt Barker access on the South-eastern Freeway.

Ian O'Loan

Chair APBAG

Adelaide Plains Council	**5.3**	**Draft Long Term Financial Plan 2023-2032**
	Department:	**Finance and Business**
	Report Author:	**General Manager – Finance and Business**
Date: 8 November 2021	**Document No:**	**D21/49068**

EXECUTIVE SUMMARY

- The purpose of this report is to provide Elected Members with the Draft Long Term Financial Plan 2023-2032 (LTFP) for comment and consideration before it is released for public consultation.
- In January 2021, Council adopted updated Strategic Plan (SP) which identified strategic priorities for the Adelaide Plains Council for the 2021-2024 period.
- In addition, at the Council meeting held on 25 October 2021 Council adopted its updated Infrastructure & Assets Management Plans (IAMP).
- Draft LTFP contained in **Attachment** 1 has allocated $56.399m for operating and capital project activities for the next 10 years in line with IAMP.
- Adelaide Plains Council is forecasting an operating deficit of $0.242m in 2022/2023 and either operating surplus or close to breakeven budget for the next nine (9) years.
- Council's Assets Renewal Funding (ARF) Ratio is forecast to vary from 96% to 97% over the 10 year period which indicates that Council will not have any infrastructure backlog for the next 10 years.
- Draft LTFP also shows that the Council is required to borrow 4.189m in the first three (3) years.
- As a result, Net Financial Liability (NFL) Ratio is expected to peak at 66% in 2022/2023 and gradually coming down thereafter to reach 14% in 2031/2032.
- Draft LTFP however has not allocated funding for initiatives relating to Strategic Plan 2021-2024, which is estimated at $18.680m (**Table 3**) subject to endorsement by the Council.

RECOMMENDATION

"that the Council having considered Item 5.3 – *Draft Long Term Financial Plan 2023-2032* dated 8 November 2021, receives and notes the report and in doing so resolves that the draft Long Term Financial Plan as contained in Attachment 1 is released for public consultation subject to the following changes:-

…….

…….

…….".

BUDGET IMPACT

Estimated Cost:	As contained in Attachment 1
Is this Budgeted?	No

RISK ASSESSMENT

LTFP provides a level of assurance to Council Members and the community on the financial sustainability of Council operations. However, LTFP contains prospective information. Actual results are likely to vary from the information presented. Consequently, LTFP will be prepared on the basis of best estimate assumptions as to the future events which Council expects are likely to take place.

The accuracy of predictions over the longer term decreases over time. Therefore, LTFP need to be annually reviewed, modified and refined as new information is discovered, usually as part of the adoption of the annual budget.

Should the Council wish to include $18.680m in the draft LTFP for Strategic Plan led initiatives, this will result in significant new borrowings during the life of this LTFP.

Attachment

1. Draft Long Term Financial Plan 2023-2032 proposed to be released for public consultation

DETAILED REPORT

Purpose

The purpose of this report is to provide Council Members with an opportunity to review, comment and make appropriate changes to the Draft Long Term Financial Plan for the period 2022/2023 to 2031/2032 before it is released for public consultation.

Background/History

Regulatory requirement

Section 122(1a) of the Local Government Act requires councils to develop and adopt:

- a Long Term Financial Plan for a period of at least 10 years; and
- an infrastructure and asset management plan, relating to the management and development of infrastructure and major assets by the council for a period of at least 10 years.

Section 122(4) (a) (i) the Local Government Act requires that the LTFP should be reviewed as soon as practical after the adoption of the Annual Business Plan. However, section 122(4)(b) of the Local Government Act specifies that the Council must undertake a comprehensive review of its Long Term Financial Plans within two (2) years after each general election of the council.

LTFP Updated in 2019

Council's LTFP was last updated on 27 June 2019 and due to uncertainties surrounding COVID-19, it wasn't reviewed in 2020. Financial indicators from the last LTFP are given below.

Description	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Operating Results - $	(675)	(191)	(88)	90	235	460	701	935	1,202	1,462
Operating Ratio - %	(5)	(1)	(1)	1	2	3	4	6	7	8
NFL Ratio - %	58	55	49	41	29	25	10	(6)	(24)	(39)
ARF Ratio - %	91	102	96	93	96	93	94	93	96	91

LTFP Update in 2021

Following the adoption of SP and IAMP, Council had two (2) information/briefing sessions to discuss draft LTFP as follows;

- 25 October (Council Members) – Discussed draft LTFP inclusive of initiatives from SP (worst case scenario)
- 2 November (Council Members and two (2) independent members of the Audit Committee – Discussed draft LTFP exclusive of initiatives from SP (Baseline scenario).

Accordingly, this report and the accompanying attachment has been prepared based on '*baseline scenario'*.

Discussion

The Long Term Financial Objective of Adelaide Plains Council is to be "a Council which delivers on its strategic objectives by managing its financial resources in a sustainable and equitable manner by incremental growth and service cost containment to reduce the operating deficit over time; as opposed to burdening the ratepayers of the Council with short term excessive increases to their annual council rate bill".

Principle 1: Breakeven Budget

Annual cost of Council's services and programs, including depreciation of assets, are fully funded by the current ratepayers being the consumers of those services, programs and assets.

Principle 2: Rate Stability

Annual rate collection is fair and equitable for the ratepayers with the aim to keep rate revenue increases stable over the medium term.

Principle 3: Infrastructure and Asset Management

Maintain infrastructure and assets in line with the Council's Infrastructure & Asset Management Plans.

Principle 4: Prudent Debt Management

Prudent and strategic use of debt to invest in new long term assets to ensure intergenerational equity between current and future users.

Please refer to the Draft Long Term Financial Plan as contained in **Attachment 1** for;

- Key influencers and risk;
- LTFP framework;
- LTFP inputs;
- Key Drivers and assumptions; and
- Growth projections used in the preparation of Draft 2023-2032 Long Term Financial Plan.

Operating Projects Program for next 10 Years

Council is planning to undertake operating programs and initiatives with an estimated costs of $20.250m over the 10 year period. Main items in this programs are;

- Additional resourcing (Inside & outside staff) in line with growth projections* - $17.718m;
- Usage of recycled water for parks and garden at Eden & Liberty Estates - $ 0.600m;
- Levee at Hickinbotham Development - $ 0.292m;

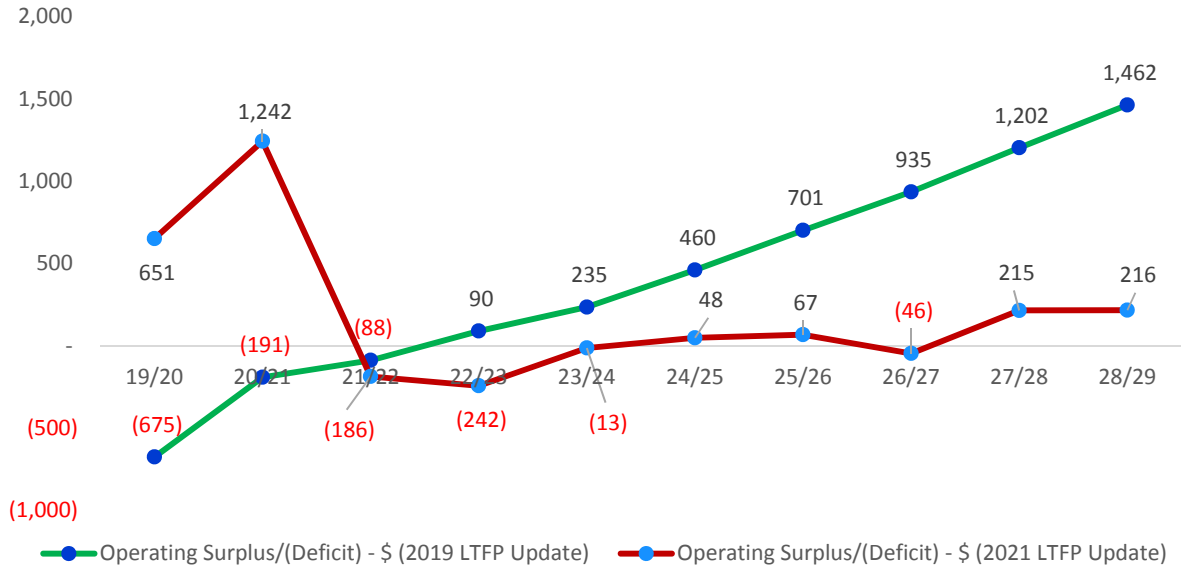
* As additional labour resources are needed commensurate with growth, if the rate of actual growth is lower than anticipated in the LTFP, provision of additional resources will be adjusted accordingly.

Please refer to the **Table 3** in the **Attachment 1** for the list of operating programs included in the draft LTFP.

Operating Results Comparison

Based on above operating project program, 'business as usual' recurrent income and expenditure and additional income and expenses associated with growth, Council is forecasting an operating deficit in 2022/2023 and breakeven or operating surplus in other years.

Figure 1: Comparison of Operating Results ($'000)



Note : Operating Surplus/(Deficit) shown under *'2021 LTFP Update'* for 2019/2020 and 2020/2021 Financial Years are actual audited results and for 2021/2022 Financial Year, it is budgeted operating results.

As shown in the above graph, updated financial performance shows a considerable reduction in operating results when compared with the similar estimates made in the previous LTFP adopted by the Council in 2019. For example, in 2019 it was estimated that Council would have an operating surplus of $0.090m in 2022/2023 whereas updated LTFP shows an operating deficit of $0.242m. This is mainly due to updated operating project program for 2022/2023 being $0.316m more that what was forecast in 2019.

Capital Projects Program for next 10 Years

Draft Capital Works Program for the next 10 years is summarised in the **Table 1** below. It includes budgetary allocations of $36.149m across the 10-year period as follows;

- Renewal and Replacement of existing assets, $27.528m as per IAMP; and
- $8.621m on New and Upgraded assets.

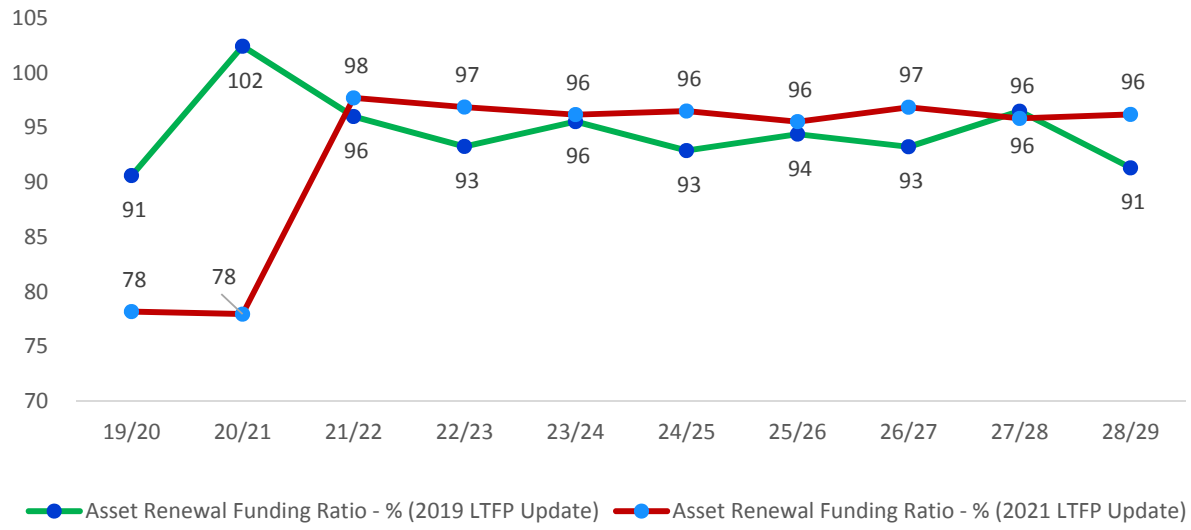
Table 1: Summary of 10 Year Capital Project Budget

Project Description	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
New	4,401	665	1,015	408	202	795	165	265	515	190
Renewal	3,189	2,614	2,857	2,239	3,171	2,400	2,624	2,719	3,094	2,621
Total Capital Exp.	7,590	3,279	3,872	2,647	3,373	3,195	2,789	2,984	3,609	2,811

Assets Renewal Funding (ARF) Ratio Comparison

Council's is expected to maintain ARF Ratio that was forecast in 2019 following the update to the LTFP in 2021. This is mainly due to priority being given since 2019/2020 Financial Year to invest in assets renewal as required by IAMP.

Figure 2: Comparison of Assets Renewal Funding



Note : ARF Ratio shown under *'2021 LTFP Update'* for 2019/2020 and 2020/2021 Financial Years are actual audited results and for 2021/2022 Financial Year, it is budgeted ARF Ratio.

Analysis of Debt Levels and Updated Net Financial Liabilities Ratio (NFL)

Baseline LTFP shows that the Council is required to borrow $4.189m in the first 3 years of the LTFP to deliver draft operating and capital program. However, this is the maximum level of borrowings required and it could potentially be reduced if;

- The Council is successful in securing grant founding for some of the projects;
- the Elected Members resolves to defer/remove some of the programs from the draft LTFP; or
- Elected Members decided to increase rates by an additional amount to fund new assets.

On the other hand, level of new borrowings will increase further, if the Elected Members decided to add new programs or initiatives to the draft operating and capital project program.

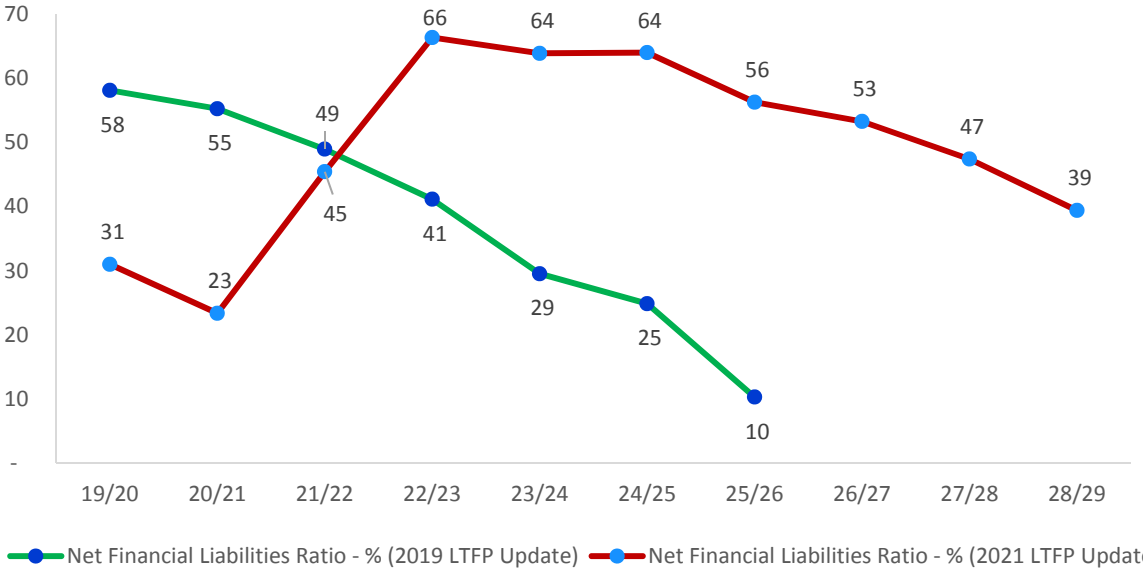
Table 2: Summary of Forecast Debt Level at the end of Financial Year ($'Mn)

Description	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
Debenture Loans	1,767	1,743	1,718	1,691	1,663	1,634	1,604	1,573	1,539	1,505
Short-term Loans	6,785	6,890	7,436	6,645	6,598	6,012	4,918	3,746	2,965	530
Total Borrowings	8,552	8,633	9,154	8,336	8,261	7,646	6,522	5,319	4,504	2,035
Interest cost @ 2.85%	97	196	212	189	188	171	140	107	85	15
Interest cost @ 2.45%	83	169	182	163	162	147	120	92	73	13

Table 2 above summarises Council's debt level at the end of each financial year. Council's level of borrowings will be peaked in 2024/2025 and loan repayments would commence from 2025/2026 onwards mainly due to new assets and programs included in the updated LTFP in the first three (3) years as per Council's Infrastructure and Assets Management Plans.

Assuming that the Council will initially borrow short-term cash advance (CAD) loans from Local Government Financing Authority (LGFA) as it is flexible and the interest rate is lower than long term debenture rates, above table shows estimated debt level at the end of relevant financial year and the associated interest expense under two (2) scenarios of 2.45% and 2.85%. Accordingly, if the interest rate is moved by 0.40%, the impact on interest expense would be $0.197m approximately over the 10 year period.

Figure 3: Comparison of Net Financial Liabilities Ratio



Note : NFL Ratio shown under *'2021 LTFP Update'* for 2019/2020 and 2020/2021 Financial Years are actual audited results and for 2021/2022 Financial Year, it is budgeted NFL Ratio.

Projects Excluded from the Draft LTFP

Following projects with an estimated net costs of $18.680m that the Council may be required to undertake or commence during the life of this LTFP in line with Strategic Plan 2021-2024 are not included in the subject to endorsement by Elected Members.

Table 3: Projects not included in the Draft LTFP

	Program to implement Strategic Plan 2021-2024)	Estimated Cost ($'Mn)
1	Stage 1 - Two Wells/Mallala Ovals - (Masterplan)	0.100
2	Stage 2 - Two Wells/Mallala Ovals - Implementation	1.350
3	Stage 1 - Police Block - Shelter, Skate Park, Masterplan/Concepts	0.200
4	Two Wells, Main street - Underground Powerlines	0.900
5	TW - Relocation of TW Waste Transfer Station	0.200
6	Dublin - Township Growth & Tourism Master Plan	0.050
7	Social & Community Infrastructure Plan	0.100

8	Temp Accommodation allocation only	0.300
9	Office Accommodation Review Outcome - Prudential review, Design & Consultation	0.700
10	Civic Centre and Office Accommodation Review Outcome	10.000
11	Dublin Stormwater Capture Project - Stage 1	0.170
12	Dublin Stormwater Capture Project - Stage 2	0.110
13	Two Wells - New Community Waste Management System	3.500
14	Wasleys Bridge Renewal	1.000
15	Purchase & Sale of Strategic Assets (cost neutral)	0.000
	Total Estimated Costs	18.680

Scenario Analysis

In order to provide options for consideration by Elected Members, following 3 scenarios have been modelled showing financial impact over the 10 year period with updated financial indicators.

Scenario 1 – Add all the projects in the **Table 3** to the baseline LTFP.

- Increase in operating projects expenses by $ 1.350m
- Increase in renewal capital project expenses by $ 1.000m
- Increase in new capital project expenses by $16.330m
- Increase in interest expense by $ 4.725m

Scenario 2 – Add 50% of the costs of projects in the **Table 3** (on the assumption that remaining 50% funded by Government Grants) to the baseline LTFP

- Increase in operating projects expenses by $ 0.675m
- Increase in renewal capital project expenses by $ 0.500m
- Increase in new capital project expenses by $ 8.165m
- Increase in interest expense by $ 2.361m

Scenario 3 – Growth is reduced from 2.75% to 2.25% with no other changes to the baseline LTFP.

- Reduction of rates income by $ 3.746m
- Increase in interest expense by $ 0.434m

Following graphs shows the impact of above scenarios in comparison to the baseline LTFP on;

- Operating Surplus/(Deficit) Ratio;
- Net Financial Liabilities Ratio; and
- Outstanding borrowings at the end of financial year.

Figure 4: Operating Surplus/(Deficit) Ratio

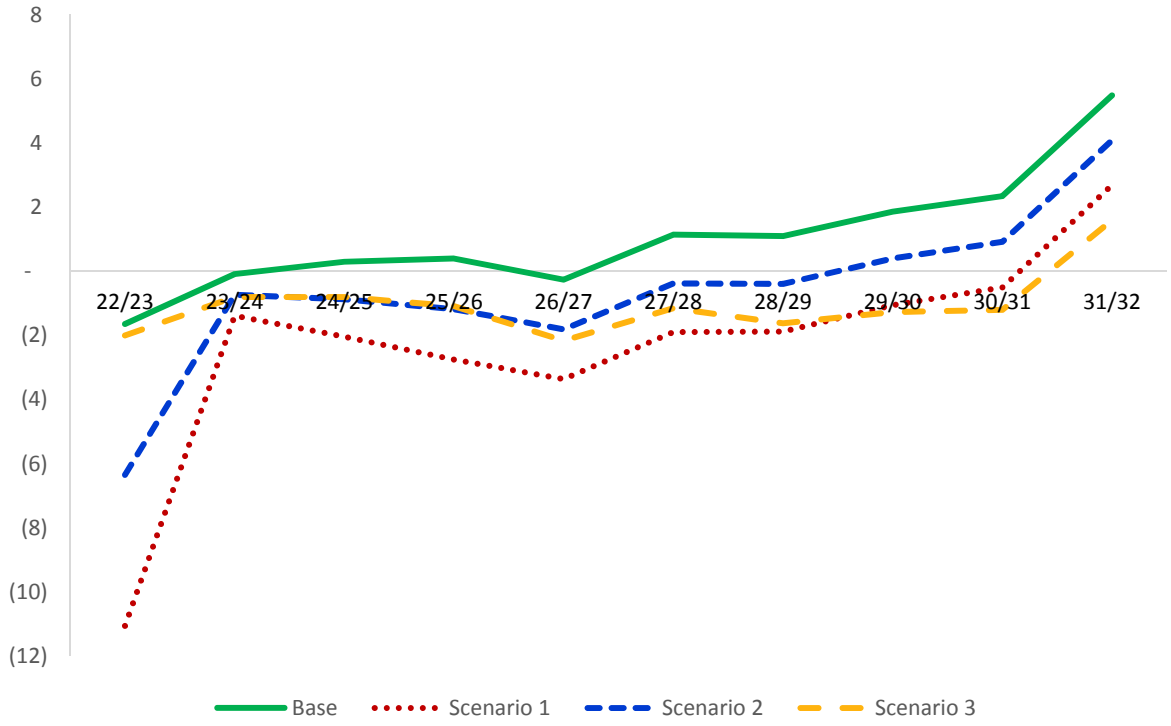


Figure 5: Net Financial Liabilities Ratio

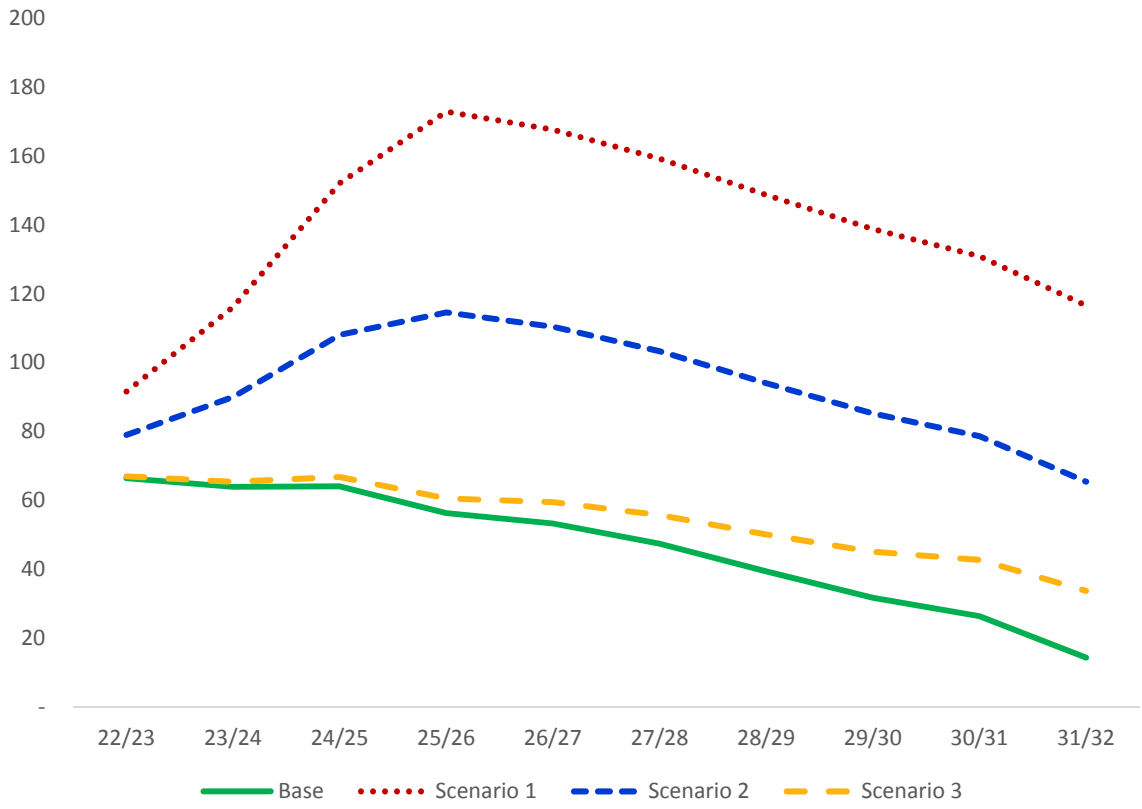
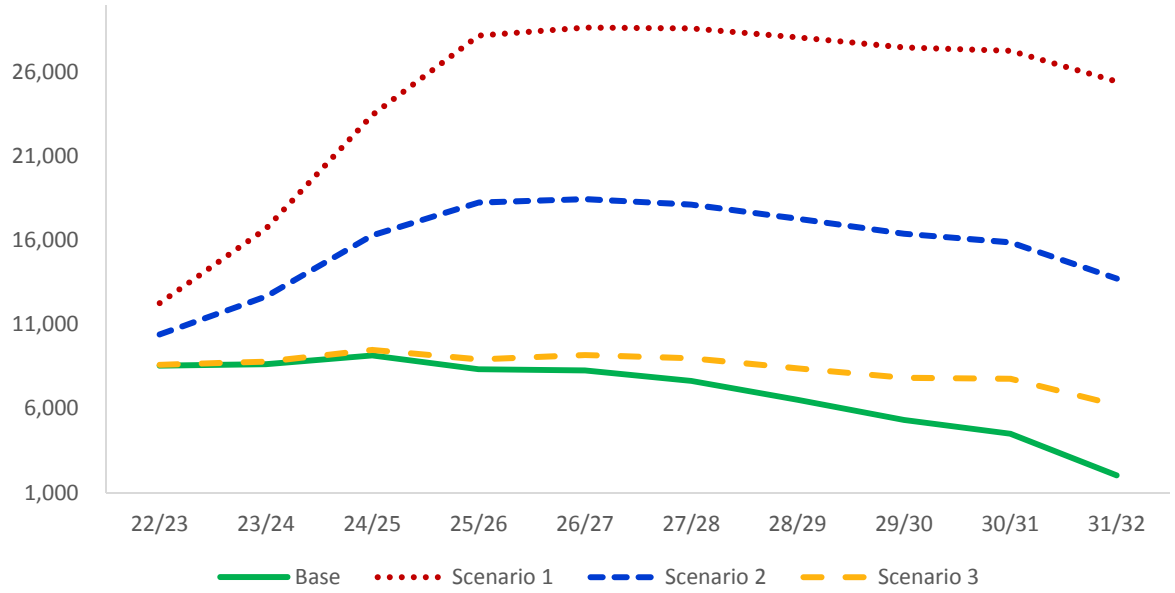


Figure 6: Outstanding Borrowings at Year ($'000)



Long Term Financial Statements and Financial Ratios

Please refer to **Attachment 1** for draft Long Term Financial Statements and draft Long Term Financial ratios which have been developed with baseline data.

Conclusion

In order to achieve the objectives of the Strategic Plan 2021-2024 and Infrastructure and Assets Management Plan, Council is required to invest significant amount of financial resources in new/ upgraded assets and new initiatives for the next 10 financial years. However, this will result in;

- an operating deficit throughout the life of the LTFP; and
- a significant increase in Council borrowings.

Therefore, this report provides options for the Elected Members to choose in comparison to the baseline LTFP which is the basis for this report. Accordingly, draft LTFP will be updated in line with Council resolutions/endorsement before it is released for public consultation.

References

Legislation

Local Government Act 1999

Other

Treasury Management Policy

Budget Management Policy

Draft 2022/2023-2031/2032 Long Term Financial Plan

Contents

1. Introduction 1

2. Chief Executive Officer Statement on Financial Sustainability 2

3. Long Term Financial Objective of the Adelaide Plains Council 4

4. Key Influences and Risk 4

4.1 External Influences – items outside of Council's control 4

4.2 Internal Influences – items that Council can control 5

4.3 Community Drivers 5

5. Basis of Preparation 5

5.1 LTFP Framework 6

5.2 LTFP Inputs 6

5.3 Key Drivers and Assumptions 6

5.4 Growth Projections 8

6. 10 Year Capital and Operating Project Program 8

6.1 Operating Project Program 8

6.2 Capital Works Program 10

6.3 New Capital Assets in Detail 10

6.4 Projects Excluded from LTFP 13

6.5 Long-term Capital Grants 14

6.6 Long term financing strategy 14

6.7 Projected Debt levels 14

7. Long Term Financial Statements 15

7.1 Long Term Financial Indicators 21

1. Introduction

Background

Section 122(1a) of the Local Government Act requires councils to develop and adopt:

- a Long Term Financial Plan (LTFP) for a period of at least 10 years; and
- an infrastructure and asset management plan, relating to the management and development of infrastructure and major assets by the council for a period of at least 10 years.

Section 122(4) (a) (i) the Local Government Act requires that the LTFP should be reviewed as soon as practical after the adoption of the Annual Business Plan. However, section 122(4)(b) of the Local Government Act specifies that the Council must undertake a comprehensive review of its Long Term Financial Plans within two (2) years after each general election of the council.

Purpose of LTFP

The purpose of a Council's LTFP is to express, in financial terms, the activities that it proposes to undertake over the medium to longer term to achieve objectives stated in its strategic documents. It is similar to, but usually less detailed than the annual budget. Just like the budget, it is a guide for future actions, although its preparation requires the Council to think about not just one year but the longer-term impact of revenue and expenditure proposals/decisions.

LTFP also provide a level of assurance to Elected Members and the community on the sustainability of Council's operations. The aggregation of future strategic plans, programs & initiatives, their intended costs and anticipated revenues, enables the accumulation of overall financial and economic implications to be readily identified and, if warranted, future activities to be revised/deferred.

LTFP as a decision making tool

A 10 year LTFP summarises the financial impacts of Council's strategic directions and provides an indication of the sustainability of these plans. By evaluating Council's financial strategies over a planning horizon of 10 years, Council can determine how decisions that it makes now will impact on future and ensure the impact of rates is spread equitably across generations of ratepayers so that planned service standards and infrastructure levels can be met over the long term without unplanned and disruptive increases in rates or cuts to services.

LTFP is a fluid document

The LTFP presents prospective information which will be updated and amended over time as circumstances change. Actual results are likely to vary from the information presented. Consequently, the information in this LTFP is prepared based on best estimate assumptions as to future events which Council expects are likely to take place. Therefore, LTFP will be annually reviewed, modified and refined as new information is discovered, usually as part of the adoption of the annual budget.

2. Chief Executive Officer Statement on Financial Sustainability

Adelaide Plains Council (APC) is one of the fastest growing local government areas in South Australia, second only to Mount Barker, and this trend is anticipated to accelerate over the next ten year period.

With residential land releases well underway at Two Wells, we are seeing upwards of 500 new residents moving to our region each year. Growth projections indicate that by the year 2032, our Council will have grown by approximately 5,000 people to a population of 15,000.

Strategically positioning APC to be 'growth ready' has been front of mind in 2021 and we have progressed a number of key blueprints which now inform the draft Long Term Financial Plan (LTFP). Our 2021-2024 Strategic Plan is now endorsed as is our Infrastructure and Asset Management Plan. Both documents shape the draft LTFP now before you as does our recently adopted Rating Review which saw no change to Council's rating structure.

The review of the Infrastructure and Asset Management Plan and its subsequent adoption on 25 October 2021 now guides much of the draft LTFP. With our asset base valued at $173 million and with $5 million worth of donated assets coming into our ownership each and every year from the new residential growth at Two Wells, the allocation of funds to our various infrastructure categories becomes all the more important.

APC's draft LTFP foreshadows that we will be able to sufficiently maintain and/or replace/renew our ever expanding suite of assets over the life of the Plan while still maintaining current service levels with no adverse impact surrounding rate hikes. In recognition of this, it is our intent to implement a rating strategy that seeks to achieve a reasonable degree of stability and predictability in the overall rates burden over the life of the Plan.

Financial sustainability is key to ensuring APC is able to continue to effectively manage current and projected growth for the benefit of both present and future generations. Financial sustainability means having a financial position capable of meeting long-term service and infrastructure levels and standards, acceptable to the community, without substantial increases in rates or cuts to services.

The key financial indicators used by the Council in this draft LTFP to assess Council's long-term financial sustainability include:

- Operating Surplus/(Deficit) Ratio
- Asset Renewal Funding Ratio
- Net Financial Liabilities Ratio

Over the next ten year period, APC is proposing to invest $56.399m in operating and capital projects while maintaining current Council services in order to achieve the objectives of the Infrastructure & Assets Management Plan.

Out of total project budget of $56.399 million, $8.621 million (15%) would be spent on new and upgraded assets, $20.250 million (36%) will be spent on new initiatives or programs in line with growth projections and $27.528 million (49%) will be spent on asset renewals.

As a result, Council is forecasting a small operating deficit in Year 1, 2 and 5 of the draft LTFP and either breakeven or surplus budget in other years. New borrowings of $4.189m is forecast in the first three (3) years of the LTFP and no new borrowings thereafter

This draft LTFP is perhaps the most important of any delivered by this Council, particularly with the unprecedented level of activity and growth on our doorstep. Prudent financial management remains at the forefront of all that we do here at APC and this is no better evidenced than through the delivery of this draft LTFP.

I commend the draft 2022/2023-2031/2032 Long Term Financial Plan to you and look forward to receiving constructive feedback ahead of Council formally considering same for adoption.

James Miller
Chief Executive Officer

3. Long Term Financial Objective of the Adelaide Plains Council

The Long Term Financial Objective of Adelaide Plains Council is to be:-

"a Council which delivers on its strategic objectives by managing its financial resources in a sustainable and equitable manner by incremental growth and service cost containment to reduce the operating deficit over time; as opposed to burdening the ratepayers of the Council with short term excessive increases to their annual council rate bill".

Financial sustainability means having a financial position capable of meeting long-term service and infrastructure levels and standards, acceptable to the community, without substantial increases in rates or cuts to services. Therefore, draft LTFP has been developed based on following budget principles.

Principle 1: Breakeven Budget

Annual cost of Council's services and programs, including depreciation of assets, are fully funded by the current ratepayers being the consumers of those services, programs and assets.

Principle 2: Rate Stability

Annual rate collection is fair and equitable for the ratepayers with the aim to keep rate revenue increases stable over the medium term.

Principle 3: Infrastructure and Asset Management

Maintain infrastructure and assets in line with the Council's Infrastructure Asset Management Plans.

Principle 4: Prudent Debt Management

Prudent and strategic use of debt to invest in new long term assets to ensure intergenerational equity between current and future users.

4. Key Influences and Risk

This Long Term Financial Plan generates information that is used to guide decisions about Council operations into the future. However as with any long-term plan, the accuracy of this LTFP is subject to many inherent influences. These variables and risks can be divided into three main groups:

4.1 External Influences – items outside of Council's control

- Unforeseen economic changes or circumstances such as:
  - interest rates fluctuations (Reserve Bank of Australia's current position is that the cash rate would not be increased until inflation is within the 2% to 3% target range which is not expected to occur until 2024);
  - localised economic growth – residential development and new businesses;
  - Adelaide Consumer Price Index (CPI), Local Government Price Index (LGPI); and,
  - changes in specific grant programs such as Financial Assistance Grants, Special Local Roads Grant, Roads to Recovery Grant etc.
- Unforeseen political changes or circumstances such as:
  - changes to COVID-19 restrictions;
  - changes to levies and their conditions (e.g. EPA Solid Waste Levy);
  - cost of natural resources such as fuel and water;

- a change in the level of legislative compliance; and,
- cost-shifting (e.g. Increase in Emergency Services Levy).

- Variable Climatic Conditions such as:
  - Flooding, bushfire and drought.
- Others
  - ESCOSA full cost recovery requirement for CWMS service charges; and
  - Infrastructure assets donated by developers ($5m per year).

4.2 Internal Influences – items that Council can control

- Strategic Plan 2021-2024;
- Infrastructure & Asset Management Plans and service levels;
- Additional labour resources (outside and inside staff) commensurate with growth;
- depreciation (although valuations can be considered an external influence);
- rate increases and other financial influences;
- performance management;
- productivity and efficiencies in service delivery;
- Enterprise Bargaining Agreements (EBA) and associated employee costs; and
- Council investment in IT infrastructure and data security.

4.3 Community Drivers

- Community needs, expectations and the outcome of community survey.

To minimise the inherent risks of long term financial planning, the Council will review and update its Long Term Financial Plan regularly and ensures that the most recent economic data and forecasts are being used as the basis for developing and updating the Council's Long Term Financial Plan.

5. Basis of Preparation

The LTFP consolidates the funding requirements from Council's Infrastructure and Asset Management Plan and provides a holistic view which helps ensure Council operates sustainably over the 10 year period. It enables Council to effectively and equitably manage service levels, asset funding and revenue-raising decisions, balanced with achieving its financial strategy and key performance indicators.

In developing the LTFP, key financial principles have been established that underpins Council's forecast financial performance and position over a 10-year time frame. The LTFP incorporates a number of statutory and discretionary reports and assumptions as part of a statutory requirement (within the Local Government Act 1999). Due to the variable nature of these assumptions and changes in the economy, an annual review of the LTFP will provide the Council with the opportunity to review the financial principles to easily adapt to these external influences, changes in proposed service levels or projects. This involves concerted input from the Elected Members, Audit Committee and the community.

The financial projections and targets contained within this LTFP, indicate Council's direction and financial capacity into the future and are intended to be viewed as a guide to future actions or opportunities. This in turn encourages Council to analyse the future effects and impacts of current decisions made by Council.

For this LTFP, 2021/2022 budgeted financial statements forms the basis for year 1. Years 2 to 10 present nine (9) inclusive years of financial projections underpinned by the base data.

5.1 LTFP Framework

The LTFP has been prepared within the following framework:

- Maintaining existing Council services at current service levels.
- Support the achievement of the Strategic Plan 2021-2024 objectives.
- Maintains, on average, a break-even or positive funding (cash) position over the LTFP.
- Achieve long term financial sustainability.
- Maintain intergenerational equity.
- Continues to improve the maintenance of assets in accordance with Council's Infrastructure and Asset Management Plans, with a priority on;
  - maintenance before renewal, and
  - renewal before new when it is cost effective to do so.
- Council only approve new major projects where it has identified funding capacity to do so including Prudential Review where required.
- Council continues to fund the full life-cycle costs of any new or enhanced services or construction of new assets through savings, rate increases, grant funding or new borrowings.
- Review existing services and assets to ensure they meet prioritised community needs.
- Responsible changes in rating while maintaining regulatory compliance.

5.2 LTFP Inputs

The LTFP has various inputs, including:

- Audited financial statement for 2020/2021 Financial Year.
- Budget adopted by the Council for 2021/2022 Financial Year.
- Assumptions on the inflation of various revenue and expenses.
- Relevant Enterprise Bargaining Agreements.
- Strategic Plan 2021-2024 and Infrastructure and Asset Management Plans.
- Feedback from the Audit Committee, Elected Members and the community.

5.3 Key Drivers and Assumptions

It is important that Council's LTFP reflects the most recent economic data and forecasts available. Therefore, draft LTFP has been developed based on a number of assumptions and any shift in the actual results compared to the assumptions will cause variations to the LTFP forecast. Further, material variations between the assumptions and actuals over several years would have a very significant impact on the LTFP forecast results due to the compounding effect year on year into the future. A number of underlying key assumptions used in drafting LTFP have been listed in **Table 1.**

Adelaide Consumer Price Index (CPI) / Local Government Price Index (LGPI)

The average operating cost increases for local government materials, contracts and other service costs are estimated using the LGPI as prices of these items move in different ways to how average household prices move. The LGPI is similar to CPI but represents the movements of prices associated with goods and services consumed by local government in South Australia. It is prepared and updated on a quarterly basis by the South Australian Centre for Economic Studies.

The Reserve Bank of Australia has an inflationary target of between 2% and 3% per annum for Australia. While Adelaide CPI & LGPI through the year to June 2021 have increased by 2.80% and 1.40%, it is expected that the both the CPI and LGPI would increase further in the short to medium term due to cost pressures as a result of pandemic recovery. Therefore, for this LTFP, an annual CPI/LGPI of 2.25% has been factored when estimating income and expenses.

However, it should be noted that on average for the period 2014/2015 to 2019/2020 (2020/2021 is excluded as the inflation for 2020/2021 is considerably lower due to COVID-19 related restrictions and government assistance to households and business), LGPI has been 0.28% higher than CPI as shown below.

Year	LGPI	CPI (Adelaide)	LGPI vs CPI
2014/15	1.70%	1.60%	0.10%
2015/16	0.90%	0.90%	0.00%
2016/17	1.80%	1.50%	0.30%
2017/18	2.90%	2.30%	0.60%
2018/19	2.60%	1.50%	1.10%
2019/20	1.40%	1.80%	(0.40%)
Average	1.88%	1.60%	0.28%

The key economic indicators and drivers used in this LTFP are summarised in **Table 1** below based on best available information as at 31 October 2021.

Table 1: Key Drivers and Assumptions used in the LTFP

Description	Assumptions
CPI/LGPI	2.25% on average over the 10 year period
General Rates	Business as usual 2.25% To fund new assets/programs 0.25% Total increase in existing rates 2.50% + 2.75% growth.
CWMS Charge	Mallala & Middle Beach - increase by 5.00% & 3.00% respectively per annum over next 10 years to comply with ESCOSA requirement for CWMS pricing.
Waste Charge	10.00% increase from year 1 to 10 inclusive of growth.
NRM Levy	3.50% increase from year 1 to 10.
Statutory charges	Income from planning applications, waste water applications and dog registration is estimated based on expected growth within Council district for the next 10 years.
User charges	0.50% increase from year 1 to 10.
Grants	Estimates are based on confirmed grant programs such as Financial Assistance Grants, Special Local Roads Grant, Roads to Recovery Grant, Library Operating Grant etc. on the assumption that these grant programs will continue during the 10 year period.
Employee Costs	2.50% per annual from Year 1 to 10.
Materials, contracts and other	CPI/LGPI of 2.25% plus further increase of 2.05% on average over the 10 year period due to additional expenses associated with growth.
Depreciation	3.00% per annual from Year 1 to 10.
Finance Costs	Based on current and estimated new borrowings required.
Receivable, trade payables and provisions	No significant increase in overdue rates, trade receivable, trade payables and provisions.
Donated Assets	Council is expected to receive donated assets of $5.6m on average over the 10 year period from developers.

5.4 Growth Projections

Growth over the life of the LTFP has been estimated at 2.75% which is based on the expected addition of 250 new properties across the Council district through sub-divisions. The population is expected to increase by 500 persons per year throughout the 10 year period. Following table shows the expected change within Council district with regard to population, number of rateable properties, infrastructure assets and development applications in 2023 and 2032.

Table 2: Growth Projections

Description	2023	2032	Increase
Population	10,500	15,000	43%
No of Rateable Properties	5,700	8,200	44%
Value of Infrastructure Assets ($Mn)	172	307	78%
No of Development Applications per year	600	800	33%

While growth brings in additional income in the form of;

- rates;
- development application fees;
- dog registration fees;
- waste water application fees;

it also add cost pressures such as;

- additional electricity costs on public lighting;
- sealed roads maintenance;
- footpath maintenance;
- street sweeping;
- stormwater maintenance;
- reserve & parks maintenance;
- road signs and line-marking;
- weed spraying; and
- additional labour resources.

Accordingly, Council has factored in additional income and expenses in to the LTFP to account for the growth based on current service standards for Council services and current income levels.

6. 10 Year Capital and Operating Project Program

6.1 Operating Project Program

In order to achieve the objectives of the Infrastructure & Assets Management Plans, Council is planning to undertake following programs and initiatives with an estimated costs of $20.250m over the 10 year period. (Final budgets and the timing of these programs will be confirmed as part of future annual budget deliberations).

Table 3: Draft Operating Project Program

Project Name	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	10 Year Budget
Bridges - Level 2 Assessments	-	-	-	-	-	50	-	-	-	-	50
Bridges, Repairs - Salt Creek Bridge	170	-	-	-	-	-	-	-	-	-	170
Develop and review of Roadside Vegetation Management Plan	100	-	-	-	-	-	50	-	-	-	150
Develop and review of Open Space & Recreation Strategy	60	-	-	-	-	-	50	-	-	-	110
Street/Verge Tree Planting	20	20	20	20	25	25	25	25	25	-	205
Implement Eden and Liberty Recycled Water	4	-	-	-	-	-	-	-	-	-	4
Parham Campground – Demarcation of campground)	5	-	-	-	-	-	-	-	-	-	5
Parham - Old Playground Block (disposal or develop)	5	-	-	-	-	-	-	-	-	-	5
Mallala Stormwater Flood Plain Management Plan (report)	65	-	-	-	-	-	-	-	-	-	65
Mallala Stormwater Urban Management Plan (report)	-	55	-	-	-	-	-	-	-	-	55
Levee, Hickinbotham Development	-	16	77	105	94	-	-	-	-	-	292
Two Wells - Liberty and Eden Estates, Recycled Water Costs for parks & reserves	55	60	40	70	75	55	85	90	70	-	600
Labour resources (outside & inside commensurate with growth)	-	353	724	1,113	1,521	1,948	2,396	2,866	3,357	3,441	17,718
Regional Disability Access and Inclusion Plan Initiatives	15	15	15	15	15	15	15	15	15	15	150
Community Survey	-	20	-	-	20	-	-	20	-	-	60
Heritage Survey -Part 2	27	-	-	-	-	-	-	-	-	-	27
Council Elections	40	-	-	-	40	-	-	-	40	-	120
Customer Request Management Health Check	15	-	-	-	-	-	-	-	-	-	15
Upgrade of Electronic Records Management System	-	30	-	-	-	-	-	-	-	-	30
New Residents Kits and Business & Community Directory	-	23	-	-	23	-	-	23	-	-	69
Grant Writer	15	15	15	15	15	15	15	15	15	15	150
Economic Zones	20	20	20	20	20	20	20	20	20	20	200
Total Estimated Costs	616	627	911	1,358	1,848	2,128	2,656	3,074	3,542	3,491	20,250

6.2 Capital Works Program

Draft Capital Works Program for the next 10 years is summarised in the **Table 4** below. It includes budgetary allocations of $36.149m across the 10-year period as follows;

- Renewal and Replacement of existing assets totalling $27.528m; and
- $8.621m on New and Upgraded assets (**Table 5**).

Table 4: Draft Capital Project Program

Project Description	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
Fleet	175	120	60	135	120	60	135	120	60	135
Plant & Equipment	534	369	972	177	856	545	354	479	691	341
Footpaths	161	105	100	113	137	100	100	100	100	100
Kerbing	575	65	-	-	-	-	-	-	-	-
Sealed Roads	3,390	610	675	610	610	610	610	610	610	610
Unsealed Roads	975	975	1,000	1,000	1,100	1,100	1,200	1,200	1,300	1,300
Car parks	330	-	60	45	-	-	-	-	-	-
Pedestrian Crossing	195	-	-	-	-	-	-	-	-	-
Building	130	-	40	-	165	-	-	-	363	-
Open space	915	1,020	830	540	245	760	250	450	250	300
Stormwater	115	-	50	-	50	-	50	-	50	-
Site Improvements	10	-	60	-	60	-	60	-	60	-
CWMS	85	15	25	27	30	20	30	25	125	25
Total Capital Expenditure	7,590	3,279	3,872	2,647	3,373	3,195	2,789	2,984	3,609	2,811

Project Description	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
New	4,401	665	1,015	408	202	795	165	265	515	190
Renewal	3,189	2,614	2,857	2,239	3,171	2,400	2,624	2,719	3,094	2,621
Total Capital Expenditure	7,590	3,279	3,872	2,647	3,373	3,195	2,789	2,984	3,609	2,811

6.3 New Capital Assets in Detail

Table 5 on the next two (2) pages provides the details of 10 year new capital program. These new projects have been included in the draft LTFP due to following reasons;

- New footpath – Existing townships don't have footpaths and therefore to providing standard level of service.
- New kerbing – To improve drainage in townships and to provide standard level of service
- New seal – Required under Local Roads and Community Infrastructure Program, developer deed and for safety upgrade at intersections.
- New car parks – To improve safety and cater for growth & tourism related demand.
- New Openspace – To provide level of service outlines in the assets management plan.

Table 5: Draft Capital Project Program in Detail*

Description	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
New Footpaths										
Cameron Terrace - Dublin Rd to Feltwell Rd	37	-	-	-	-	-	-	-	-	-
Railway Avenue - Balaklava Rd to Lindsay St	17	-	-	-	-	-	-	-	-	-
South Terrace (Dublin) - Old Port Wakefield Rd to Seventh St	40	-	-	-	-	-	-	-	-	-
Carmel St - Balaklava Rd to End of Seal	25	-	-	-	-	-	-	-	-	-
Calagora St - Lisieux Street to Carmel St	32	-	-	-	-	-	-	-	-	-
Jenkin Court - Butler Rd to End	-	25	-	-	-	-	-	-	-	-
Irish Street - Butler Street to Redbanks Rd	-	23	-	-	-	-	-	-	-	-
Calala Court - Old Port Wakefield Rd to End	-	47	-	-	-	-	-	-	-	-
Seventh Street - Third Street to Second Street	-	-	-	13	-	-	-	-	-	-
Seventh Street - Fourth Street to Third Street	-	-	-	-	12	-	-	-	-	-
Seventh Street - Fifth Street to Fourth Street	-	-	-	-	12	-	-	-	-	-
Third Street (Dublin) - Sixth Street to Seventh Street	-	-	-	-	13	-	-	-	-	-
Future Program Allocation	-	-	90	90	90	90	90	90	90	90
New Kerbing, Channel & Spoon Drains										
South Terrace (Dublin) - Old Port Wakefield Road to Sixth Street	165	-	-	-	-	-	-	-	-	-
South Terrace (Dublin) - Sixth Street to Seventh Street	120	-	-	-	-	-	-	-	-	-
New Seal										
Sealing of Middle Beach Road	2,390	-	-	-	-	-	-	-	-	-
Intersection Upgrade - Dawkins Road and Williams Road	100	-	-	-	-	-	-	-	-	-
Hickinbotham Subdivision Infrastructure - Cycle/Walking Path	125	-	-	-	-	-	-	-	-	-
Redbanks Road - Mallala - TW Road to Irish St. (Kerbing and car park)	165	-	-	-	-	-	-	-	-	-
Balaklava Rd - Mallala - Lisieux St, Town Centre - Shoulder Hotmix	-	-	65	-	-	-	-	-	-	-
New Car Parks & Traffic Control	-	-	-	-	-	-	-	-	-	-
Two Wells Mainstreet - Pedestrian Refuges/Crossing	195	-	-	-	-	-	-	-	-	-
Two Wells Mainstreet - Eastern End Car Parking and Water Sensitive Urban Design	300	-	-	-	-	-	-	-	-	-
Ruskin Road, Thompson Beach Car Parking	-	-	60	-	-	-	-	-	-	-
Coastal Carpark Formalise, AIBS	-	-	-	45	-	-	-	-	-	-

New Openspace										
Street & Reserves/Parks Furniture Program	20	20	20	20	25	25	25	25	25	-
Streetscape and WSUD	50	50	50	-	-	-	-	-	-	-
Donaldson Road, Close Make Parkland/Rec Type Area	5	10	50	-	-	-	-	-	-	-
Wetland Trails, Lewiston - seating, paths, signage	-	-	50	-	-	-	-	-	-	-
Bakers Wetland - seating, paths, signage	-	-	-	50	-	-	-	-	-	-
Hams Park, Stage 2, Relocate	-	-	-	40	-	-	-	-	-	-
Middle Beach - Foreshore upgrade	-	-	300	-	-	-	-	-	-	-
Open Space & Recreation Strategy Outcomes (Allocation)	-	50	-	50	-	50	-	50	-	-
Trail Strategy Outcomes (Allocation)	-	100	-	100	-	100	-	100	-	-
Parham Playground Landscaping, Shade, Furniture, Parking & Paths	-	-	-	-	-	180	-	-	-	-
Council Boundary Signs - Allocation	60	-	-	-	-	-	-	-	-	-
Township Entrance Signs - Allocation	-	140	-	-	-	-	-	-	-	-
Stage 1 - Hart Reserve Development – Implementation	400	-	-	-	-	-	-	-	-	-
Stage 2 - Hart Reserve Development - Implementation	-	200	-	-	-	-	-	-	-	-
Future Program Allocation	-	-	-	-	-	-	-	-	-	100
Plant and Fleet	40	-	280	-	-	350	-	-	350	-
New Stormwater										
Redbanks Road from Mallala - Two Wells Road to Irish Street	100	-	-	-	-	-	-	-	-	-
Mallala Stormwater Urban Management Plan Outcomes	-	-	50	-	50	-	50	-	50	-
Middle Beach - Tidal Drainage System	15	-	-	-	-	-	-	-	-	-
Total New Project Budget	4,401	665	1,015	408	202	795	165	265	515	190

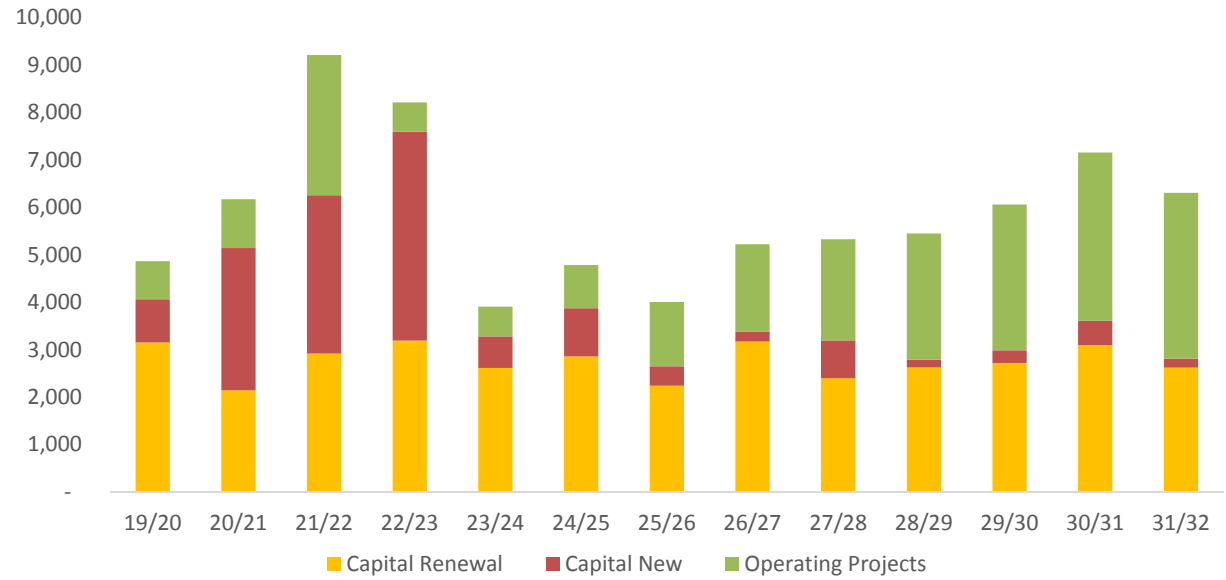
*While the estimates given above are based on best available information as of 31 October 2021, exact budgets allocation and the timing of the delivery of these capital program will be confirmed as part of future annual budget deliberations.

Total Projects Budget for Next 10 Financial Years

Graph below shows budgeted total capital and operating project program for next 10 years in comparison to 2019/2020 and 2021/2022 actual project expenditure and 2021/2022 projects budget.

If the draft projects budget in **Table 3** and **Table 4** is endorsed by the Council, it would result in a significant increase of project budget in 2022/2023 onwards with a total project budget of $56.399m over the 10 year period.

Figure 1: Total Capital & Operating Project Expenses ($'Mn)



6.4 Projects Excluded from LTFP

It should be noted that draft operating and capital projects programs identified in **Table 3** and **Table 4** excludes several projects with an estimated net costs of $18.680m that the Council may be required to undertake or commence during the life of this draft LTFP in line with Council's Strategic Plan 2021-2024. Therefore, these projects will be incorporated in to the LTFP as part of annual updates to the LTFP in future years subject to Council endorsement.

Table 6: Projects not included in the Draft LTFP

	Program to implement Strategic Plan 2021-2024)	Estimated Cost ($'Mn)
1	Stage 1 - Two Wells/Mallala Ovals - (Masterplan)	0.100
2	Stage 2 - Two Wells/Mallala Ovals - Implementation	1.350
3	Stage 1 - Police Block - Shelter, Skate Park, Masterplan/Concepts	0.200
4	Two Wells, Main street - Underground Powerlines	0.900
5	TW - Relocation of TW Waste Transfer Station	0.200
6	Dublin - Township Growth & Tourism Master Plan	0.050
7	Social & Community Infrastructure Plan	0.100
8	Temp Accommodation allocation only	0.300
9	Office Accommodation Review Outcome - Prudential review, Design & Consultation	0.700
10	Civic Centre and Office Accommodation Review Outcome	10.000
11	Dublin Stormwater Capture Project - Stage 1	0.170
12	Dublin Stormwater Capture Project - Stage 2	0.110
13	Two Wells - New Community Waste Management System	3.500
14	Wasleys Bridge Renewal	1.000
15	Purchase & Sale of Strategic Assets (cost neutral)	0.000
	Total Estimated Costs	18.680

6.5 Long-term Capital Grants

The LTFP includes $1.195m of capital grant to seal Middle Beach Road under Local Government Infrastructure Partnership Funding in the 2022/2023 Financial Year.

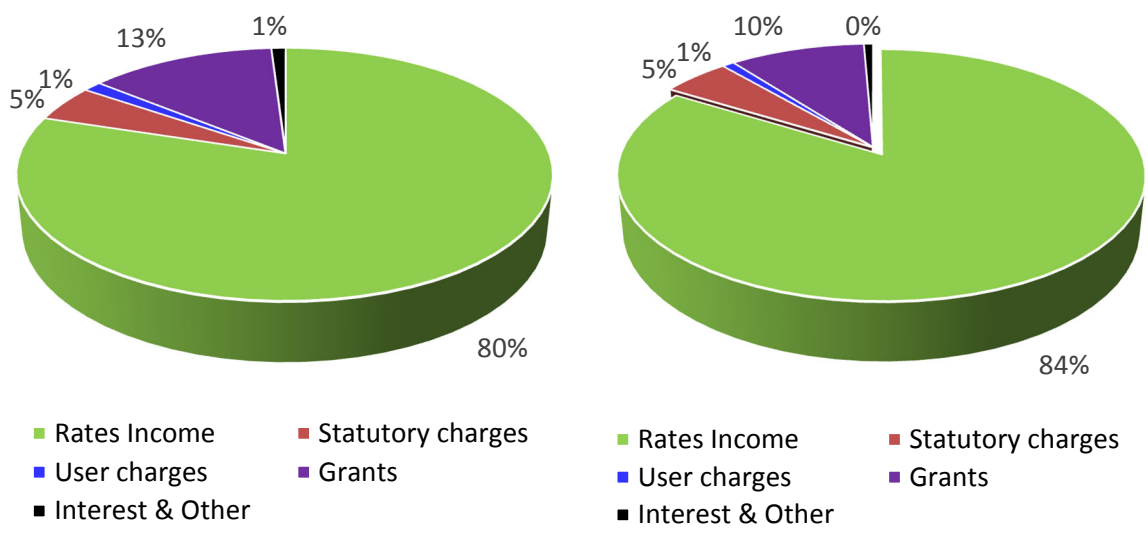
6.6 Long term financing strategy

In order to delivery current range of Council services at current level as well as finance project programs identified in **Table 3** and **Table 4**, Council is planning to utilise following revenue sources as well as new borrowings in line with its Long term financial planning objectives.

- Rates income
- Statutory Charges, User Charges
- Grants, Subsidies and contributions
- Interest and other income

Following pie chart shows the changes in the mix of various elements in the financing strategy in 2022/2023 and 2031/2032 Financial Years. Accordingly, rates income contribute more than others income sources and plays very important role going forward in the delivery Council's services, programs and projects**.**

Figure 2: Distribution of Operating Income based on LTFP Estimates



6.7 Projected Debt levels

A major component of services Council provides are asset intensive which often requires a large investment, initially for the acquisition of assets and ongoing as a result of maintenance and renewal of those assets. Without the use of debt, it is very difficult for Council to finance the acquisition/construction of new assets, while at the same time finance asset renewals.

In the absence of adequate debt, Council either need to seek grant funding and/or charge higher rates against current ratepayers. Other options available for the Council is simply to defer the acquisition/construction of new assets until Council's financial position improves.

Charging higher rates against current ratepayers to fund new assets would also lead to issues with intergenerational equity while future ratepayers would continue to derive the benefit of the new

assets. Therefore, using debt when done equitably and responsibly, will help alleviate the issues of intergenerational equity.

Draft LTFP shows that the Council is required to borrow $4.189m in the first three (3) years and no new borrowings thereafter. From Year 4 onwards, Council will be in a position to commence repaying its new borrowings including borrowings $2.708m identified in the 2021/2022 Adopted Budget.

Assuming Council will initially borrow short-term cash advance (CAD) loans from Local Government Financing Authority (LGFA) as it is flexible and the interest rate is lower than long term debentures rates, following table shows estimated debt level at the end of relevant financial year and the associated interest expense under two (2) scenarios of 2.45% and 2.85%.

Table 7: Summary of Forecast Debt Level at the end of Financial Year ($'Mn)

Description	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32
Debenture Loans	1,767	1,743	1,718	1,691	1,663	1,634	1,604	1,573	1,539	1,505
Short-term Loans	6,785	6,890	7,436	6,645	6,598	6,012	4,918	3,746	2,965	530
Total Borrowings	8,552	8,633	9,154	8,336	8,261	7,646	6,522	5,319	4,504	2,035
Interest cost @ 2.85%	97	196	212	189	188	171	140	107	85	15
Interest cost @ 2.45%	83	169	182	163	162	147	120	92	73	13

Note : Additional interest expenses associated with new borrowings have been factored in the draft LTFP at 2.85%.

It should be noted that Council's future borrowings will be made in accordance with its Treasury Management Policy which states that *'To ensure an adequate mix of interest rate exposures, Council will restructure its portfolio of borrowings, as old borrowings mature and new ones are raised, to progressively achieve and thereafter maintain on average in any year, of not less than 30% of its gross debt in the form of fixed interest rate borrowings.'*.

Therefore, any decisions to borrow short-term or long term funds will be made after taking in to consideration;

a) Prevailing interest rates;
b) Whether Council is successful in securing grants for some of the projects;
c) Progress of the Council's annual project budget; and
d) When rates instalments are due etc.

Indicative interest rates with LGFA as of 22 October 2021 are:

- Short-term Cash Advance 2.05%
- 5yrs 2.35%
- 10yrs 2.85%
- 15yrs 3.15%

However, interest rates are expected to go up further with the economic recovery following pandemic particularly in 2024 as forecast by Reserve Bank of Australia. As shown in **Table 5** above, based on above borrowing requirements, if the interest rate is moved (up or down) by 0.40%, the impact on interest expenses would be $0.197m approximately over the 10 year period.

7. Long Term Financial Statements

The following pages shows Council's Draft Long Term Financial Plan for the 10 year period.

ADELAIDE PLAINS COUNCIL
DRAFT LONG TERM FINANCIAL PLAN
STATEMENT OF COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR

$'000

	20/21 Actual	21/22 Adopted	22/23 Year 1	23/24 Year 2	24/25 Year 3	25/26 Year 4	26/27 Year 5	27/28 Year 6	28/29 Year 7	29/30 Year 8	30/31 Year 9	31/32 Year 10
INCOME												
Rates	10,635	10,923	11,785	12,433	13,118	13,843	14,610	15,421	16,280	17,189	18,152	19,176
Statutory charges	603	496	694	714	779	801	819	886	961	986	1,089	1,129
User charges	178	170	193	194	195	196	197	198	199	199	200	201
Grants, subsidies and contributions	3,316	1,894	1,935	1,966	1,997	2,029	2,062	2,095	2,129	2,163	2,197	2,233
Investment Income	1	3	3	3	3	3	3	3	3	3	3	3
Reimbursements	24	126	123	123	123	123	123	123	123	123	123	123
Other Income	143	23	23	23	23	23	24	24	24	24	24	24
TOTAL INCOME	**14,900**	**13,635**	**14,756**	**15,456**	**16,238**	**17,018**	**17,837**	**18,750**	**19,718**	**20,688**	**21,789**	**22,889**
EXPENSES												
Employee Costs	5,151	5,900	6,062	6,212	6,366	6,524	6,686	6,852	7,022	7,196	7,375	7,558
Materials, contracts and other services	5,389	4,332	5,107	5,209	5,387	5,472	5,658	5,782	5,980	6,118	6,360	6,543
Depreciation, Amortisation & Impairment	2,911	2,731	2,960	3,049	3,140	3,234	3,331	3,431	3,534	3,640	3,750	3,862
Finance Costs	132	72	190	309	323	300	297	279	246	212	189	117
Share of loss - joint ventures & associates	75	63	63	63	63	63	63	63	63	63	63	63
TOTAL EXPENSES	**13,658**	**13,098**	**14,382**	**14,842**	**15,279**	**15,593**	**16,035**	**16,407**	**16,846**	**17,229**	**17,736**	**18,143**
OPERATING SURPLUS / (DEFICIT)	1,242	537	374	614	959	1,425	1,801	2,343	2,872	3,458	4,053	4,746
Net Operating Project Expenses	-	(579)	(616)	(627)	(911)	(1,358)	(1,848)	(2,128)	(2,656)	(3,074)	(3,542)	(3,491)
OPERATING SURPLUS / (DEFICIT)	1,242	(186)	(242)	(13)	48	67	(46)	215	216	385	511	1,255
Asset Disposal & Fair Value Adjustments	(273)	67	100	100	100	100	100	100	100	100	100	100
Amounts specifically for new or upgraded assets	1,494	1,245	1,195	-	-	-	-	-	-	-	-	-
Physical resources received free of charge	5,345	2,000	5,351	5,351	6,351	5,351	5,351	6,351	5,351	5,351	6,351	5,351
NET SURPLUS (DEFICIT)	**7,809**	**3,126**	**6,404**	**5,438**	**6,499**	**5,518**	**5,405**	**6,666**	**5,667**	**5,836**	**6,962**	**6,706**
OTHER COMPREHENSIVE INCOME												
Changes in assets revaluation surplus	1,405	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Share of other comprehensive income - GRFMA	(55)	-	(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)
TOTAL COMPREHENSIVE INCOME	**9,159**	**4,626**	**7,849**	**6,883**	**7,944**	**6,963**	**6,850**	**8,111**	**7,112**	**7,281**	**8,407**	**8,151**

ADELAIDE PLAINS COUNCIL
DRAFT LONG TERM FINANCIAL PLAN
FINANCIAL POSITION AT THE END OF FINANCIAL YEAR

$'000

	2019/2020 ACTUAL	20/21 Actual	21/22 Adopted	22/23 Year 1	23/24 Year 2	24/25 Year 3	25/26 Year 4	26/27 Year 5	27/28 Year 6	28/29 Year 7	29/30 Year 8	30/31 Year 9	31/32 Year 10
ASSETS													
Current Assets													
Cash and cash equivalents	869,889	257	306	306	306	307	307	307	307	307	307	307	307
Trade & other receivables	1,236,543	2,386	1,031	1,031	1,031	1,031	1,031	1,031	1,031	1,031	1,031	1,031	1,031
Inventories	259,439	239	154	154	154	154	154	154	154	154	154	154	154
Total Current Assets	**2,365,871**	**2,882**	**1,491**	**1,491**	**1,491**	**1,492**	**1,492**	**1,492**	**1,492**	**1,492**	**1,492**	**1,492**	**1,492**
Non-Current Assets													
Financial Assets (Investment in GRFMA)	5,948,103	5,818	5,928	5,810	5,692	5,574	5,456	5,338	5,220	5,102	4,984	4,866	4,748
Infrastructure, Property, Plant and Equipment	113,448,916	121,078	124,385	135,952	143,034	151,617	157,880	164,772	172,387	178,493	184,687	192,398	198,198
Other Non-current Assets	39,374	991	15	15	15	15	15	15	15	15	15	15	15
Total Non -Current Assets	119,436,393	127,887	130,328	141,778	148,741	157,206	163,352	170,126	177,622	183,610	189,686	197,279	202,961
Total Assets	**121,802,264**	**130,769**	**131,819**	**143,268**	**150,232**	**158,698**	**164,843**	**171,618**	**179,114**	**185,102**	**191,178**	**198,771**	**204,453**
LIABILITIES													
Current Liabilities													
Trade & Other Payables	2,337,517	1,820	1,353	1,353	1,353	1,353	1,353	1,353	1,353	1,353	1,353	1,353	1,353
Borrowings	489,388	1,046	3,183	6,809	6,915	7,462	6,673	6,627	6,042	4,949	3,780	2,964	528
Provisions	1,008,344	1,253	1,009	1,009	1,009	1,009	1,009	1,009	1,009	1,009	1,009	1,009	1,009
Total Current Liabilities	**3,835,249**	**4,119**	**5,545**	**9,171**	**9,277**	**9,824**	**9,035**	**8,989**	**8,403**	**7,311**	**6,142**	**5,326**	**2,890**
Non-current Liabilities													
Borrowings	2,297,356	1,790	1,767	1,743	1,718	1,691	1,663	1,634	1,604	1,573	1,539	1,539	1,505
Provisions	178,250	210	220	220	220	220	220	220	220	220	218	220	220
Total Non-current Liabilities	2,475,606	2,000	1,987	1,963	1,937	1,911	1,883	1,854	1,824	1,792	1,757	1,759	1,725
Total Liabilities	6,310,855	6,119	7,532	11,134	11,214	11,735	10,918	10,843	10,227	9,103	7,900	7,085	4,615
NET ASSETS	**115,491,409**	**124,650**	**124,287**	**132,135**	**139,018**	**146,963**	**153,926**	**160,775**	**168,887**	**175,999**	**183,279**	**191,686**	**199,838**
EQUITY													
Accumulated Surplus	35,073,283	42,882	40,868	47,271	52,709	59,209	64,727	70,132	76,797	82,465	88,300	95,262	101,969
Asset Revaluation Reserve	78,187,757	79,593	81,130	82,630	84,130	85,630	87,130	88,630	90,130	91,630	93,130	94,630	96,130
Other Reserves	2,230,369	2,175	2,289	2,234	2,179	2,124	2,069	2,014	1,959	1,904	1,849	1,794	1,739
TOTAL EQUITY	**115,491,409**	**124,650**	**124,287**	**132,135**	**139,018**	**146,963**	**153,926**	**160,776**	**168,887**	**175,999**	**183,279**	**191,686**	**199,838**

ADELAIDE PLAINS COUNCIL
DRAFT LONG TERM FINANCIAL PLAN
STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL YEAR

$'000

	20/21 Actual	21/22 Adopted	22/23 Year 1	23/24 Year 2	24/25 Year 3	25/26 Year 4	26/27 Year 5	27/28 Year 6	28/29 Year 7	29/30 Year 8	30/31 Year 9	31/32 Year 10
ACCUMULATED SURPLUS												
Balance at end of previous reporting period	35,073	37,742	40,868	47,271	52,709	59,209	64,727	70,132	76,797	82,465	88,300	95,262
Net Result for Year	7,809	3,126	6,404	5,438	6,499	5,518	5,405	6,666	5,667	5,836	6,962	6,706
Balance at end of period	**42,882**	**40,868**	**47,271**	**52,709**	**59,209**	**64,727**	**70,132**	**76,797**	**82,465**	**88,300**	**95,262**	**101,969**
ASSET REVALUATION RESERVE												
Balance at end of previous reporting period	78,188	79,630	81,130	82,630	84,130	85,630	87,130	88,630	90,130	91,630	93,130	94,630
Gain on revaluation of infrastructure, property, plant & equipr	1,405	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Balance at end of period	**79,593**	**81,130**	**82,630**	**84,130**	**85,630**	**87,130**	**88,630**	**90,130**	**91,630**	**93,130**	**94,630**	**96,130**
OTHER RESERVES												
Balance at end of previous reporting period	2,230	2,289	2,289	2,234	2,179	2,124	2,069	2,014	1,959	1,904	1,849	1,794
Share of other comprehensive income - GRFMA	(55)	-	(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)
Balance at end of period	**2,175**	**2,289**	**2,234**	**2,179**	**2,124**	**2,069**	**2,014**	**1,959**	**1,904**	**1,849**	**1,794**	**1,739**
TOTAL EQUITY AT END OF REPORTING PERIOD	**124,650**	**124,287**	**132,135**	**139,018**	**146,963**	**153,926**	**160,776**	**168,887**	**175,999**	**183,277**	**191,686**	**199,838**

ADELAIDE PLAINS COUNCIL
DRAFT LONG TERM FINANCIAL PLAN
BUDGETED STATEMENT OF CASH FLOWS FOR FOR THE FINANCIAL YEAR

$'000

	2019/2020 ACTUAL	20/21 Actual	21/22 Adopted	22/23 Year 1	23/24 Year 2	24/25 Year 3	25/26 Year 4	26/27 Year 5	27/28 Year 6	28/29 Year 7	29/30 Year 8	30/31 Year 9	31/32 Year 10
CASH FLOWS FROM OPERATING ACTIVITIES													
Receipts													
Rates - general & other	9,978,888	10,395	11,173	11,785	12,433	13,118	13,843	14,610	15,421	16,280	17,189	18,152	19,176
Fees & other charges	515,884	617	496	694	714	779	801	819	886	961	986	1,089	1,129
User charges	109,881	236	170	193	194	195	196	197	198	199	199	200	201
Investment receipts	3,826	1	3	3	3	3	3	3	3	3	3	3	3
Grants utilised for operating purposes	3,304,183	2,622	4,270	1,935	1,966	1,997	2,029	2,062	2,095	2,129	2,163	2,197	2,233
Reimbursements	58,808	24	126	123	123	123	123	123	123	123	123	123	123
Other revenues	125,124	143	23	23	23	23	23	24	24	24	24	24	24
Payments		-											
Employee costs	(5,111,139)	(4,885)	(5,522)	(6,062)	(6,212)	(6,366)	(6,524)	(6,686)	(6,852)	(7,022)	(7,196)	(7,375)	(7,558)
Materials, contracts & other expenses	(4,530,072)	(5,385)	(7,847)	(5,723)	(5,836)	(6,297)	(6,829)	(7,506)	(7,910)	(8,637)	(9,191)	(9,902)	(10,034)
Finance payments	(183,554)	(177)	(153)	(190)	(309)	(323)	(300)	(297)	(279)	(246)	(212)	(189)	(117)
Net Cash provided by (or used in) Operating Activities	**4,271,831**	**3,592**	**2,739**	**2,781**	**3,099**	**3,252**	**3,365**	**3,348**	**3,709**	**3,813**	**4,088**	**4,324**	**5,180**
CASH FLOWS FROM INVESTING ACTIVITIES													
Receipts													
Grants specifically for new or upgraded assets	779,113	760	1,245	1,195	-	-	-	-	-	-	-	-	-
Sale of replaced assets	259,941	124	67	100	100	100	100	100	100	100	100	100	100
Payments		-											
Expenditure on renewal/replacement of assets	(3,148,918)	(2,142)	(2,917)	(3,189)	(2,614)	(2,857)	(2,239)	(3,171)	(2,400)	(2,624)	(2,719)	(3,094)	(2,621)
Expenditure on new/upgraded assets	(911,479)	(2,997)	(3,334)	(4,401)	(665)	(1,015)	(408)	(202)	(795)	(165)	(265)	(515)	(190)
Net Cash provided by (or used in) Investing Activities	**(3,021,343)**	**(4,255)**	**(4,939)**	**(6,295)**	**(3,179)**	**(3,772)**	**(2,547)**	**(3,273)**	**(3,095)**	**(2,689)**	**(2,884)**	**(3,509)**	**(2,711)**
CASH FLOWS FROM FINANCING ACTIVITIES													
Receipts													
Proceeds from New Borrowings	4,085,034	9,859	2,708	3,538	105	546	(791)	(47)	(585)	-	-	(782)	-
Payments		-											
Repayments of Borrowings	(4,772,082)	(9,810)	(507)	(23)	(24)	(25)	(27)	(28)	(29)	(1,124)	(1,203)	(33)	(2,469)
Net Cash provided by (or used in) Financing Activities	**(687,048)**	**49**	**2,201**	**3,514**	**81**	**521**	**(817)**	**(75)**	**(614)**	**(1,124)**	**(1,203)**	**(815)**	**(2,469)**
Net Increase (Decrease) in cash held	**563,440**	**(613)**	**0**	**(0)**	**(0)**	**0**	**0**	**1**	**(0)**	**0**	**1**	**0**	**0**
Cash & cash equivalents at beginning of period	306,451	870	306	306	306	306	307	307	307	307	307	307	307
Cash & cash equivalents at end of period	**869,891**	**257**	**306**	**306**	**306**	**307**	**307**	**307**	**307**	**307**	**307**	**307**	**307**

ADELAIDE PLAINS COUNCIL
DRAFT LONG TERM FINANCIAL PLAN
BUDGETED UNIFORM PRESENTATION OF FINANCES FOR THE FINANCIAL YEAR

$'000

	2019/2020 ACTUAL	20/21 Actual	21/22 Adopted	22/23 Year 1	23/24 Year 2	24/25 Year 3	25/26 Year 4	26/27 Year 5	27/28 Year 6	28/29 Year 7	29/30 Year 8	30/31 Year 9	31/32 Year 10
Operating Revenues	13,571,443	14,900	16,261	14,756	15,456	16,238	17,018	17,837	18,750	19,718	20,688	21,789	22,889
less Operating Expenses	(12,920,548)	(13,658)	(16,447)	(14,382)	(14,842)	(15,279)	(15,593)	(16,035)	(16,407)	(16,846)	(17,229)	(17,736)	(18,143)
Operating Surplus / (Deficit) before Capital Amounts	**650,895**	**1,242**	**(186)**	**374**	**614**	**959**	**1,425**	**1,801**	**2,343**	**2,872**	**3,458**	**4,053**	**4,746**
***less* Net Outlays on Existing Assets**													
Capital Expenditure on renewal and replacement of Existing Assets	3,148,918	2,142	2,917	3,189	2,614	2,857	2,239	3,171	2,400	2,624	2,719	3,094	2,621
less Depreciation, Amortisation and Impairment	(2,923,151)	(2,911)	(2,862)	(2,960)	(3,049)	(3,140)	(3,234)	(3,331)	(3,431)	(3,534)	(3,640)	(3,750)	(3,862)
less Proceeds from Sale of Replaced Assets	(259,941)	(124)	(67)	-	-	-	-	-	-	-	-	-	-
	(34,174)	**(893)**	**(12)**	**229**	**(434)**	**(283)**	**(995)**	**(161)**	**(1,031)**	**(910)**	**(921)**	**(656)**	**(1,241)**
***less* Net Outlays on New and Upgraded Assets**													
Capital Expenditure on New and Upgraded Assets	911,479	2,997	3,334	4,401	665	1,015	408	202	795	165	265	515	190
less Amounts received specifically for New and Upgraded Assets	(779,113)	(760)	(1,245)	4,365	1,585	1,675	1,610	1,710	1,710	1,810	1,810	1,910	1,910
	132,366	**2,237**	**2,089**	**8,766**	**2,250**	**2,690**	**2,018**	**1,912**	**2,505**	**1,975**	**2,075**	**2,425**	**2,100**
Net Lending / (Borrowing) for Financial Year	**552,703**	**(101)**	**(2,264)**	**(8,622)**	**(1,202)**	**(1,448)**	**402**	**50**	**869**	**1,808**	**2,305**	**2,284**	**3,887**

7.1 Long Term Financial Indicators

Council's Key Financial Indicators are primarily based on those included in the Model Financial Statements and recommended by the Local Government Association of South Australia (LGA) as appropriate for measuring financial sustainability in Local Government. These ratios provides the Local Government sector accepted approach to analysing and comparing Council's performance from year to year.

The following graphs provide a summary of Council's long term financial indicators in comparison to 2020/2021 actual ratios and 2021/2022 budgeted ratios.

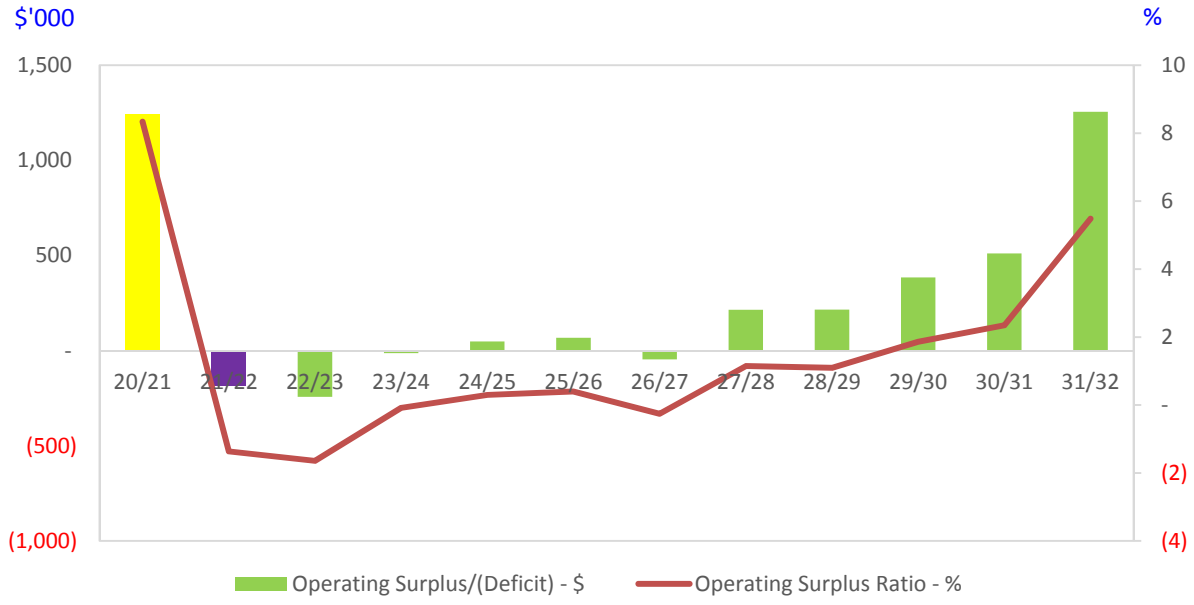
➢ Operating Surplus/ (Deficit) Ratio

The Operating Surplus/ (Deficit) ratio expresses the operating results as a percentage of total operating income. Therefore, the Operating Surplus/(Deficit) Ratio indicates the extent to which operating revenue is sufficient to meet all operating expenses and whether current ratepayers are paying for their consumption of resources.

A negative ratio indicates the percentage increase in total operating income required to achieve a break-even operating result. A positive ratio indicates the percentage of total operating income available to fund capital expenditure over and above the level of depreciation expense without increasing council's level of net financial liabilities.

LGA Recommended Target Range : Surplus ranging from 0% to 10% on average over long term
10 Year LTFP Forecast Range : Range of (1.64%) to 5.48%

Figure 3: Operating Surplus/Deficit Ratio



Adelaide Plains Council is forecasting an operating deficits in Year 1, 2 & 5 and either breakeven for surplus budget in other years.

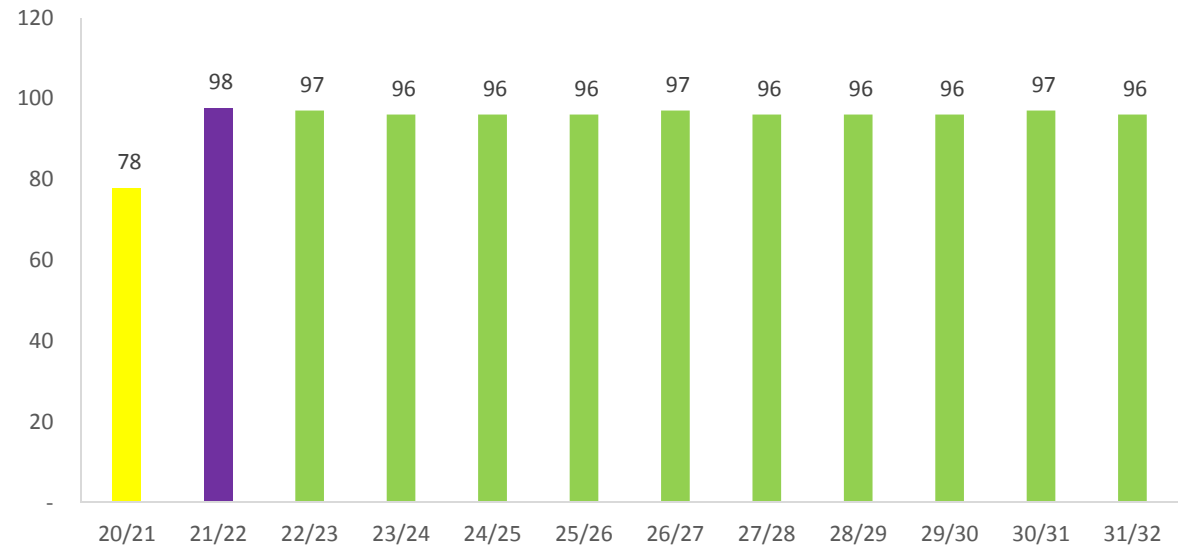
➢ Asset Renewal Funding Ratio (%)

This is a measure of the extent to which Council is renewing or replacing existing infrastructure assets that ensures consistent service delivery as determined by the Infrastructure & Asset Management Plans (I&AMPs). This ratio simply measures if Council is performing the required work to replace/renew assets and maintain the level of service.

Council's I&AMPs determine, for the given level of service, when assets need to be replaced to ensure that level of service is maintained. If Council is achieving close to 100% for this measure, then it is maintaining the current service levels delivered by assets and Council is not having assets renewal backlog.

LGA Recommended Target Range : 90% to 110% on average over long term
10 Year LTFP Forecast Range : 96% to 98%

Figure 4: Asset Renewal Funding Ratio (%)



➢ Net Financial Liabilities Ratio (%)

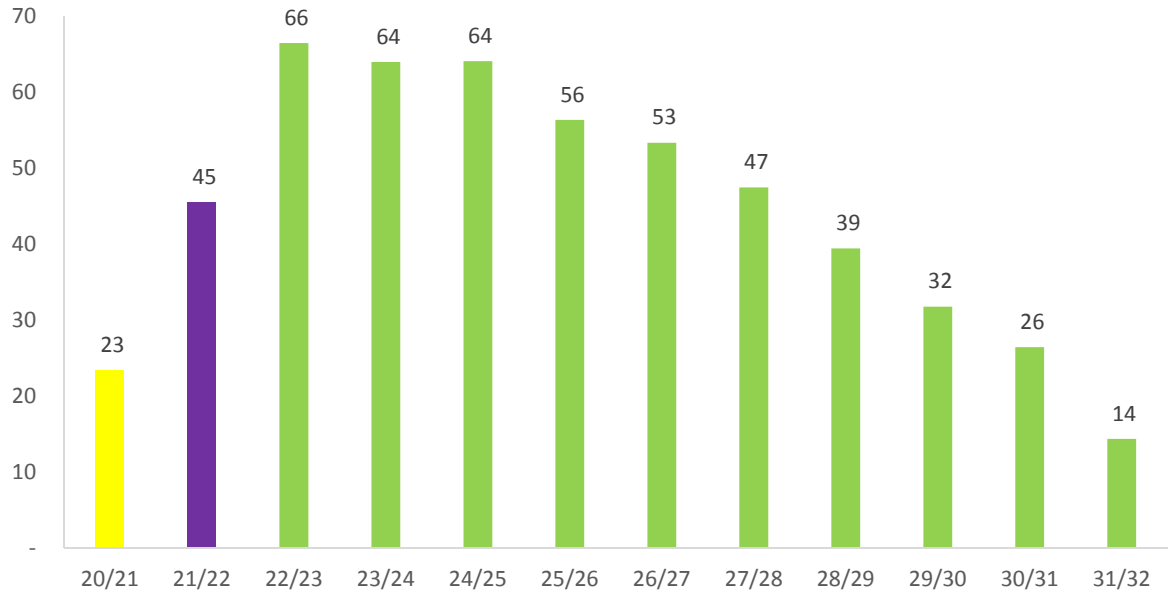
Net Financial Liabilities (NFL) is an indicator of the Council's total indebtedness and includes all Council's obligations including provisions for employee entitlements and creditors.

This ratio measures the extent to which Council is managing its debt. It's a broader measure of debt than simply looking at borrowing levels. It highlights that borrowings are often an effective means of financial sustainability, rather than trying to fund all assets and services from operating income. The ratio expresses Council's NFL as a percentage of Council's total operating income.

A steady ratio means council is balancing the need to borrow against the affordability of debt. An excessive ratio means Council is borrowing beyond their means and can't generate the income required to service assets and operations. The level of debt affects the amount of interest that Council pays which in turns affects the operating results of the Council.

LGA Recommended Target Range : 0% to 100% on average over long term
10 Year LTFP Forecast Range : 14% to 66%

Figure 5: Net Financial Liabilities Ratio (%)



Why Council is forecasting a higher NFL Ratio?

NFL ratio should be analysed against what Council is planning to do with the borrowed funds. In other words, to ensure that NFL forecasts are meaningful and sustainable, NFL ratio should be considered in the context of strategic plans of the Council. As Adelaide Plains Council is in a significant development stage, a higher NFL ratio may be acceptable as financial strategy, programs and projects have been developed based on;

a) Current service levels and range; and
b) Council's assets management plans.