



Yorke Peninsula Council

NOTICE OF MEETING

Notice is hereby given that the next ordinary meeting of Council
will be held on Wednesday 10th June 2015,
in the Council Chambers,
57 Main Street, Minlaton commencing at 5.30pm

Andrew Cameron
CHIEF EXECUTIVE OFFICER

A G E N D A

- | | |
|--------|---------------------------------------------------|
| ITEM 1 | <u>YORKE PENINSULA COUNCIL</u> |
| 1.1 | <u>Welcome by Mayor</u> – meeting declared opened |
| 1.2 | <u>Opening Prayer</u> |
| 1.3 | <u>Present</u> |
| 1.4 | <u>Leave of absence</u> |
| 1.5 | <u>Apologies</u>
Cr Adam Meyer, Cr Scott Hoyle |

1.6 Conflict of Interest

CONFLICT OF INTEREST

Elected Members are reminded of the requirements for disclosure by Members of direct or indirect pecuniary benefit or detriment and non-pecuniary benefit or detriment in accordance with Section 73 of the Local Government Act in items listed for consideration on the Agenda. Section 74 of the Local Government Act 1999 requires that Elected Members declare any interest and provide full and accurate details of the relevant interest to the Council prior to consideration of that item on the Agenda.

Each Member of a Council has a duty to vote at all meetings unless excepted by legislation.

The major exception being where a Member has a conflict of interest.

1.7 Minutes of previous meeting – for confirmation

1.7.1 Council meeting held on Wednesday 13th May 2015 at 5.30pm

1.7.2 Confidential Council meeting held on Wednesday 13th May 2015 at 6.34pm

1.7.3 Confidential Council meeting held on Wednesday 13th May 2015 at 7.20pm

1.7.4 Confidential Council meeting held on Wednesday 13th May 2015 at 7.24pm

1.7.5 Confidential Council meeting held on Wednesday 13th May 2015 at 7.27pm

1.7.6 Confidential Council meeting held on Wednesday 13th May 2015 at 7.29pm

1.7.7 Confidential Council meeting held on Wednesday 13th May 2015 at 7.32pm

1.8 Motions on Notice

Nil

1.9 Questions on Notice

Nil

1.10 Questions without Notice

1.11 Petitions

Nil

ITEM 2 MAYOR

Pages

1. Monthly Report from Mayor Agnew

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ITEM 3 COUNCILLORS' REPORT

Nil

ITEM 4 **INFORMATION AGENDA**

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4.1 Items for exclusion

4.2 Receipt of Information Reports

4.3 Chief Executive Officer

Pages

1. CEO Activities

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2. Action List

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3. Hillside Community Voice Minutes

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4.4 Corporate and Community Services

1. Audit Committee Minutes – May 2015

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	1. Construction and Maintenance Works	38 - 39
	2. 2015 LGA Roads and Works Conference	40
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	3. Development Application Decisions	45 - 51
	4. Waste Management System Application Decisions	52 - 53
ITEM 5	<u>VISITORS TO THE MEETING</u> Kristian Whittaker – Star Club Field Officer	
ITEM 6	<u>DEBATE AGENDA</u>	Page 54
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	8. Port Vincent Bowling Club Loan Application	142 - 145
6.3	<u>ASSETS AND INFRASTRUCTURE SERVICES</u>	Pages
	1. Wool Bay Stormwater Project	146 - 147
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	1. Authorisation LMA	180 - 194
ITEM 7	<u>GENERAL BUSINESS</u> Council has resolved that an Agenda Item “General Business” be included on the Council Agenda to enable members to raise matters of a minor nature for action by the Administration, or to call for reports.	
ITEM 8	<u>CONFIDENTIAL AGENDA</u>	Pages 195
	1. Five (5) 4X2 Cab Chassis Utilities Tender 126/2015	196 - 200
ITEM 9	<u>NEXT MEETING</u> Wednesday 8 th July 2015	
ITEM 10	<u>CLOSURE</u>	

MAYOR

ITEM 2

MONTHLY REPORT (File Ref:9.24.1.1)

INTRODUCTION

To keep Elected Members updated on Mayoral activities during the month of May 2015.

RECOMMENDATION

That the report be received.

COMMENT

1 st May	LGA General Meeting held in Adelaide Convention Centre followed by first meeting of the new LGA Board with Mayor Dave Burgess President, Vice Presidents (regional) Mayor Ann Ferguson OAM, Mayor Peter Hunt (metropolitan) Mayor Lorraine Rosenberg, Cr Jill Whittaker.
7 th May	Chaired the CLGR Regional Waste Management Forum at Clare.
13 th May	National Volunteers Week Celebration Morning Tea held at Minlaton Town Hall. Meeting with Alex Hammett KESAB at Minlaton. Monthly Council meeting.
14 th May	YP Council's Alliance meeting held at Kadina hosted by D.C. Copper Coast
15 th May	CLGR Meeting hosted by the District Council of Orroroo-Carrieton at the Orroroo Football Clubrooms.
20 th May	LGA Board dinner hosted by Northern Areas Council at Jamestown Hotel.
21 st May	SAROC breakfast meeting followed by regular LGA Board meeting at the Jamestown airport. 2 Board meetings per year are held in regional SA. The November Board meeting will be held in Naracoorte.
25 th May	Attended and spoke at the Annual General Meeting of the University of the Third Age U3AYP held at Maitland.
26 th May	CEO Andrew Cameron, Cr Tania Stock, Operations Manager Stephen Goldsworthy, staff representative Letitia Dahl-helm and I supported the Port Julia community representatives and the Curramulka school students when the National Australian Clean Beaches Judge Averil Bones spent the day visiting Port Julia – South Australian Clean Beaches Winner. The Australian finalists will meet and the winner announced in Darwin on 13 th August.
27 th May	Audit Committee meeting. Monthly Council Workshop.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Not applicable.

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Not applicable.

INFORMATION

AGENDA

CHIEF EXECUTIVE OFFICER

IA/ITEM 4.3

1. CEO ACTIVITIES

(File Ref:9.24.1.1)

INTRODUCTION

To keep Elected Members informed of other meetings and activities during the month of May 2015.

RECOMMENDATION

That the report be received.

COMMENT

1 st May	LGMA National Congress
6 th May	PIRSA Habitat Community Forum held in Adelaide in relation to proposal for an Artificial Reef.
7 th May	Meeting with Joanne Buchanan Regional Development Australia held at Ardrossan.
8 th May	LG Professionals Board Meeting in Adelaide.
12 th May	YPCT Service Agreement Meeting held in Maitland,
13 th May	National Volunteers Week Celebration Morning Tea held in the Minlaton Town Hall. Meeting with Alex Hammett KESAB at Minlaton. Monthly Council meeting.
14 th May	Meeting with new CEO of DPTI Michael Deegan in Adelaide, with Michael outlining the new direction of DPTI under his leadership.
15 th May	CLGR meeting hosted by District Council of Orroroo-Carrieton at Orroroo Football Clubrooms.
18 th May	Meeting in relation to the Local Government Partnership Planning Project (Car Pooling) held in Kadina.
19 th May	Meeting with Rodney Button in relation to Port Vincent Bowling Club.
20 th May	Guest Speaker for the Maitland Rotary Club meeting.
21 st May	Corporate Management Team meeting held at Minlaton.
26 th May	Meeting with National Clean Beach Awards Judge (KAB) at Port Julia for the judging for the Awards, Port Julia is a National Finalist.
27 th May	Audit Committee Meeting Monthly Council Workshop
28 th May	Meeting with Jo Barrie Regional Manager YP Tourism at Kadina.

29th May

Project Control Group meeting for the Maitland Office Building Project held at Maitland.
Meeting with the Balgowan Boat Ramp sub committee at Minlaton.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Not applicable.

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Not applicable.

CHIEF EXECUTIVE OFFICER

IA/ITEM 4.3

2. ACTION LISTING REPORT

(File Ref: 9.24.1.1)

INTRODUCTION

To keep Elected Members updated on the status of the Action Listing.

RECOMMENDATION

That the report be received.

COMMENT

The Action List included in the Council Agenda each month will incorporate action items from Council along with the current status.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Local Government Act 1999

Strategic Plan

Key Theme: Corporate Governance and Leadership
2. Organisational Efficiency and Resource Management

Strategic Goal: 2.4 Effective Risk Management

Yorke Peninsula Council's Risk Management Framework

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Important issues of legislative compliance and best practice risk management principles underpin Council's action list and the associated due dates.

COUNCIL MEETING 10th June 2015

Action List

Responsible Officer	Agenda Item Number	Task	Due Date	Status
Director Corporate & Community Services	10 th Aug 10 Item 20.4	Advise the Dept of Environment and Natural Resources that Council wish to Relinquish Care and Control of Crown Land Lot 88 Main Street Curramulka CR 5856/772	As soon as DEWNR responds	Underway - DEWNR advised, no response to date
22 nd January 2014				
Director Corporate and Community Services	DA/CCS/R4	Organise Land Only lease for Balgowan Camping Ground	As soon as Ministerial approval is granted	Waiting on consent
14 th May 2014				
Director Assets & Infrastructure Services	DA/AIS/R3	Organise to have the following documents signed and sealed for the Walk the Yorke Leisure Trail with the State Government and private landholders	July 2014 – ongoing for duration of project	All Crown Leases executed. Private landowners under consideration and some require further information. Ongoing
13 th August, 2014				
Director Corporate & Community Services	DA/CCS/R6	Seek Ministerial approval for the revocation of the Community Land classification to accommodate the necessary requirements for the Minister for Emergency Services to build a new Country Fire Service station at Pt Victoria	October 2014	Still with the Minister's officer
10 th December 2014				
CEO	DA/CEO/R2	Director Assets & Infrastructure Services to undertake a full review of the Waste and Recycling Service Policy PO 125 particularly in relation to replacement bins following theft	March 2015	Report to July Council meeting
CEO	DA/CEO/Urgent Matter	Write to the State Government Minister	February 2015	Letter written, response

		Hunter seeking funding support for the disposal of the whales at Pararra Beach.		received acknowledging receipt of our letter, waiting on further detailed response from the Minister
11 th February 2015				
Director Corporate and Community Services	DA/CCS/R3	Commence public consultation process to grant a lease over a portion of the road reserve adjacent to the Port Victoria Hotel/Motel	February 2015	Underway
8 th April 2015				
Director Development Services	DA/DS/R2	Prepare a plan to implement the Bush Camping recommendations	April 2015	Ongoing
13 th May 2015				
Director Development Services	DA/DS/R2	Council agreed to accept care, control and management of Lot 10 Moorowie Terrace Port Moorowie CR5323/554	May 2015	Ongoing applicants have been notified
CEO	DA/CEO/R2	Organise for the Order Making Policy to undergo public consultation	July 2015	Currently out for consultation report back to July meeting
Director Corporate and Community Services	DA/CCS/R3	Organise for Fees and Charges Register to be updated	May 2015	Completed
Director Corporate and Community Services	DA/CCS/R4	Organise for the Draft Annual Business Plan to undergo public consultation	May 2015	Completed
Director Corporate and Community Services	DA/CCS/R5	Advise Warooka Progress Association in relation to the extension of their community grants application	June 2016	Completed
Director Corporate and Community Services	DA/CCS/R6	Organise for the Community Grants and Progress Association Allocations process to be implemented	June/July 2015	Underway
Director Corporate and	DA/CCS/R7	Advise the YP VIC that Council has selected and endorsed Version 2	May 2015	Completed

Community Services		for use in official marketing material and stationery		
Director Corporate and Community Services	DA/CCS/R8	Organise for the Caravan Parks Capital Projects to be implemented and debenture loans to be organised to cover the funds	May/June 2015	Underway
Director Corporate and Community Services	DA/CCS/R9	Organise for the Elected Members use of Electronic Equipment policy to be included in the Policy Manual	May 2015	Completed
Director Corporate and Community Services	DA/CCS/R10	Organise for the Elected Members Facilities, Services and Expenses policy to be included in the Policy Manual	May 2015	Completed
Director Corporate and Community Services	DA/CCS/R11	Organise for the Disposal of Land and other Assets policy to be included in the Policy Manual	May 2015	Completed
Director Assets and Infrastructure Services	DA/AIS/R1	Advise the Edithburgh Progress Association that Council have endorsed a Working Party for the Edithburgh Tidal Pool and Organise to convene a meeting to commence the process	May/June 2015	Underway
Director Development Services	DA/DS/R1	Organise to forward the Statement of Intent for the DPA for Balgowan to the Minister	May 2015	Completed SOI sent to Minister
Director Development Services	DA/DS/R3	Organise to follow up the recommendations from the Access Advisory Working Party endorsed by Council	May 2015	Completed
Director Development Services	DA/DS/R5	Advise the Price Boat Club of Council's decision in relation to the boat ramp at Price and fees collected	May 2015	Completed
CEO/Director Assets & Infrastructure Services	CA/AIS/R1	CEO Delegated authority by Council to make a decision in relation to Tender 125-2015 – advise	June 2015	Completed

		applicants		
Director Assets & Infrastructure Services	CA/AIS/R2	Advise applicants in relation to the Tractor Tender 120-2015	May 2015	Completed
Director Assets & Infrastructure Services	CA/AIS/R3	Advise applicants in relation to the Tandem Truck Tender 119-2015	May 2015	Completed
Director Assets & Infrastructure Services	CA/AIS/R4	Advise applicants in relation to the Drilling and Blasting Tender 124-2015	May 2015	Completed
Director Assets & Infrastructure Services	CA/AIS/R5	Advise applicants in relation to the Wood Chipper Tender 122-2015	May 2015	Completed
Director Assets & Infrastructure Services	CA/AIS/R6	Advise applicants in relation to the three (3) Front Deck Mowers Tender 121-2015	May 2015	Completed

CHIEF EXECUTIVE OFFICER

IA/ITEM 4.3

3. HILLSIDE COMMUNITY VOICE MINUTES

(File Ref:9.24.1.1)

INTRODUCTION

To provide Elected Members with the latest minutes and information from the Hillside Community Voice group.

RECOMMENDATION

That the report be received.

COMMENT

Elected Members would recall that Council appointed Cr Tania Stock as the representative to the Hillside Community Voice group just prior to the last election and then reiterated their support for her to continue following the election.

The minutes from the last meeting are attached for member's information.

Council staff have established a page on the website for this information to be included and allow access for the wider community.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Strategic Plan

Key Theme: Community Engagement
1. Vitality and Connection

Strategic Goal: 1.1 Develop and facilitate ongoing partnerships and relationships with Progress Associations, Tidy Towns and other key community groups.

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Not applicable.

Hillside Community Voice Minutes

2 March 2015

Facilitator K Van Schaik

HCV Attendees C Redding (Community Member), M Redding (Community Member), C Clift (Pine Point PA), , S Kennedy (Local Trader), J Sandercock (Ardrossan Progress Association), I Haywood (Community Member), J Wundersitz (YPLOG), P Maguire (James Well/Rogues Point PA), J Buchanan (YP Tourism & RDA), T Stock (YPC), Peter Klopp (Ag Bureau, South Kilkerran), L Kakoschke (Ag Bureau, South Kilkerran), Klynton Wanganeen (Narungga Community), M Twinning (Rex Minerals), D Kluske (Local Trader), L Easter (Port Vincent), M Young (Ag Bureau, Petersville), B Sleath (Pine Point PA),

Apologies E Dearlove (Rex Minerals Ltd) Stewart Lodge (Ag Bureau, Petersville), D Hosking (Community Member), G Mattschoss (Black Point PA), P Koulizos (Community Member), Stephen Lodge (YPLOG), , M Smith (Tiddy Widdy PA), R Underwood (Port Julia PA)

Observers K. Van Arend, Rex Minerals

Guests Fred Glanville (Pine Point), Barrie Baeker (Ardrossan)

Minute taker J Wundersitz

AGENDA ITEM	Notes	Action ASSIGNED TO /DATE DUE
1. Welcome	Meeting opened at approx. 6.15pm K. Van Schaik Kate welcomed everyone, especially Mark Twinning who is representing Rex in place of Erica. Thanked Kylie for organizing food.	
2. Minutes from previous meeting	K Van Schaik noted: <ul style="list-style-type: none"> 2 Jan 2015: miscommunication with company re Kylie's ability to do draft minutes for this meeting. Lauren K has offered to do some summary notes to be retrospectively confirmed by members via email. Minutes of 2 Feb 2015: Joy W to correct dates in header. John S moved acceptance – seconded Shane Kennedy. Carried. Minutes to be posted on HCV website and disseminated through HCV communication network. 	Kate to forward Minutes to YPC admin for posting on website.
3. Business arising	1. Admin Support from Rex <ul style="list-style-type: none"> John S. sought clarification re Rex support for admin assistance. Noted we are here because Rex wants a project in our backyard. Rex have responsibility to provide support for this group. If Rex cannot do that we are not in a position to provide consultative role. Mark T acknowledged this. Requested details re. what support is needed and level of detail required in Minutes – ie key points or blow-by-blow account of discussion? Kate V S agreed we need to put in a formal request to Rex to fund someone. Stressed we need clear and fully documented minutes. Acknowledged they are long but, for the reputation of this group, we must have clear and transparent information. Joy W noted current minutes are by no means a verbatim account of meeting. The previous situation worked well, with Kylie doing detailed draft minutes and an HCV member checking them to ensure all key issues are captured. Mark T advised that, in terms of protocol, HCV address a minute to Erica, as Rex's 	Kate to write a formal request for administrative support to Rex.

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Hillside Community Voice – 2 March 2015

	<p>representative on this committee, for her to table with Steve Olssen.</p> <p>Motion: Kate to write a formal request for administrative support to Rex. Want clerical support for HCV meetings and need it by next meeting. This to be tabled with Erica and Steve. Moved: John S, Seconded Lauren K. Carried</p>	
	<p>2. On-going leadership and responsibilities for HCV</p> <p><i>Executive group</i> Kate VS suggested 3-4 members be appointed as HCV Executive Group. Explained facilitator needs access to a small designated group who can be contacted at short notice for urgent tasks (eg to accompany facilitator to meetings or to attend if facilitator not available).</p> <p>Kate's proposal supported. Tania S and John S nominated as members of Executive Group. They accepted nominations. Agreed.</p> <p><i>Facilitator's role</i> Tania S reported she had approached YP Council to find out if they would be prepared to employ someone as chair – possibly as a secondment. Would need to ensure there was no financial impact on Council, so Rex would need to fund the role. Any proposal that Council would contribute to the cost of that position would require a formal submission to Council.</p> <p>Kate VS thanked Tania S for following this up with YPC.</p> <p>Kate noted</p> <ul style="list-style-type: none"> the person could be employed through council, with HCV determining what their role as facilitator would be. Important that the position be funded by company but employed at arms length. There may also be some logistical costs eg access to vehicle. This would be paid as part of the total package. Need more discussion with Council re some of that infrastructure support. What would they provide and what would the costing be? In-kind support from Council would involve monitoring their performance etc. We need to determine how much time would be required and how that may vary over time as project moved from one stage to another. Need to work out an average amount of time– needs to be flexible Mark T. believed work load will be high to start with, but would change as project moves thru PEPR into development. When reach operation stage, will become static. Re responsibility for recruitment, HCV reps must be involved and Council. Noted that community development positions already existed within Council and this position could be similar. She has fore-warned Steve Olssen that this request would be coming. He indicated support. So we have in-principle agreement from Rex, but need to put that in writing. <p><i>Motion:</i> Tania S to send to Kate costing estimates, what it relates to (ie position parity), expected running costs and whether or not Council will support that employment. Also include cost for advertising position. Kate will include this info in formal proposal to Rex. Will combine this with proposal to Rex re admin position.</p> <p>Moved: Joy W, seconded, Lauren K. Carried</p>	<p>Tania S to send to Kate costing estimates etc</p> <p>Kate write formal proposal to Rex.</p>

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	<p>3. Personal impact statements</p> <p>Kate VS noted at last meeting agreed to add an overview and introductory section to the Personal Impact Statement form to give people some idea of what it was for, how it will be used etc. Need intro for website as well.</p>	<p>Jo B. to add introductory explanation. Exec group to look at it, then circulate to HCV reps, put on web and send out.</p>
<p>4. Debrief re DSD workshop</p>	<p>Kate sought attendees' views about the DSD Information Session</p> <p>Summary of points raised:</p> <p>Positives:</p> <ul style="list-style-type: none"> • Kate's excellent facilitation was noted and she was congratulated on her handling of the meeting. • General agreement the format had worked well, notably getting the WG convenors to ask the questions on behalf of those present. Advantages of this approach included; <ul style="list-style-type: none"> ○ The ability to cover a lot of territory with the questions ○ Ensuring people felt they had an opportunity to have their issues raised ○ Fact that people had to write their questions in advance meant they had to think carefully about what they wanted to ask. Stopped some of the emotive content and prevented certain issues from running on. • Questions were intelligent, well thought through and well articulated. This is not always the case in public forum, because people get emotive • Not all people want to get up and speak in a large gathering – this format allowed them to have their questions asked. • Good PR exercise for the HCV and for DSD. Open, transparent. Brought out issues community not aware of – eg situation with bore at Sheak flat, which needs to be investigated. • Pleased that DSD engaged with the questions and were starting to listen. • Pleased with no. of people who attended (about 80). Was testament to HCV's communication network. Also showed how many people in community, despite the uncertainty re the smaller start up plans, want to be informed and involved. • Cathy R. thanked DSD representatives for staying and talking afterwards. This makes communication better. <p>Suggestions re what could be done differently:</p> <ul style="list-style-type: none"> • Not all questions asked were relevant to DSD – some were more directed at Rex.. However, this was not a major concern – allowing people to ask these Rex-related questions gave them an opportunity to have their say. • Having questions asked by convenors meant the originator of the question had no opportunity to put follow-up or secondary questions to DSD based on their initial response. Risk of skating over the surface of issues. Follow up questions often lead to greater depth of conversation. Agreed some follow up questioning was needed. Two suggestions were put forward: <ul style="list-style-type: none"> ○ Because the convenors knew who had submitted each question, after DSD's response, the convenor could ask that person whether they were happy with the answer or wanted a follow up question asked. This would give them ownership of the question. ○ In the case of persons directly impacted by the mine (eg farmers whose land sits within the mining lease) perhaps they should be given the option of asking their own questions, rather than through a convenor. • Malcolm R. noted some of the answers were not what we wanted to hear – eg 	

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	<p>access to exempt land not required for smaller start up. There was also some frustration re lack of clarify re content. Lauren K expressed frustration that DSD seemed to be exploiting loopholes.</p> <ul style="list-style-type: none"> • DSD presentation very dry. Detailed slides could not be read at the back of the room. They need to think how to put info in layman's terms; they need to communicate better with people who don't speak Govt vernacular. This is not a matter of dumbing information down but using plain language the community understands. This was conveyed to DSD. • Need more microphones <p><i>Discussion points arising from the workshop</i></p> <ul style="list-style-type: none"> • Bore running dry at Sheoak Flat: Kate VS noted a complaint needs to be lodged with DSD/Rex. We need to get clear information from person who did original testing, what the circumstances were etc. Important that HCV facilitate the management of that complaint. Mark T agreed that this matter needs to be followed through and resolved. • Fred G raised the issue of stockpiling iron ore. John S noted that, because this was not in the MLP, it would significantly change the footprint. Kate's understanding is that Rex are doing estimations at the moment re financial return for copper/iron. If they are going to stock pile iron ore, will need long-term storage plan. This will require approval by the DSD and further assessment. This could range from a minor assessment to a whole new MLP process. Still going to be some time before the Company has done the economic profiling. • Mark T noted that once the detail is available Rex will go thru the process with the regulator to assess what differences between the new approach and what has been approved. This will be done at a regulatory level and also at this level (HCV). He noted until we are at that point, no great value in speculating. Joy W hoped that the HCV and the community would have a significant input into decisions re whether a new assessment needed to be done. • Re HCV's continuing involvement: John S stated the HCV needed to have input into the PEPR, but he was not prepared to do that until the community knows what the new proposals are. He stressed we should not be put in the position we were in when the MLP was submitted – where there was little time and very little real input. Suggested we should not convene again until Rex could tell us what the new process is going to be. • Mark T. noted DSD reps were aware of the time pressure and requirement to have community consultation. Also noted certain facets of the revised operation won't change eg rainwater tank testing. So those facets are still worth progressing. But other aspects can't be progressed until the new plans are available, • Re feeling that DSD exploiting loopholes, Jo. B suggested if persons not happy with answers, we write to them to request written responses. Kate agreed some of questions from HCV were not adequately responded to. Need to email these to DSD. 	
<p>5. Report on meeting with Steve Olsen and Mitch Hook</p>	<p>Kate VS and Tania S reported on their meeting with Steve Olssen and Mitch Hook. (Mark T explained Hook was former chair of Minerals Council of Aust and former president of the Grains Council of Aust - Rex is using his broader experience across minerals industry and strong rural background).</p> <p>Key discussion points;</p> <ul style="list-style-type: none"> • Steve Olssen noted commodity prices low – putting pressure on mining operations globally. So any new mining operation won't come to fruition within 2 – 3 years. • Rex are focusing on getting feasibility study and mine plan together for the small scale start up. Expect to have that in next 3 – 4 months. Expect that plan will meet 	

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the conditions set by DSD.

- When asked about any significant variance from the MLP, they didn't entertain idea of new MLP. Thought small mine plan would fit within the conditions set.
- Time frames – indicated they are likely to request extension to PEPR timeframe. Kate indicated DSC may also want extension because HCV needs adequate time to consider it.
- Kate raised issue re Community Engagement Plan put forward without any consultation with HCV. They indicated the Company was put under pressure by DSD time frames. Kate said they could have asked for extension: they hadn't engaged us along the way. She stressed the HCV need to know Rex's deadlines with DSD so we can work with them on those.
- Re tank water testing proposal – Kate told Rex we want independent collection and testing - not in-house. Likely to cost the Company more, but they should expect that as part of a transparent process. They seemed agreeable to that.
- Re. more trucks on road, they indicated there would be fewer trucks with small start-up. A large start-up would require more equipment and material brought to the site to maintain operation on a daily basis. Mark T. added there would be increase in traffic number leaving site, but overall balance won't change from original MLP. Kate stressed this would require further assessment because not part of original MLP and it is not the number of trucks that is critical, but the type of material they would be carrying.
- Kate noted she and Tania kept stressing we are the experts about this community. Expressed concern that at a previous Information Session given by Rex late last year, people were offended by some of their comments. Stressed that, after that meeting, HCV had to do a lot of damage control to rebuild the community's confidence. Rex should expect community will want more stringent requirements eg with rain water tank testing. While it may be more expensive, it is important to develop trust with the community.
- Tania indicated they were surprised when she gave him average numbers on yields – they were not in touch with current practices and productivity on YP.
- Also highlighted to Rex that setting up a mine here is different from one in the outback. So there is opportunity for the company and community to have input into future legislative changes to reflect this different situation.
- Stressed Rex need to contact each specific landowners. Some have never had a phone call from Rex.
- Also stressed community needs a long lead-in time to engage with Plans and PEPR. We need to know what their time frames are and get info as soon as it becomes available.
- Also raised fact that HCV will be asking for a funded position to sit within YPC.
- Kate indicated she was pleased with the outcome of the discussion in the sense that it was the beginning of a working partnership. Need to engage in those conversations more regularly.

Discussion arising from above summary

- Re lack of info on small start up, Joy W expressed concern that, while Rex can get extension after extension, we cannot continue to work at this level – will be worn out before Hillside gets off the ground. Where is the end point? Tania agreed that while the project is in limbo, we don't have a clear work plan. How long do we do this for until we get some clear direction?
- Kate had asked Olssen at what point would they mothball the project. Said they would not do that. Indicated we will get a plan but Rex will spend time to get it right now rather than rush through because everyone pressing them. Joy W. noted mothballing may not be a Rex decision – they may have no choice if they run out of money.

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	<ul style="list-style-type: none"> John S asked at what point does the community say we are not prepared to be part of the process until we know what the project is. Suggested the date for the next HCV meeting should be delayed until the project details have been presented. John S stressed that Rex have to consult with the community. So if community refuses to consult with Rex? Joy W expressed some concerns with this. She had a sense from the DSD Information Session that a lot of discussion was going on between DSD and Rex behind the scenes and that the goal posts were being shifted. Felt that if we back off now, we could face a situation where the PEPR was almost complete before we were informed. Mark T responded that if community refuses to consult, it may suggest that community doesn't want to engage. He wouldn't support stopping this process - counterproductive. Better to assess what is relevant to keep working on. Cathy R stressed that, as a community, we need to find out what is being assessed. Are DSD assessing just the small start up (as Stage 1) or Stage 2 (the full operation). Stage 2 uses more of the land. If they have to have another assessment of Stage 2, that will put her family in a poor bargaining position. Then there is Stage 3 – the hauling of ore from other sites via haul roads – then they will lose more of their farm. Mark T. responded that these other sites were targets only at this stage; and what has been approved is full scale mine and PEPR needs to support that. Joy W. asked specifically whether the PEPR had to address all that will be required for full scale operation. Mark said 'yes'. Joy W noted that if the PEPR had to address the full scale mine, then Rex has to acquire all the land before they start. Kate agreed we needed clarification re this issue from DSD. DSD and the Company's response has been they only need to acquire the land on which mining activities will occur. But the community understands all land for the full scale mine has to be acquired at the beginning. This is the biggest follow-up question from the Information Session. Re our continued engagement, Kate noted we have a Stage 2 model in the MLP (ie the full scale mine). Our decisions and plans have to work on that model. If varied, then we have to consider the implications of those changes. While we don't have details of small start up there are still parts we can do work on. Eg how we want a complaint to be handled; how the rainwater tanks should be tested; rehabilitation. We have to set ourselves up so that we can have input when the information becomes available. If we disengage now it will take a long time to re-engage. Lauren K. asked what community consultation actually means. Joy W. argued it has to include content and feedback – ie the quality of the community consultation, not just quantity. Kate noted community should be the ones determining how the level of engagement is defined. Mark T. noted that DSD conditions say consultation must be to the 'satisfaction of dept or regulator, but they haven't defined what that means. 	
6. Rain water tank testing	<p>Kate noted this is the first time we have used the working group (WG) model to produce a report. Her Minute to DSD before the workshop raised a number of the working group's questions. Their response:</p> <ul style="list-style-type: none"> Every water tank in use or going to be used had to be tested, not just those used for drinking water The regulations and conditions are the minimum required. If community felt strongly about an issue, they would consider it. <p>David K. summarized key points from Working Group report;</p> <ul style="list-style-type: none"> 4 km radius around the mining lease was too small. Because of the amount of wind YP gets, Black Point (north winds), Ardrossan (where ore will be going as part of large scale mine) and further (southerlies) need to be included. 	<p>Kate to write to DSD seeking extension of current time frame re notification of landholders</p>

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- Time frames terrible. Need to be more flexible. Kate noted need testing before production and then at intervals after that, subject to results.
- Mark T asked how HCV wanted to progress this? Noted that Rex is happy with some of the suggestions, but others will require further discussion.

Issues/discussion arising from report

- ***Notification time frames***

- Mark T noted the only imperative according to the lease conditions is for Rex to notify landholders within the 4 km radius by a certain date. No requirement to take any further action. If we choose to extend that, we can do that. One option is to go back to the regulators with support of this group saying mid-March deadline for getting initial letters out is impractical. Rex would support that approach.
- John S suggested 2 options
 - Option 1; Rex can comply with condition by writing to registered landholders within 4 kms, but with a commitment to this group they would consider an extension to that radius.
 - Option 2 – go back to regulators to request extension.

Motion: That HCV write to DSD indicating the current time frame re notification of landholders is unrealistic. Forward the Working Group's recommendations to DSD.
 Moved: John S. Seconded, Lauren K. Carried

Kate to action. She suggested tandem request from HCV and Rex. We will put up request and so will Rex.

- ***Time allowed for testing***

- Mark T noted that limiting testing to 12 day period was clearly impractical. To capture everyone will take time and will be ongoing. Will not be completed first time around.
- Joy W argued initial testing period should be 6 - 8 weeks to give as many people as possible the chance to opt in.

- ***How to contact people***

- Joy W stressed it was imperative for everyone in the stipulated area to have an opportunity to respond. Original condition was changed from an opt-out to an opt-in situation. So important to look at a range of strategies to ensure everyone is informed.
- Mark T noted the condition clearly says Rex must write to all 3rd parties within the boundary – not just landowners, but also share farmers, lease holders, tenants – all come under that definition. Difficult to identify those parties. Only way to get details of all third parties would be to ask registered land holders.
- Tania S noted community needs to know the company is going to undertake this. Need to advertise to get info out re the rationale for this, so it does not come as a surprise. Kate agreed it has to go out through our network, and on website.

- ***Independent person to collect sample***

- Kate stressed need for independent person to collect samples as well as test
- Mark T. We can do that. Or we can use a 'chain of custody' process. The

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	<p>benefits of using Rex personnel is that they will be more flexible to fit in with people's availability. Chain of custody process means if someone takes a sample for testing purposes, it is put it in sealed pack and taped up. It can only be opened at other end by certified laboratory. If they see there is any tampering, they won't touch that sample.</p> <ul style="list-style-type: none"> ○ Kate responded people would understand that the company would not tamper with the samples. But this is about the integrity of sampling and a perception of trust and credibility. For any who might doubt the integrity of process, it is appropriate that baseline collection and testing be done by independent contractor. Over time, that could be varied. But initially, it is an issue of credibility. ○ Twining noted Rex would entertain that request. <ul style="list-style-type: none"> • Area of testing <ul style="list-style-type: none"> ○ Mark T noted big issue to talk about is the area of influence - how far out do we extend this testing. ML condition says 4 km around boundaries of mine lease. This captures the 2 closest communities – James Well/Rogues Point and Pine Point. As part of Mine lease Proposal, had dust modeling done. That 4 km radius captures all the modeled impact of that dust dispersal from the mining operation. (He tabled copies of dust contour map from MLP). This map shows the dust contours in the MLP. ○ Joy W asked whether the map came from the MLP? If so, this was based on modeling using the earlier, smaller mine footprint which did not reflect the final full scale operation. A follow up consultancy report included in Rex's Response to Government using the full footprint showed a doubling of dust emissions. New contour dust maps to replace the original map in the MLP have not been released. ○ Twinning indicated he would take this question on notice. • Numbers to be tested in 'extended' area <ul style="list-style-type: none"> ○ Mark T stressed it is crucial to have baseline test data to provide statistically valid results across the region. In statistical terms it is not critical to have every person's tanks tested. Rex have no problem with that, but statistically, only need representative sample. Joy responded that, while true, from a personal point of view, it would be reassuring for landowners to know their tanks were being tested. ○ John S suggested representative samples could be taken from Black Point and Ardrossan. Joy W disagreed indicating the size of the sample needed to be rigorously determined – perhaps 20% of 30% of residents. ○ Mark T noted they needed more qualified input into what sort of sampling intervals <p>Kate VS thanked David and Fermby for water testing paper.</p>	
7. Community Engagement Plan	<p>Kate noted we have not had opportunity to look at Community Engagement Plan. We need to explain that to DSD and that there will be a request for the Company to make revisions when we have had chance to comment.</p>	<p>Kate to include extension of Community Engagement Plan to her letter to DSD</p>
8. Working groups	<p>Kate circulated a template outlining functions and concept of WGs. In terms of process:</p> <ul style="list-style-type: none"> • Project leader must, when presented with an action such as Community Engagement Plan, recruit others from a cross-section of the community - people 	<p>Kate to send template out electronically.</p>

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	<p>who have passion, interest, expertise.</p> <ul style="list-style-type: none"> • Have asked DSD to provide names of people who could assist with advice; ie people within DSD and anyone else they consider we could talk with. Could also talk with the Company to find out who they used, and whether we could speak with them. • Similarly, need to recruit other people who are experts. • After consultation, WG needs report back to HCV with recommendations, as David and Stephen have done. • To get broader community input, use communication networks, place details on website asking for feedback, conduct own surveys. All designed to help inform recommendations for the group. • DSD and Rex need to be aware of the process for WGs. <p>Kate described a summary template for reporting back to HCV: including:</p> <ul style="list-style-type: none"> • Who the WG spoke with • What the WG found out (Need to check out all bits of information). • Recommendations. 	
9. Next meeting	Monday 4 May 6.30pm - 9. Ardrossan Bowling Club.	

Hillside Community Voice

Rex Minerals Rainwater Tank Testing Program – an Update May 2015

Those of you who reside within 4 kilometres of the outer boundary of the Hillside Mining Lease should, by now, have received a letter from Rex Minerals Pty Ltd (map and letter attached), inviting you to register your interest with the Company if you wish to have your rainwater tanks tested prior to the commencement of any mining operations at Hillside. A closing date of 29th May 2015 is cited.

However, do not be concerned if you are not able or are not willing to respond by that date. The Register of Interest letter which you may have received is only an initial call for responses. There will be further opportunities for you to register to be part of the program as Rex's planning for Hillside progresses and as the details of the testing program are worked out between Rex and the community through HCV.

This initial letter sent out by Rex was simply to allow it to meet one of the conditions set by the Government when it granted Rex the Hillside Mining Tenement. Having met this minimum requirement, there is now ample time for the community to have its say about what, when and how the Rainwater Testing Program should occur.

Issues raised by the HCV

Members of the Hillside Community Voice have identified a number of requirements which they believe the rainwater testing program should meet. These include the following:

- The actual collection of the water samples should be done by an independent third party, not a Rex employee. The testing of the sample to also be carried out by an independent laboratory.
- Limiting testing to a four kilometre radius around the mine lease is too restrictive. Testing should include a representative sample of tanks from Black Point and Ardrossan, as well as from a wider belt of farmland.
- The testing period should be long enough to allow for all persons within the target area to participate (e.g. at least a 6 week testing period, including 3 weekends with one of these a long weekend to accommodate owners of holiday residences).
- Testing should be done prior to the commencement of any work at the mine site, and then be repeated at regular/scheduled intervals thereafter (eg twice per year/at nominated times throughout the mining program).

Next steps for HCV

The HCV is preparing a draft Testing Program and discussion paper. When completed, it will be circulated to the community for your feedback. A final draft program and recommendations will then be negotiated with the company (Rex Minerals).

The HCV will keep you fully informed of all developments.

Hillside Community Voice Minutes

4 May 2015

Facilitator	K Van Schaik
HCV Attendees	C Redding (Community Member), M Redding (Community Member), C Clift (Pine Point PA), J Sandercock (Ardrossan PA), I Haywood (Community Member), J Wundersitz (YPLOG), P Maguire (James Well/Rogues Point PA), J Buchanan (YP Tourism & RDA), T Stock (YPC), Peter Klopp (Ag Bureau, South Kilkerran), Klynton Wanganeen (Narungga Community), D Kluske (Local Trader), L Easter (Port Vincent), B Sleath (Pine Point PA), P Koulizos (Community Member), Stephen Lodge (Ag Bureau, Petersville), D Hosking (Community Member), E Dearlove (Rex Minerals)
Apologies	Shane Kennedy (Local Trader), Stewart Lodge (Ag Bureau, Petersville), L Kakoschke (Ag Bureau, South Kilkerran), M Young (Ag Bureau, Petersville)
Guests	Gavan Colliery & Nic Marsh
Minute taker	K. Van Arend (Rex Minerals)

AGENDA ITEM	Notes	Action ASSIGNED TO/DATE DUE
1. Welcome & Introductions	<p>Meeting opened at 6.32pm</p> <p>K. Van Schaik welcomed everyone to tonight's meeting including Gavan Colliery the investment and media liaison person newly associated with Rex and also aligned with the appointment of their new CEO and Managing Director, Richard Laufmann.</p> <p>Record keeper for this meeting /recording – Kylie Van Arend</p> <p>Apologies – noted above</p> <p>Safety statement</p> <p>Reminder that as issues and key points are discussed at this meeting regardless of our personal views we respect and conduct ourselves professionally and not engage in personal attack. We are here to work on resolution and outcomes to maximise all the benefits and minimise all the risks.</p> <p>Confirmation of meeting notes:</p> <p><u>March minutes:</u></p> <p>K Van Schaik thanked J Wundersitz for the comprehensive March minutes and notes. No amendments to be made.</p> <p>Moved – Kate Van Schaik. Seconded - Len Easter.</p> <p><u>YPC website:</u></p> <p>Minutes to be made available on the YPC website and through the community networks.</p>	
2. Business/ actions from previous meeting	<p>K Van Schaik to clarify the role of the HCV executive</p> <p>Executive appointed at last meeting which comprises of K Van Schaik, T Stock and J Sandercock. Executive to represent HCV in meetings with Rex etc To be available in the event the Facilitator/Leader is unavailable, accompany as second party with meetings with company/DSD if required and assist with drafting/checking some letters etc . Not designed to filter decisions and all final decisions to go out to the whole HCV.</p> <p>Request from HCV to Rex for administrative support and Leadership position – See Agenda item 4.</p> <p>Community Engagement Plan (CEP) and Department of State Development (DSD) CEP Guidelines</p> <p>Action from the previous meeting requesting feedback from the HCV on the CEP. C Redding provided extensive feedback. Suggested that a working group (WG) is formed to look at CEP document and other related documents.</p> <p>Moved - K Van Schaik Seconded – P Koulizos.</p> <p>Membership of 'Communication' WG – T Stock, K Van Schaik, C Redding, C Clift.</p>	25

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AGENDA ITEM	Notes	Action ASSIGNED TO/DATE DUE
	<p>DSD guidelines for MLP and PEPR.</p> <p>The MLP and PEPR guidelines have been amended and were open for consultation to industry. J Wundersitz will circulate information about the guidelines to the HCV. J Wundersitz is concerned as DSD did not advise the HCV of the review, provide the HCV with a summary of direct impacts or given the HCV an opportunity for feedback. It was agreed for K Van Schaik to write to DSD for clarification of:</p> <ul style="list-style-type: none"> • which set of PEPR guidelines apply to Hillside; • what stage is the guideline review up to; <p>K Van Schaik will provide a summary of the changes and the implications for the Hillside PEPR.</p> <p>Response from DSD (Greg Marshall);</p> <p>A copy of the letter received from DSD has been provided to the HCV.</p> <p><u>Rainwater tank testing:</u></p> <p>K Van Schaik read out the relevant section of the response letter regarding rainwater tank testing. As tank testing was a specified lease condition, to avoid being in breach of the lease condition, Rex after consultation with the HCV executive group sent out the “Registration of Interest” letters. DSD stated that the HCV could not force the company into a breach of a condition. Now that Rex have met this condition there are no time frame constraints surrounding this rainwater tank testing program. The next step is for the WG to come up with a draft plan proposal for the testing program to be formally put forward to Rex.</p> <p>J Wundersitz to draft an email that can be sent out through the communication network providing a current update on this program, including that the initial letter was a “Registration of Interest” only and the details of the plan are still being worked out and will be redistributed when available. Kate reiterated that it was important for all communication networks to receive the same information.</p> <p>Rex confirmed that the individual property owners will receive a copy of their results.</p> <p><u>Extension of plans</u></p> <p>K Van Schaik read out the relevant section of the DSD response letter regarding the Community Engagement Plan (CEP); DSD requires the CEP to be resubmitted to DSD following further engagement with the community. The Social Management Plans are to be developed in consultation with relevant stakeholders and to be submitted by Rex by 16th September 2015.</p>	<p>J Wundersitz will circulate information about the DSD MLP/PEPR guidelines to the HCV</p> <p>K Van Schaik to draft a letter to DSD re clarification around guidelines and report back to HCV at June meeting.</p> <p>J Wundersitz to draft an email re clarification about the “Registration of Interest” rainwater tank testing letters sent by Rex & provide to HCV members to send out to communication network.</p>
<p>3. Update from Rex</p>	<p>Appointment of CEO/MD;</p> <p><i>HCV meeting with new CEO/MD - See Minute #8</i></p> <p>Extended Feasibility Study (Hillside Project V2)</p> <p>The model with copper and gold only is still being worked on in the Extended Feasibility Study (EFS) with the results as per the Quarterly Report expected in the June 2015 quarter. The company has clearly advised that the reporting process and priority upon the release of results (through ASX) is DSD, landowners and HCV. It was reiterated that as a publicly listed company Rex must meet the listing rules and an ASX release will be sent out first upon release of the results.</p> <p>K Van Schaik stated that a public meeting will need to be organised quite quickly after the results are released to ensure the HCV is not responsible for communicating as a 3rd party. The proposed meeting will involve Rex and DSD.</p>	

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AGENDA ITEM	Notes	Action ASSIGNED TO/DATE DUE
<p>4. Administrative support and HCV Leadership position. Response from Rex</p>	<p>Administrative support – endorsed by Rex. K Van Schaik officially thanked and welcomed K Van Arend, advising that she will be taking the minutes, providing administration support for the HCV and oversee and manage the communication register.</p> <p><u>Format and process of minutes.</u> The meetings will continue to be recorded. At the point of any key discussions K Van Schaik will provide a summary in a way that doesn't compromise the discussion and also captures the agreed actions. Members to advise of any further clarifications or points that they would specifically like minuted. K Van Schaik confirmed that a member of the HCV will still review the minutes prior to them being sent out and this should be shared each month amongst the HCV members. K Van Schaik to review this month's minutes.</p> <p><u>Administration of YPC website.</u> It was agreed for K Van Schaik to liaise with K Van Arend.</p> <p><u>Communication Network: Forward contact details to Kylie as per HCV request.</u> Communication network email addresses to be forwarded to K Van Arend to establish a distribution list. Members to continue to communicate to their communication networks while the master distribution list is being developed. It was agreed that the YPLOG members would be an exception with one email being sent to their responsible person to forward on. It was agreed for K Van Arend to administer the communication network distribution list and send any emails from her Rex email address as long as the subject matter was clear and there was no mention of Rex or visible logos.</p> <p>Paid HCV leadership position – Rex offer and in principle support - for discussion K Van Schaik compiled a submission which was sent to Rex on the 26th March 2015. A response was received from S Olsen which was circulated to the HCV by email on the 10th April 2015.</p> <p>There was a lengthy discussion where the consensus was the offer by Rex was totally unacceptable with the 2.5 days per month being "ludicrous". The idea that Rex misunderstood the HCV submission was not upheld by the HCV as the HCV collectively thought that K Van Schaik's submission was quite clear in its requests. The following comments support and expand on this (<i>J Wundersitz & J Sandercock requested to be specifically minuted</i>):</p> <p>J Wundersitz stated that Rex's response was totally unacceptable. Rex have compounded two positions which were made very clear by the HCV that it was a facilitator's role with a very broad range of responsibilities. Rex are talking about providing a chairperson which would be to organise and run the meetings and essentially to get the minutes out etc. The other has somehow become a fulltime position with the council and it seems that Rex sees this in a very different light than what we saw the facilitator as being. So 2.5 days a month is absolutely ludicrous and doesn't indicate any serious commitment from Rex to this committee.</p> <p>J Sandercock has a similar view with the Rex's offer clearly demonstrating very little understanding of the role which was spelled out quite clearly in the HCV submission. He stated that "the offer of 2.5 days a month is almost offensive to those of us that have been involved for a very long time and put a lot of work in voluntarily. The company needs to get serious about the role they play in consulting the community and if they are not prepared to then I am no longer prepared to either. I would imagine there would be a number of other people sitting around the table with a similar view. We have put in a lot of time for what could be an absolute waste of time. If Rex is not able to get the funding then the project will not go ahead and some us have wasted more than three years. The company needs to take this seriously and make a serious commitment to this role".</p>	<p>K Van Schaik to review May HCV minutes prior to distribution.</p>

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AGENDA ITEM	Notes	Action ASSIGNED TO/DATE DUE
	<p>T Stock stated that Rex have missed the point. The HCV and the community is an integral part in Rex being able to progress the project forward. If the company is advising that they will appoint a facilitator to run some meeting until they receive the funding then they are not really serious about what the community thinks until the funding is there. This is really a slap in the face for the people around this room who have been investing their time voluntarily and trying to engage and inform the community. The Rex Board need to go back to the drawing board and revisit the situation because it isn't acceptable to say this group here hasn't really got a lot of punch until the funding is available. K Van Schaik has put in an enormous amount of time to date and to say that what she is doing is worth 2 days a month is quite an insult. Rex need to re think just how important this group is to the success of the project and at the end of the day if the community consultation falls through the floor how will that impact the project moving forward. Engaging the community and providing understanding is a vital part of their progress. They need to invest the time and money to be able to do this. It's disappointing that it has been almost a stroke of a pen to say "sorry we are not going to engage any decent time or money into this until the project is all go".</p> <p>It needs to be very transparent to the community that Rex are funding and sponsoring the position but they are not employed by Rex. It was agreed that K Van Schaik would draft a counter proposal with feedback and re-clarification to go back to the company which includes a basis of a minimum of a day a week initially subject to the work load. There was acknowledgement that there needs to be flexibility in the timeframe and the need to be reasonable.</p> <p>The draft proposal to be sent out to the members by the 12th May 2015 for feedback. A copy then to be provided to Richard and the Board with a view to discuss at the meeting on the 19th May 2015.</p>	<p>All HCV members to send through any specific questions for Richard to E Dearlove by 15th May</p> <p>K Van Schaik to draft a counter proposal by the 12th May 2015, for HCV feedback & sent to Rex prior to the 19 May for discussion</p>
5. Working groups structure and PEPR	<p>Assigned work for each group - information, required work and resources to assist and extend group activities & reporting processes for HCV</p> <p>E Dearlove gave a presentation and provided a handout developed in consultation with HCV Executive regarding the working groups which covered:</p> <ul style="list-style-type: none"> • Background of the PEPR • Explanation of some of the PEPR wording used by DSD • The current working group structure (who is part of which working group – to be constantly updated) • HCV membership and their areas of interest • Feedback form for working groups to submit their recommendations • Initial work table individualised for each working group (provided by E Dearlove) <p>E Dearlove is very conscious of not losing the work and information that the CCG had placed in the issues register and taking it forward along with new information in this new program. As a starting point E Dearlove provided to the following working groups an initial "work table" which included a list of questions developed from the government expectations/lease conditions and the CCG expectations (the issues register). These answers are required for the PEPR or to meet lease conditions but are by no means fully inclusive of everything or restrictive to the working group.</p>	

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	<p>Topics for 'Work Tables' were for:</p> <ul style="list-style-type: none"> • <u>Water Quality & Marine Environment</u>; Rainwater Tank Testing Monitoring Requirements & Reporting of Results • <u>Air Quality, Noise, Light & Blasting</u>; Air Quality Monitoring Requirements & Reporting of Results • <u>Transport</u>; Road Realignments & Site Access/Exit • <u>Agriculture & Farm Management</u>; Rex's Land Use & Potential Impacts to Adjacent Land Use • <u>Rehabilitation & End Of Mine Life</u>; Mine Closure • <u>Accommodation & Tourism</u>; Tourism Opportunities <p>E Dearlove will provide these 'Work Tables' to each of the WG as they are formed. K Van Schaik reiterated that the 'Work Tables' are not designed to be a complicated process to capture every little nuance that the HCV might have but is the kick starter for each WG to go and begin their research. It was agreed by the HCV that this was a good approach.</p> <p>T Stock expressed concerned that even though Rex are saying that the community input and feedback is very important, Rex are not taking this seriously, as shown by the HCV Facilitator offer. If the HCV spends a large amount of time consulting with the community and providing the feedback of what the community want to see as part of this project what guarantees do the HCV have that the effort they put into this will be listened to by the company. Are they going to really work with the community as we are not currently seeing that? E Dearlove acknowledged the time that the CCG/HCV members put into this project as volunteers. The answers that the HCV provide to the questions in the 'Work Tables' are all negotiable i.e.; Where do you want environmental monitors? How do you want results reported to the community? These are things that Rex would be doing anyway but Rex want to know as a community how you want this to function.</p> <p>If the HCV recommended that Rex should meet a number well below the National Standard as set out in the lease conditions, then Rex would strive to meet this but would not commit to the recommendation by changing the lease condition. E Dearlove can't give a guarantee that Rex will accept every recommendation put forward by the HCV but by using the 'Work Tables' which stipulate the required standards/lease conditions as a guidelines and the recommendations are reasonable there should be no reason for Rex not to take them on board.</p> <p>K Van Schaik stated that in the absence of any information from the HCV, if we do not put forward the communities' wants, then we will end with up whatever Rex thinks the community wants. There are stipulations that have already been determined by DSD and their legislations and lease conditions. If the HCV don't agree with the lease conditions the argument that the HCV are taking up is not with Rex it is with DSD and EPA about the Act and Standards. It is important to tell the people that actually make the decision. Rex has been told what standards it needs to meet and any reasonable company will say I'll meet those standards. I'll listen to what the community expectation is and if we put in more control measures which ultimately reduce the impact on the community we will do it, but we don't have to. The government are the ones that set the standards. It is important that we also have a dialogue with DSD as a community because if we want to challenge some legislations we have to take this as a separate issue with DSD. The HCV need to be aware that any work in this area may not influence Hillside or the work that the HCV are doing. The HCV have a window of 12 months, with approx. 16 management plans. Each of these plans require the</p>	

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AGENDA ITEM	Notes	Action ASSIGNED TO/DATE DUE
	<p>community to provide input into 'how' Rex should do certain things. If the HCV miss this opportunity to provide the 'how' and spend too much time arguing with DSD and don't provide thoughts on the 'how' then they will get what the company decides.</p> <p>J Wundersitz stated that the 'Work Tables' are a nice logical way to deliver what Rex want to put into their PEPR to conform to the conditions. What is missing is the challenge to the conditions, we have never had the opportunity to do that. It is how we balance responding to Rex with the information they need for the PEPR as well as making it very clear to DSD that we will not accept some of these conditions. The work table is a tick box from Rex and the conditions as they currently stand not a challenge to those conditions. K Van Schaik disagreed in that the conditions are guiding what Rex needs to do at the moment. It is not going to dictate to the HCV what other questions we have around a particular topic. J Wundersitz stated that by going down this track (with the 'Work Tables') that the HCV are saying that part of us is helping Rex to meet the conditions and I think we lose our bargaining power in that, the alternative would be not answering the questions and saying no we don't accept that condition, that is not what the "community" want, the "communities" needs have never been listened to, our bottom line is the pit must be backfilled and we will not move from that position and for me that is an absolute.</p> <p>J Sandercock stated that he doesn't believe that the broader "community" has ever said that they want the pit backfilled. It hasn't been put to the "community" and there hasn't been the opportunity to explore what options there may be. The whole rehabilitation subject still needs to be looked at. The 'work tables' are only a prompt, it is purely a format in which to work. It is not prescriptive in the questions that you need to ask or answer but purely a mechanism to start the conversation of the WG. There is nothing prohibiting the rehabilitation working group going to the "community" and asking them what they expect. When meeting with E Dearlove and K Van Schaik regarding the WG structure, it was requested that Rex set out the required information from the community so that the HCV would have the opportunity for input into the PEPR.</p> <p>J Wundersitz expressed concern that air quality, light, noise, and blasting was in one WG as it was such a huge area. C Clift and P Maguire expressed their interest in a noise, light and blasting WG. It was agreed that the WG themselves would evaluate the workload and if the workload becomes too overwhelming they would put their hand up for help or split the groups. K Van Schaik reminded everyone that if anyone has any questions to ring E Dearlove.</p>	<p>C Clift and P Maguire to join the Air quality, light, noise, and blasting WG.</p>
<p>6. Any other business</p>	<p>S Lodge provided to the HCV a copy of the formal complaint from Roger Clift regarding his bore running dry at Sheoak Flat. It was agreed for K Van Schaik to send this complaint to DSD and to cc Rex Minerals.</p> <p>K Van Schaik asked all members to have a think about and canvas potential candidates for the facilitator role. K Van Schaik has agreed to continue in the role of HCV facilitator until the 31st August 2015 if required.</p> <p>There was a public notice in the Country Times regarding exploration licenses. E Dearlove will send out a response to this.</p>	<p>K Van Schaik to send groundwater complaint to DSD and CC Rex.</p> <p>E Dearlove to send response to HCV re exploration licence notice.</p>

Minutes

Hillside Community Voice – 4 May 2015

AGENDA ITEM	Notes	Action ASSIGNED TO/DATE DUE
7. Confirm key actions and dates		
1. J Wundersitz will circulate information about the DSD MLP/PEPR guidelines to the HCV.		By 22 nd May
2. K Van Schaik to draft a letter to DSD re clarification around guidelines and report back to HCV at June meeting.		By 22 nd May
3. J Wundersitz to draft an email re clarification about the “Registration of Interest” rainwater tank testing letters sent by Rex & provide to HCV members to send out to communication network.		By 1 st June
4. K Van Schaik to review May HCV minutes prior to distribution.		By 15 th May
5. K Van Schaik to draft a counter proposal by the 12 th May 2015, for HCV feedback & sent to Rex prior to the 19 May for discussion.		By 15 th May
6. C Clift and P Maguire to join the Air quality, light, noise, and blasting WG.		-
7. K Van Schaik to send groundwater complaint to DSD and CC Rex.		By 1 st June
8. E Dearlove to send response to HCV re exploration licence notice.		By 15 th May
Items for website March’s minutes approved for the YPC website Information for communication network distribution HCV members to forward the communication network emails to K Van Arend		
8. Meeting Close		
Meeting with new CEO/MD Meeting with Richard Laufmann new CEO/MD of Rex Minerals Note this is a meeting for HCV members ONLY. Discussion of leadership position and introduction. Discuss plans for community/public meeting with Richard. When: Tuesday 19th May 2015 Where: Ardrossan Bowling Club Time: 6.15pm for a 6.30pm start Tea and coffee will be provided <i>Any specific questions for Richard to be sent through to E Dearlove by 15th May.</i> Next meeting date When: Monday 1 st June 2015 Where: Ardrossan Bowling Club Time: 6.15pm for a 6.30pm start Items for agenda 1. K Van Schaik will provide a summary of the changes and the implications for the Hillside PEPR. 2. Feedback from Richard Laufmann meeting on 19 th May.		

DIRECTOR CORPORATE AND COMMUNITY SERVICES

IA/ITEM 4.4

1. AUDIT COMMITTEE MINUTES – 27th May 2015

(File Ref: 9.24.1.1)

INTRODUCTION

The Audit Committee is a Statutory Committee established under Section 128 of the Local Government Act. A copy of the minutes from their meeting held on 27th May 2015 is attached.

RECOMMENDATION

That the minutes be received.

COMMENT

Business discussed at the meeting included:

- Audit Committee 2015 Work Plan
- Draft 2015/16 Annual Business Plan
- March 2015 Budget Review
- Long Term Financial Plan Update
- Caravan Park Business Cases
- Internal Audit Activity Report
- Internal Controls Project Update
- Risk Management Report
- Asset Management Update
- Audit Committee Self-Assessment
- Disposal of Land and Other Assets Policy Review
- Changes to AASB116 – Revaluation of Non-Current Assets

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Local Government Act 1999

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Audit Committee costs are accounted for in Council's budget.



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Minutes of the Audit Committee Meeting of the Yorke Peninsula Council

held on Wednesday 27th May 2015,
in the Council Chambers
57 Main Street Minlaton commencing at 3.00pm
(Subject to confirmation)

ITEM 1 WELCOME

Mr Peter Brass welcomed everyone to the meeting and declared the meeting open at 3pm

PRESENT

Independent Members Peter Brass (teleconference) and David Hurley, Councillors John Rich, Tania Stock and Scott Hoyle

APOLOGIES

David Harding, Anne Hammond

IN ATTENDANCE

Mayor Ray Agnew	Mayor
Andrew Cameron	Chief Executive Officer
Trevor Graham	Director Assets and Infrastructure Services
Michael McCauley	Asset Manager
Brianna Wood	Risk Management Officer
Karen Schulz	Manager Financial Services
Chloe Brown	Financial Accountant
Felicity Kemp	Minute Secretary
Kylie Gray	Senior Clerical Officer

MINUTES OF THE PREVIOUS MEETING

Cr Rich moved

Cr Stock seconded

That the minutes of the Audit Committee meeting held on 11th February 2015 as circulated, be confirmed as a true record.

CARRIED 013/2015 (27/5/2015)

CONFLICT OF INTEREST

The Chairperson reminded all members of the requirement to disclose any conflict of interest and provide full and accurate details of the relevant interest to the Audit Committee prior to consideration of that item on the Agenda.

ITEM 2 REPORTS

1. REVIEW AUDIT COMMITTEE WORK PLAN 2015

Ms Karen Schulz spoke to the report. Minor alterations to the work plan included the change of the current May meeting date, and minor changes to scheduling of report presentations. Discussion occurred around the meeting dates in June, September and October. October meeting will be moved to 29th October 10:30am at the request of Mr Peter Brass.

Cr Rich moved

Cr Stock seconded

That the Audit Committee endorse the updated 2015 Audit Committee Work Plan and new date for October meeting.

CARRIED 014/2015 (27/05/2015)

2. DRAFT 2015/16 ANNUAL BUSINESS PLAN

Ms Karen Schulz spoke to the report and answered questions from members. Mr Peter Brass queried public reaction to the rating increase. Mr Andrew Cameron explained that Council has traditionally had a very low rating base, and that the increase as presented is in line with the LTFP objectives, which have been endorsed by Council. Cr John Rich spoke to how the general public expect services will not be cut, and the LTFP rates assumptions are aimed at ensuring the ability to maintain current service levels is sustainable into the future.

Cr Hoyle moved

Cr Rich seconded

That the Audit Committee receives the report

CARRIED 015/2015 (27/05/2015)

3. MARCH 2015 BUDGET REVIEW

Ms Karen Schulz spoke to the report and answered questions from members. Discussions occurred around depreciation and overall percentages. Mr David Hurley queried the rationale behind the reduction in capital expenses. Ms Schulz explained the road acceleration programme is being rolled forward to the new financial year due to lack of resources to complete these works in the current year.

Cr Stock moved

Cr Hoyle seconded

That the Audit Committee receives the report

CARRIED 016/2015 (27/05/2015)

4. LONG TERM FINANCIAL PLAN UPDATE

Ms Karen Schulz spoke to the report and answered questions from members.

Mr David Hurley moved

Cr Rich seconded

That the Audit Committee receives the report

CARRIED 017/2015 (27/05/2015)

5. CARAVAN PARK BUSINESS CASES

Ms Karen Schulz spoke to the report and answered questions from members. Cr Tania Stock queried the viability of duplex designs, and asked that Ms Schulz provide a response. Mr David Hurley queried the total expenditure of the projects. Ms Schulz advised total costs, explaining that these were commercial projects and being repaid through proceeds from the parks concerned over the life of the loans, being five to ten years. Mayor Agnew noted an article in the Country Times that announced Council borrowings, and that it should have stated repayments will be from the park proceeds on a commercial basis. Mr Brass asked that it be noted that the Audit Committee supports Council with the caravan park business cases.

Action: Ms Schulz to provide a response to the query regarding whether duplex designs are suitable for the intended purpose.

Cr Stock moved **Cr Hoyle seconded**

That the report be received.

CARRIED 018/2015 (27/05/2015)

6. INTERNAL AUDIT ACTIVITY REPORT

Ms Karen Schulz spoke to the report and answered questions from members. Mr Peter Brass commended the report layout.

Cr Rich moved **David Hurley seconded**

That the report be received

CARRIED 019/2015 (27/05/2015)

7. INTERNAL CONTROLS PROJECT UPDATE

Ms Karen Schulz spoke to the report and answered questions from members. Mr Peter Brass queried the number of tasks rating 3 or less that need action plans and the ability to have these completed by June 30 of this year.

Action: Action plans be prioritised to ensure those considered highest risk are attended to first in the event that all plans cannot be completed by June 30.

Mr David Hurley moved **Cr Rich seconded**

That the report be received.

CARRIED 020/2015 (27/05/2015)

8. RISK MANAGEMENT REPORT

Ms Brianna Wood spoke to the report and answered questions from members. Mr Peter Brass commented about the strategic risks and ownership with the CEO noting that ownership should also be considered at Council level. Discussions occurred around Risk Management improvement and maturity of the system.

Cr Stock moved **Cr Hoyle seconded**

That Audit Committee considers the draft Strategic Risk Management Plan and provide feedback and comments, prior to employee consultation.

CARRIED 021/2015 (27/05/2015)

9. ASSET MANAGEMENT UPDATE

Mr Michael McCauley spoke to the report and answered questions from members. Cr John Rich commented about the improvements in the control and reporting of asset management.

Cr Rich moved

Mr David Hurley seconded

That the report be received

CARRIED 022/2015 (27/05/2015)

10. AUDIT COMMITTEE SELF ASSESSMENT

Mr Peter Brass spoke to the report and answered questions regarding the forms that have been received. Cr John Rich was happy with the result.

Cr Rich moved

Cr Stock seconded

That the Audit Committee Self-Assessment forms be received

CARRIED 023/2015 (27/05/2015)

11. DISPOSAL OF LAND AND OTHER ASSET POLICY REVIEW

Ms Karen Schulz spoke to the report and answered questions from the members. Mr Peter Brass commented about reviewing point 4.2.11 to ensure a consistency of wording with the internal controls document. Ms Schulz noted this for future review.

Cr Hoyle moved

Mr David Hurley seconded

That the policy be endorsed.

CARRIED 024/2015 (27/05/2015)

12. CHANGES TO AASB116 – REVALUATION OF NON-CURRENT ASSETS

Ms Karen Schulz spoke to the report and answered questions from the members.

Cr Rich moved

Cr Stock seconded

That the Audit Committee endorse the change in treatment of accumulated depreciation on revaluation of assets as suggested by Senior Management, in line with the changes to AASB116.

CARRIED 025/2015 (27/05/2015)

ITEM 3 GENERAL BUSINESS

Ms Karen Schulz spoke to members about the interim Audit. System and transactional testing came back with no issues. Auditors focused on testing internal controls ahead of the 2015/16 requirements. They provided information on what areas they would focus on for next years audit of these controls, with Procurement being the major category. They identified a number of issues around this area, and it was noted that Council had already identified these same areas and begun actions to address them. Ms Karen Schulz noted that the auditors are concerned about the large number of controls Council have and suggested that in discussion with the Audit Committee, the internal auditor should consider a priority scale regarding which of these controls should be reviewed six monthly, annually, or bi-annually. Mr Peter Brass asked if it was possible for the interim audit letter to be received prior to the June meeting, and Ms Schulz advised that it would be received within the next two weeks.

Mr David Hurley moved

Cr Stock seconded

That the verbal update be received

CARRIED 026/2015 (27/05/2015)

ITEM 4 NEXT MEETING

Wednesday June 24th 2015

ITEM 5 CLOSURE

The Meeting Closed at 3.56pm.

.....
Mr Peter Brass

DIRECTOR ASSETS & INFRASTRUCTURE SERVICES

IA/ITEM 4.5

1. CONSTRUCTION AND MAINTENANCE WORKS

(File Ref:9.24.1.1)

INTRODUCTION

The following is a summary of capital and maintenance works undertaken within Assets and Infrastructure Services throughout the month preceding the June 2015 meeting of Council.

RECOMMENDATION

That the Report be received.

COMMENT

- Patrol Grading is ongoing throughout the district in line with current schedules and techniques.
- Attention to parks, gardens and reserves is ongoing throughout the district.
- The following upgrades / works have been undertaken upon Community Waste Management Systems (CWMS), Water Supply Schemes and Stormwater Harvesting Schemes:

CWMS

- Repairs to gravity drains – **Black Point**
- Pump replacement (pump station) – **Yorke town**
- Concrete spillway installation storage dam – **Yorke town**
- New electric motors to plant aerators – **Maitland**
- Waste sludge pumps repaired – **Port Vincent**
- New flow meters installed (WWTP) – **Hardwicke Bay**

Water Supply Schemes

- Repairs to mains water feed line – **Balgowan**

Stormwater Harvesting Scheme

- Upgrade to level controls switchboard – **Minlaton**

All CWMS, Water Supply Schemes and Stormwater Harvesting Scheme are continually monitored with water quality testing in accordance with SA Health and Environmental Protection Authority (EPA) licence conditions.

- The Balgowan and Price boat launching ramps have been cleaned of weed due to unusual build up.
- Approximately 40 Customer Service Requests (CSR's) have been addressed throughout May with activities including:
 - attention to street trees;
 - public building maintenance;
 - sign replacement and repairs;
 - sealed and unsealed road maintenance;
 - response to vandalism;

- footpath maintenance; and
 - stormwater infrastructure installation.
- Jetpatching requirements have been undertaken within areas of Minlaton, Yorketown and upon sections of the Marion Bay to Corny Point Road.
- Road construction and / or maintenance requirements have been applied to the following roads in accordance with the 2014-15 Budget allocations:
 - Nalyappa Road – patch work;
 - James Well Road – resheeting commenced;
 - Gun Club Road – rework;
 - Cutline Road – resheeting commenced;
 - Pookawarowie Road – resheeting commenced;
 - Bittner Road – formation commenced;
 - Hickman Road – patch work; and
 - Old Coast Road – resheeting commenced.
- Roadside vegetation maintenance has been undertaken within the Hundred of Tippara (Polkinghorne Road and Thomas Road).
- The garden beds within the Maitland town square have been replanted with appropriate species.
- Footpath maintenance has been completed on areas within Ardrossan, Maitland and Pine Point.
- The Walk the Yorke Project is tracking well with activities incorporating:
 - shelter construction with 15 (of 19) structures completed with slab, roof, rainwater tank and picnic setting;
 - completion of compacted gravel trail and marker installation through Aboriginal Lands Trust Land at Point Pearce;
 - completion of compacted gravel trail at Edithburgh;
 - development and layout of interpretive content for podium signage; and
 - ongoing installation of trail markers, bollards and bench seats.
- Staff have assisted with the presentation of Port Julia in the build up to the Clean Beaches judging.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Strategic Plan

Key Theme: Sustainable Communities

1. Sustainable Infrastructure

Strategic Goal: 1.1 Provide infrastructure assets that are sustainable and safe

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Not applicable.

DIRECTOR ASSETS & INFRASTRUCTURE SERVICES

IA/ITEM 4.5

2. 2015 LGA ROADS AND WORKS CONFERENCE

(File Ref:9.24.1.1)

INTRODUCTION

The purpose of this report is to seek expressions of interest from Elected Members to attend the 2015 LGA Roads and Works Conference to be held at Murray Bridge on Thursday 27th and Friday 28th of August 2015.

RECOMMENDATION

That the Report be received.

COMMENT

To secure early registration for the LGA Roads and Works Conference, I encourage Elected Members to forward their interest to attend this conference to my Executive Assistant, Kira Tapps, no later than Friday 26th of June 2015.

The Yorke Peninsula Council have been, and will continue to be, great supporters of this Roads and Works Conference, due to the networking outcomes and informative sessions on offer.

Topics that will be covered at the Conference include:

- media management;
- infrastructure guidelines;
- bitumen technology and application;
- the National Heavy Vehicle Register (NHVR);
- nature playgrounds;
- road safety; and
- GPS tracking.

Those considering attending should be aware that travel to Murray Bridge will occur on Wednesday 26th August 2015. This said, firmer details complimenting travel arrangements will be secured once registrations are finalised.

Again I encourage members to consider attending, and to please ensure that you register your interest with Kira prior to Friday 26th of June 2015.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Strategic Plan

Key Theme: Sustainable Communities
1. Sustainable Infrastructure

Strategic Goal: 1.1 Provide infrastructure assets that are sustainable and safe

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Full Conference registration, including both Conference dinners, is \$450 (GST exclusive) per person. Accommodation will be approximately \$90 (GST exclusive) per person per night.

Provision is made in the annual budget to cover costs associated with Elected Members Training and Development.

DIRECTOR DEVELOPMENT SERVICES

IA/ITEM 4.6

1. ENVIRONMENTAL HEALTH ACTIVITY REPORT

(File Ref: 9.24.1.1)

INTRODUCTION

To inform Council of the activities of the Environmental Health Officer.

RECOMMENDATION

That the report be received.

COMMENT

Ongoing assessment of waste control applications and the inspection of work done by trade's people.

Regular routine inspections of food businesses.

The EHO conducted a short food handling and hygiene discussion with the Youth Group, co-ordinated by Mary Herrmann, in the Yorketown Chambers on Thursday 7 May. The talk reinforced the information many had learnt at school through Home Economic studies. Participants hope to be able to make baked goods, chutneys and other goods from produce they have grown in their garden.

On Tuesday 19 May the EHO gave a food handling and hygiene presentation to a group of ten (10) Maitland Lutheran School community volunteers, who prepare food for students' lunches and other functions. Such presentations provide the community with the opportunity to update their skills and clarify any concerns that may have about food handling, storage or requirements under the law.

The EHO attended the Zone Emergency Management Committee (ZEMC) Meeting held at Wakefield Regional Council offices, Balaklava, on Thursday 21 May. Some of the items discussed included:

- Recent gas disruption at Pt Pirie – although not directly responsible for the issue, the Council assisted the community with opening the swimming centre for showers and providing a community bar-b-que. The agencies involved worked well together and the incident provided a good exercise for the emergency centre. The resilience of the community was demonstrated during the period when gas was not available. The hospital, which has high gas needs, was supplied with gas cylinders from Adelaide.
- Sampson Flat fires – again issues around donated goods, with services being overwhelmed; a palette of donated dog food was left at an emergency service centre blocking access. Need to monitor social media so correct messages are getting out.

More community education required about how to best help during an emergency situation.

- SA Water pressure – due to the ageing infrastructure SA Water have lowered pipeline pressure to help reduce pipe bursts. This has meant that there is now insufficient pressure to run the sprinkler system in hospitals and aged care facilities. These facilities may have to put in their own infrastructure at considerable cost in order to meet the fire safety requirements.
- Council after hours emergency messages. Some councils have discussed the best information to have on the after-hours message service. Information should direct people to the most relevant service for their issue.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

South Australian Public Health Act 2011.

Food Act 2001

South Australian Public Health (Wastewater) Regulations 2013

On-site Wastewater Systems Code

Strategic Plan

Key Theme:	Corporate Governance and Leadership
	2. Organisational Efficiency and Resource Management
Strategic Goal:	2.3 Meet all legislative and compliance responsibilities

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Mitigation of Council's risk by ensuring legislative compliance, consistency and appropriate, suitably qualified personnel are undertaking business and regulatory functions.

DIRECTOR DEVELOPMENT SERVICES

IA/ITEM 4.6

2. INSPECTORIAL – ACTIVITY REPORT

(File Ref: 9.24.1.1)

INTRODUCTION

To inform Council of the activities of the Inspectorial Team.

RECOMMENDATION

That the report be received.

COMMENT

Council Officers have dealt with many routine matters during the past month, including illegal campers, abandoned vehicles, wandering and nuisance dogs, noisy dogs and nuisance cats.

An Ardrossan resident had a large dog tied up in her front yard when it broke its' collar and attacked a dog across the road, which resulted in the other dog receiving significant injuries. The dog was treated at a local veterinarian surgery. The person responsible for the control of the dog that escaped has reimbursed the other dog owner for all expenses occurred. Council's Animal Management Officer is continuing his investigation into the incident.

Routine patrols of boat ramps have been performed to ensure that users are paying to use the facilities. Two expiation notices have been issued to boat launchers who did not have a permit/ticket for using the launching facilities prior to launching their boat.

Regular patrols have taken place at the bush camping reserves to ensure users are paying for the facilities.

245 Schedule 9 Permits were issued by Council staff for the 2015 Conditional Burning Season to farmers to burn off their land from 16 February to 30 April 2015. This is 22 less than the previous year. A condition of the permit is that they must contact Council prior to burning off. In 2012 in conjunction with Councils IT staff, an online notification system was developed where a permit holder could notify Council online of their intention to burn off land rather than make a telephone call to Council. This year Council received 752 notifications to burn, (significantly down on the 1032 notifications the previous year) of which 459 (61%) used the online service rather than phoning Council. The development of the online notification process has significantly reduced the amount of telephone calls received by administrative staff.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Fire and Emergency Services Act 2005

Dog and Cat Management Act 1995

Local Government Act 1999

Strategic Plan

Key Theme: Corporate Governance and Leadership
2. Organisational Efficiency and Resource Management

Strategic Goal: 2.3 Meet all legislative and compliance responsibilities

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

The activities undertaken by Council Rangers are based on reducing the risk of nuisance, injury, public damage and disaster to the community.

DIRECTOR DEVELOPMENT SERVICES

IA/ITEM 4.6

3. DEVELOPMENT APPLICATION DECISIONS

(File Ref: 9.24.1.1)

INTRODUCTION

Development Applications for the period 4 May 2015 to 29 May 2015.

RECOMMENDATION

That the report be received.

COMMENT

The following is a list of all Development Applications processed for the period 4 May 2015 to 29 May 2015.

Yorketown

544/1307/2011	544/1083/2014	544/1130/2014
544/1179/2014	544/1207/2014	544/1218/2014
544/1230/2014	544/1234/2014	544/1004/2015
544/1023/2015	544/1025/2015	544/1033/2015
544/1034/2015	544/1039/2015	544/1041/2015
544/1042/2015	544/1064/2015	544/1066/2015
544/1072/2015	544/1073/2015	544/1075/2015
544/1076/2015	544/1077/2015	544/1083/2015
544/1092/2015	544/1093/2015	544/1095/2015
544/1098/2015		

Maitland

544/2005/2013	544/2006/2014	55/2142/2014
544/2181/2014	544/2221/2014	544/2230/2014
544/2265/2015	544/2288/2014	544/2021/2015
544/2025/2015	544/2028/2015	544/2033/2015
544/2039/2015	544/2050/2015	544/2061/2015
544/2064/2015	544/2071/2015	

Land Divisions

544/D015/2014

544/D003/2015

544/D005/2015

544/D006/2015

544/D007/2015

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Local Government Act 1999

Development Act 1993

Council's Development Plan

Strategic Plan

Key Theme: Sustainable Communities

2. Progressive and Sustainable Development

Strategic Goal: 2.2 Streamlined Development Assessment Process

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Development Assessment functions involve critical risk management considerations which include meeting legislative responsibilities, environmental issues, impact upon community and safety.

**LIST OF DEVELOPMENT APPLICATIONS & DECISIONS ISSUED BY THE ASSISTANT BUILDING SURVEYOR UNDER DELEGATION
FOR THE PERIOD 4 MAY 2015 – 29 MAY 2015**

YORKETOWN

Dev. App. No.	Name & Address	Location	Proposal	Class	Area m ²	Cost \$	Conditions Planning Building	Assessment / Valuation No	Decision Date	Builder Licence No
544/1307/2011	Friends of Port Moorowie PO Box 189 YORKETOWN	(Sec 232) Mozzie Flat Road PORT MOOROWIE	Community & Sports Centre	9b	240	95,000	WITHDRAWN	228551 5406453213	22 May 2015	N/A
544/1083/2014	R Badman PO Box 122 YORKETOWN	(Lot 5 6772 St Vincent Highway EDITHBURGH	Addition to Public Storage Facility	7b	402.3	14,000	Planning 5 Building 3	422055 5406319030	25 May 2015	TBA
544/1130/2014	B & S Wormald 12 Expedition Drive HEWETT	(Sec 1242) 32 Osprey Drive MARION BAY	New Dwelling, Carport & Verandah	1a 10a 10a	162.14 21.6 38.7	130,000	LASPED	120436 5400943051	7 May 2015	Craig Hamdorf BLD102727
544/1179/2014	GAG Holdings P/L 40 North Esplanade GLENELG NORTH	(Lot 805) 107 Corny Point Rd CORNYPPOINT	Garage	10a	198	35,000	Planning 6 Building 3	106559 5400690509	12 May 2015	Owner Builder
544/1207/2014	A & B McMahon PO Box 81 MARION BAY	(Lot 119) 17445 Stenhouse Bay Road MARION BAY	Demolition of Dwelling; New Dwelling, Verandah & Alfresco	1a 10a 10a	189.95 70.83 38.4	300,000	Planning 8 Building 4 Private Certifier	427005 5400931667	27 May 2015	TBA
544/1218/2014	G & E Nankivell PO Box 300 WAROOKA	(Lot 240) 181 Bayview Road POINT TURTON	Garage	10a	128.7	4,990	Planning 5 Building 2 Private Certified	110718 5400784097	29 May 2015	J & S Pergola Installations GL53156
544/1230/2014	K Hein PO Box 115 POINT TURTON	(Lot 4 & 5) 13 -15 Francis Ave POINT TURTON	Garage x 2	10a	47.4 142.34	25,000	Planning 5 Building 3	102210 5400456077	6 May 2015	Owner Builder
544/1234/2014	S Norman & A Leibhardt PO Box 1 COOBOWIE	(Lot 59) 12 Bowden Street COOBOWIE	New Dwelling, Alfresco & Verandah	1a 10a 10a	172.69 18.09 10.35	198,025	Planning 5 Building Nil Private Certifier	427765 5405728617	6 May 2015	Rivergum Homes Pty Ltd GL113681
544/1004/2015	J Dalli PO Box 74 POINT TURTON	(Lot 302) 9 Scenic Drive POINT TURTON	Carport	10a	56	5,200	WITHDRAWN	412130 5401021251	7 May 2015	N/A
544/1023/2015	A Kelly 4 George Street NORWOOD	(Lot 596) 9a St Vincent Street STANSBURY	Shop Extension & Dwelling Extension	6 1a	30 40	50,000	Planning 4 Building 5 Private Certifier	433573 5404560509	13 May 2015	Owner Builder
544/1025/2015	A Rowe & E PO Box 12 POINT TURTON	(Lot 23,24 & 25) 3, 5 & 7 Neptune Court POINT TURTON	New Dwelling & Garage UMR	1a 10a	290.47 49.69	387,459	Planning 6 Building 2 Private Certifier	426015 5401034001	25 May 2015	G Wahlstedt Pty Ltd GL148938

544/1033/2015	J Dall PO Box 74 POINT TURTON	(Lot 302) 9 Scenic Drive POINT TURTON	Verandah	10a	61	3,000	Planning 5 Building 2	412130 5401021251	25 May 2015	Owner Builder
544/1034/2015	S Tait & T Smith 3 Halba Crescent PARALOWIE	(Lot 104) 73 Ti-Tree Road THE PINES	Garage	10a	108	10,000	Planning 6 Building 1 Private Certifier	114025 5400848548	6 May 2015	TBA
544/1039/2015	Hardwicke Bay Progress Assoc. PO Box 33 HARDWICKE BAY	Road Reserve, Corner Beach Road & Progress Road	Sign	10b	2.4	1,500	Planning 3 Building 1	419085 5408822692	29 May 2015	Owner Builder
544/1041/2015	J & T Martin PO Box 8 MINLATON	(Lot 54) 21 Second Street MINLATON	Garage	10a	72	10,330	Planning 5 Planning 3	303065 5407771002	20 May 2015	TBA
544/1042/2015	D & D Gates PO Box 162 STANSBURY	(Lot 586) 1 West Terrace STANSBURY	Garage	10a	76	8,200	Planning 5 Building 3	425082 5404550001	19 May 2015	TBA
544/1064/2015	A Horsnell 343 Henley Beach Road BROOKLYN PARK	(Lot 2) 9 North Terrace STANSBURY	Garage	10a	37.95	5,600	Planning 5 Building 2	204800 5404550159	13 May 2015	TBA
544/1066/2015	Prince Alfred College PO Box 571 KENT TOWN	(PTL 104) 12 Savio Road POINT TURTON	Rumpus Room Addition	1a	64	80,000	Planning 3 Building 1 Private Certifier	428011 5400733505 A0020	13 May 2015	TBA
544/1072/2015	A & MG Marshall 4 Queens Street WILLIAMSTOWN	(Lot 2) 204 Corny Point Road CORNYPPOINT	Verandah Extension	10a	6.15	2,000	Planning 3 Building 2	407023 5400660158	27 May 2015	Owner Builder
544/1073/2015	P & K Tape c/- Post Office COOBOWIE	(Lot 351) 15 Beach Road COOBOWIE	Carport	10a	54.39	4,000	Planning 3 Building 2	214684 5405659455	13 May 2015	Owner Builder
544/1075/2015	S Dempsey 7 Humzy Court LEWISTON	(Lot 24) 322 Stansbury Road YORKETOWN	Garage	10a	135	10,000	Planning 4 Building 2	416107 5406316817	20 May 2015	Owner Builder
544/1076/2015	J & B Raymond PO Box 162 EDITHBURGH	(Sec 590)6919 St Vincent Highway EDITHBURGH	Verandah	10a	91.2	6,959	Planning 2 Building 2	224451 5406320891	19 May 2015	Owner Builder
544/1077/2015	B & D Rose PO Box 160 EDITHBURGH	(Lot 101) 22 Park Terrace EDITHBURGH	Verandah	10a	36	3,400	Planning 3 Building 3	213264 5405189107	19 May 2015	Wiggins Carpentry Connections BLD50237
544/1083/2015	G Meyer PO Box 178 NOONAMAH	(Lot 80) 4 Para Crescent POINT TURTON	Garage	10a	51	8,500	Planning 5 Building 2	103499 5400482620	20 May 2015	Owner Builder
544/1093/2015	P Noonan 15 Corio Street BERFOYLE PK	(Sec 171) 175450 Yorke Highway MARION BAY	Demolition of Dwelling	1a	225	5,000	Planning N/A Building 7	117523 5400931907	13 May 2015	TBA

544/1092/2015	H Ritter 23 Anderson Tce YORKETOWN	(Lot 30) 23 Anderson Terrace YORKETOWN	Pergola	10a	20	2,500	Planning N/A Building 2	202143 5403486204	29 May 2015	SJ O'Brien Carpentry BLD247555
544/1095/2015	NF & DP Hogan 1 Redin Street PROSPECT	(Lot 1) 114 Bayview Road POINT TURTON	Garage	10a	57.26	6,150	Planning 1 Building 1	425314 5400449002	26 May 2015	Premium Home Improvements RL117095
544/1098/2015	G Turley PO Box 18 FULHAM GDNS	(Sec 172) 1745c Yorke Highway MARION BAY	Demolish Dwelling	1a		6,500	Planning N/A Building 7	117549 5400931923	26 May 2015	Owner Builder
TOTAL						\$1,193,312				

MAITLAND

Dev. App. No.	Name & Addresses	Location	Proposal	Class	Area m ²	Cost \$	Conditions Planning Building	Assessment / Valuation No	Decision Date	Builder Licence No
544/2005/2013	R Sexton C/- PO Box 75 BLACKWOOD	Lot 11 Black Point Drive BLACK POINT	Dwelling, Verandah & Garage	1a 10a 10a	376 122 135	556,000	Planning 18 Building 5 Private Certifier	48793 4604903786	28 May 2015	Owner Builder
544/2006/2014	MJ Goodlet 308/433 Alfred St NEUTRAL BAY	(PTL 193) 2A Main Street PORT VINCENT	Dwelling / Shop Front Alterations	2		30,000	Planning 4 Building Nil Private Certifier	310904 5408426104 A0010	06 May 2015	Owner Builder
544/2142/2014	Ardrossan Progress Association PO Box 44 ARDROSSAN	(Lot 12) East Terrace ARDROSSAN	Shade Structure over Existing Playground	10b	260	22,850	Planning 3 Building 1	216 4600103870	19 May 2015	Under Cover Agents GL50566 & BLD171737
544/2181/2014	J Hart PO Box 923 WAIKERIE	(Site 28) 14 Fowler Street PRICE	Caravan Annexe Upgrade	1a	31.41	4,500	Planning 3 Building 11	41350 4606301084	05 May 2015	R Davies 7740
544/2221/2014	WL Carmen PO Box 201 WAIKERIE	(Lot 181) 35 Moonta Terrace PORT CLINTON	Dwelling Extension	1a	44	55,000	Planning 4 Building 2	40691 4606242408	25 May 2015	Waikerie Custom Builders BLD192511
544/2230/2014	PW Crocker 11 Collingwood Ave FLINDERS PARK	(Lot 96) 15 Smith Street PORT VINCENT	Carport & Dwelling Extension	10a 1a	50.76 36	40,000	Planning 5 Building 3 Private Certifier	311746 5408465509	20 May 2015	TBA
544/2265/2015	MA Carapella 9 Linden Road HIGHBURY	(Lot 79) 1 Wellington Drive PORT JULIA	Garage	10a	56	11,000	Planning 5 Building 2 Private Certifier	428276 5408646529	27 May 2015	TBA
544/2288/2014	KA Dunlevy PO Box 159 WILLUNGA	(Sec 378) 50 James Well Road JAMES WELL	Stage 1 Demolish Dwelling	1a	100	150,000	Planning 4 Building Nil Private Certifier	34108 4604916157	25 May 2015	TBA
544/2021/2015	Robson Holding PO Box 46 PORT VINCENT	(Lot 1) 35 Talbot Road PORT VINCENT	Decking	10a	18	5,000	Planning 3 Building 2	309633 5408359706	13 May 2015	Owner Builder

544/2025/2015	BJ & M Donlevy 9 Centenary Ave MAITLAND	(Lot 11) 29 Urania Road PORT VICTORIA	Dwelling, Garage UMR, Alfresco & Verandah	1a 10a	270.52 104.1	333,403	Planning 7 Building 1 Private Certifier	433706 4604722029	25 May 2015	G Wahlstedt Pty Ltd GL148938
544/2028/2015	JD Gibson PO Box 61 PINE POINT	(Lot 51;54) 29 Main Street PINE POINT	Freestanding Gable Carport	10a	48	4,800	Planning 3 Building 2	20040 4603834002	25 May 2015	Mularczyk Constructions BLD242642
544/2033/2015	G Tape 10 Eldon Street MAITLAND	(Lot 31) 9 St Ledger Street MAITLAND	Single Storey Dwelling	1a	146.22	150,131	Planning 1 Building Nil Private Certifier	432591 4602050660	27 May 2015	Country Living Homes
544/2039/2015	J Bray PO Box 77 MAITLAND	(Lot 165) 24 Viewbank Crescent MAITLAND	Garage & Carport	10a	24 36	9,500	Planning 7 Building 2	421248 4602052025	19 May 2015	Owner Builder
544/2050/2015	AA Dutschke 23 North Terrace MAITLAND	(Lot 12) 23 North Terrace MAITLAND	Carport	10a	103	20,000	Planning 5 Building 2 Private Certifier	14548 4602138005	20 May 2015	TBA
544/2061/2015	L Miegel 115 Edwardes Tce PORT VICTORIA	Sec 127 Island View Road PORT VICTORIA	Farm Storage Shed	7	288	20,000	Planning 4 Building 2	29918 4604719006	25 May 2015	Alpha Industries
544/2064/2015	AJ Cook PO Box 210 MINLATON	(Lot 2) 19667 Spencer Hwy KOOLYWURTIE	Patio	10a	32.4	12,000	Planning 2 Building 2	316919 5408735556	13 May 2015	Owner Builder
544/2071/2015	M Mahar & S Mulraney PO Box 35 PORT VINCENT	(Lot 5) 343 Old Coast Road SHEOAK FLAT	Verandah	10a	93	11,000	Planning 3 Building 2 Private Certifier	33866 5408636013	20 May 2015	TBA
TOTAL						\$1,435,184				

LAND DIVISIONS

Dev. App. No.	Name & Address	Location	Proposal	Conditions Planning Building	Assessment / Valuation No	Decision Date
544/D015/2014	RJ Germein C/- Fyfe Pty Ltd GPO Box 2450 ADELAIDE	(Sec 75, Lot 157 & 202) 1052 Old Coast Rd PORT VINCENT	Land Division	Planning 1 Land Division 4	323782 5408990400	7 May 2015
544/D003/2015	E Thomas C/- Zaina Stacey Development Consultants PO Box 1000 TORRENS PARK	(Lot 815 & 829) 2-4 Burford Road CORNLY POINT	Land Division	Planning 1 Land Division 1	106625 50009	20 May 2015
544/D005/2015	BJ Seljan C/- Mosel Steed & Graves Street KADINA	(Lots 53 & 54) 618 Dump Road RAMSAY	Land Division	Planning 1 Land Division 2	324053 5409007550	6 April 2015

544/D006/2015	J Alisaluskas & R Hollitt C/- Mosel Steed 6 Graves Street KADINA	(Lot 2 & Lot 22) 35A & 37 Bowam Road ARDROSSAN	Land Division	Planning 1 Land Division 1	5835 4600346804	22 May 2015
544/D007/2015	M & J Harris C/- Alexander Symonds Pty Ltd PO Box 1000 KENT TOWN	(Lot 1) 38 Main Street PORT VINCENT	Land Division	Planning 1 Land Division 7	420935 5408395555	7 May 2015

DIRECTOR DEVELOPMENT SERVICES

IA/ITEM 4.6

4. WASTEWATER SYSTEM APPLICATION DECISIONS

(File Ref: 9.24.1.1)

INTRODUCTION

Wastewater System application decisions for the period 4 May 2015 to 29 May 2015.

RECOMMENDATION

That the report be received.

COMMENT

The following is a list of all Wastewater System applications processed for the period 4 May 2015 to 29 May 2015.

Maitland

050/146/2013	050/012/2015	050/013/2015
050/042/2015		

Yorke town

050/109/2014	050/115/2014	050/140/2014
050/019/2015	050/040/2015	050/044/2015

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Local Government Act 1999

Development Act 1993

Environmental Protection Act 1993

Council's Development Plan

Strategic Plan

Key Theme: Sustainable Communities
2. Progressive and Sustainable Development
Strategic Goal: 2.2 Streamlined Development Assessment Process

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Wastewater System approval functions involve critical risk management considerations which include meeting legislative responsibilities, environmental issues and public health.

**LIST OF WASTE CONTROL APPLICATIONS & DECISIONS ISSUED BY THE ENVIRONMENTAL HEALTH OFFICERS UNDER DELEGATION
FOR THE PERIOD 4 MAY 2015 – 29 MAY 2015**

Maitland

Septic App. No.	Owner	Location	Proposal	Conditions	Assess. No	Decision Date	Plumber & Licence No
050/146/2013	MJ Goodlet 308/433 Alfred Street NEUTRAL BAY	(PTL 193) 2a Main Street PORT VINCENT	Alteration to Septic & Soakage	11	310904	06 May 2015	Owner Applicant
050/012/2015	G Tape 10 Eldon Street MAITLAND	(Lot 31) 9 St Ledger Street MAITLAND	Aerobic System	11	432591	27 May 2015	Owner Applicant
050/013/2015	BJ & M Donlevy 9 Centenary Avenue MAITLAND	(Lot 11) 29 Urania Road PORT VICTORIA	Septic & Soakage	11	433706	25 May 2015	G Wahlstedt Pty Ltd
050/042/2015	J Zadow PO Box 625 PORT WAKEFIELD	(Site 11) 1 Park Terrace ARDROSSAN	STED Connection	11	59	25 May 2015	Toby Simmons

Yorke town

Septic App. No.	Owner	Location	Proposal	Conditions	Assess. No	Decision Date	Plumber & Licence No
050/109/2014	S Wormald 12 Expedition Drive HEWETT	(Sec 1242) 32 Osprey Drive MARION BAY	Septic & Soakage	LAPSED	120436	7 May 2015	Owner Applicant
050/115/2014	S Green 40 North Esplanade GLENELG NORTH	(Lot 805) 107 Corny Point Road CORNYPPOINT	Septic & Soakage	11	106559	12 May 2015	Owner Applicant
050/140/2014	P Crocker 11 Collingwood Avenue FLINDERS PARK	(Lot 96) 15 Smith Street PORT VINCENT	Septic & Soakage	11	311746	20 May 2015	S Palecek
050/142/2014	S Norman & A Leibhardt PO Box 1 COOBOWIE	(Lot 59) 12 Bowden Terrace COOBOWIE	Septic & Soakage	11	427765	6 May 2015	Rivergum Homes Pty Ltd
050/019/2015	A Rowe & E Parham PO Box 12 POINT TURTON	(Lot 24) 5 Neptune Court POINT TURTON	CWMS Connection	11	426015	25 May 2015	G Wahlstedt Pty Ltd
050/040/2015	A & B McMahon PO Box 81 MARION BAY	(Lot 119) 17445 Yorke Highway MARION BAY	Septic & Soakage	11	427005	27 May 2015	Hart Bros
050/044/2015	A Kelly 4 George Street NORWOOD	(Lot 596) 9a St Vincent Street STANSBURY	Aerobic System	11	433573	13 May 2015	Owner Applicant

DEBATE

AGENDA

CHIEF EXECUTIVE OFFICER

ITEM 6.1

1. COMMUNITY ENGAGEMENT POLICY AND STRATEGY

(File Ref:9.24.1.1)

INTRODUCTION

Council's Public Consultation Policy has been reviewed and updated in accordance with the Local Government Association's model framework for community engagement. To support the revised PO057 Community Engagement Policy a Community Engagement Strategy has also been developed to guide Council staff and the community in understanding the revised engagement practices.

The revised Policy and new Strategy were out for public consultation for the period 12 March to 1 May 2015.

RECOMMENDATION

That Council endorse and adopt the Community Engagement Policy (Attachment 1) and Strategy (Attachment 2).

COMMENT

In line with Council's continuous review of policies the current Public Consultation Policy has been updated to reflect the Local Government Association's "model framework for leading practice in Local Government in South Australia".

The revised policy as provided as Attachment 1 is based on the principles of the International Association for Public Participation (IAP2) which has been adopted by many councils across Australia and also globally.

The IAP2 principles are:-

- Belief that those affected by a decision have a right to be involved in the decision-making process
- The promise that public contribution will influence the decision
- Recognising and communicating the needs and interests of the community
- Seeking out the involvement by those affected
- Provides a meaningful way for the community to participate
- Showing how community input affected the final decision.

To support the implementation and application of the revised Community Engagement Policy, an underpinning strategy has also been developed. The aim of the strategy is to act as a guide for Council staff in conducting effective community engagement and to inform the community of the level of engagement that is expected of Council.

The revised Policy and Strategy were made available to the community for consultation for a period of seven (7) weeks. The local and broader community were made aware via the following channels:-

- 2 x public notices in the YP Country Times (17 March and 21 April);
- Media release to the YP Country Times - picked as an article (17 March);
- Hard copy reports available at all Council offices;
- Information on the home page of Council's website – web article had 236 hits;
- 1 x public notice in the Advertiser at the beginning of the consultation period;
- Letter sent to every Progress Association within Council boundaries;

- Media releases sent to the Advertiser and Gulf FM radio – it is assumed that these were not picked up.

In total three (3) submissions were received. As a result some amendments have been made to the Strategy and minor amendments to the Policy as provided within Attachments 1 & 2 (displayed as ***bold, italicised, green text***). A summary of the submissions is provided as Attachment 3. All people providing a submission have been responded to individually in relation to the feedback they provided.

Following Council endorsement of the Policy and Strategy, all relevant Council staff will be trained in the new requirements and these documents will take effect from 1 July 2015.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Local Government Act 1999

Strategic Plan

Key Theme: Community Engagement

Strategic Goal: 2. Sense of Ownership
2.1. Our communities are well informed

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

This policy ensures that Council is fulfilling its legislative obligations, in respect of Section 50 of the Local Government Act 1999 (SA) and ensures the community has a clear expectation of how Council will engage with them into the future.

The implementation of the Community Engagement Policy and Strategy will have nil impact on Council's bottom line budget.



COUNCIL POLICY

Community Engagement

Policy Number:	PO057		
Strategic Plan Objective	Community Engagement 2. Sense of Ownership 2.1 Our communities are well informed		
Policy Owner:	Chief Executive Officer	File Number:	9.63.1
Responsible Officer:	Business Improvement Officer	Minute Reference:	
Date Adopted:		Next Review Date:	

1. POLICY OBJECTIVES

This policy aims to provide the community, stakeholders, council staff and Elected Members with an understanding of the role of community engagement in the decision making processes of the Yorke Peninsula Council (the Council). This policy also outlines the minimum standards of community engagement techniques used by the Council and the circumstances of when and how each technique will be used.

2. SCOPE

This policy applies to:

- i. All employees of the Yorke Peninsula Council.
- ii. Elected Members.
- iii. Contractors or consultants acting on behalf of Council.

3. DEFINITIONS

Act	The Local Government Act 1999 (SA)
Community	The people who; live, work, conduct business activities or use the facilities in public places in the Yorke Peninsula region.
Council	The Yorke Peninsula Council.
Policy	Refers to this Community Engagement Policy.
Community of Interest	A group of people brought together by a common interest.
Primary Stakeholder	Is someone who may be directly affected by or have a direct interest in the decision or issue under consideration.
Secondary Stakeholder	Someone who has a general interest in the decision or issue under consideration.
Submissions	Written (including email) responses from the community in relation to a specific consultation which must be received by the Council within the specified timeframe.

4. POLICY STATEMENT

The Council recognises that community engagement plays an important role in its decision making processes. The intention of this policy is to provide a planned and consistent approach to consultation (community engagement). Council will follow this policy, as a minimum standard, in all instances where consultation should occur with the community.

Where there are specific legislative requirements whereby Council **must** consult, then these requirements must be completed as a minimum. Refer to Appendix 1 for a Schedule of Minimum Requirements per the Local Government Act 1999 (SA).

As recommended by the Local Government Association of South Australia, this policy has been informed by the International Association for Public Participation (IAP2) products for public participation processes.

This Community Engagement Policy specifies four levels designed to suit all consultation requirements, ranging from the most basic public notification, to seeking input on a major project or issue of communitywide significance. These are:-

- **Level 1** – we will keep you informed.
- **Level 2** – we will keep you informed, listen to and acknowledge concerns and issues and provide feedback in how public input influenced the decision.
- **Level 3** – we will work to ensure that your concerns, issues and aspirations are directly reflected in the alternatives developed and provide feedback on how the public influenced the decision.
- **Level 4** – we will look for direct advice and innovation in formulating issues, alternatives and solutions.

Where there is no statutory requirement for the minimum level of consultation (refer Appendix 1), selection of the appropriate level will determine the resource requirements for the consultation.

It should be noted that a certain degree of flexibility is required to suit specific situations. Therefore the following sets out the minimum standards for each level which may apply for certain activities without being too prescriptive.

Level 1 INFORM	Level 2 CONSULT	Level 3 PARTICIPATE	Level 4 COLLABORATE
means providing information to assist understanding of how decisions will be/ were made.	means obtaining feedback on preferences when there are options available.	means involving people to understand all needs, concerns and aspirations.	means involving people and working together to seek direct advice in formulating solutions.
Examples of when we will use Inform: <ul style="list-style-type: none">• A decision is made for legislative, financial, environmental or technical reasons.• There is no opportunity to influence the decision	Examples of when we will use Consult: <ul style="list-style-type: none">• There are several options available.• Final decisions are being shaped.• Issues and concerns are unclear.	Examples of when we will use Participate: <ul style="list-style-type: none">• We need community knowledge to influence the decision.• There is likely to be a high level of interest/ community impact.• There is a high degree of complexity.	Examples of when we will use Collaborate: <ul style="list-style-type: none">• We will seek direct advice from those who possess specific knowledge or special interests.

We will explain: <ul style="list-style-type: none"> • How the decision was made. • What is going to happen. • Where further information can be found. 	We will ask: <ul style="list-style-type: none"> • Which option is preferred? • What would the impact be? • Any suggestions for improvement? 	We will ask: <ul style="list-style-type: none"> • What would the community like to see happen, or • What have we not considered or are not aware of, or • How should we proceed with this? 	We will partner to: <ul style="list-style-type: none"> • Seek solutions or alternatives based on specific areas of expertise. • Gain acceptance of recommendations based on specific areas of expertise.
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We will do this through:

<ul style="list-style-type: none"> • Council's website. • Public notices in the Country Times. • A letterbox drop. • Letter of advice to affected properties. • Letter / email to Progress Associations. 	<ul style="list-style-type: none"> • Council's website. • Media releases. • Letter or survey to primary &/or secondary properties. • Letter / email or survey to Progress Associations. • Copies of major reports or plans made available at Council offices. • Report to Council summarising submissions for formal Council decision. 	<ul style="list-style-type: none"> • Council's website. • Advertisements. • Media releases & / or briefing sessions. • Facilitated workshops or focus groups. • Community forums. • Individual Progress Association Newsletters/noticeboards. • Surveys. • Letter or survey to affected properties / community groups. • Council publications. • Copies of major reports or plans made available at Council offices. • Report to Council summarising submissions for formal Council decision. 	<ul style="list-style-type: none"> • Council's Advisory Committees. • Community partnership projects.
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Within the following timeframes:

No minimum period required. or Compliance with statutory requirements (if applicable)	Minimum three weeks. or Compliance with statutory requirements (if applicable)	Minimum six weeks. or Compliance with statutory requirements (if applicable)	As required (e.g. per Terms of Reference regarding meeting schedules).
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5. COMPLAINTS

Complaints about this policy can be made in writing to the Chief Executive Officer. All complaints will be managed in accordance with Council's Complaints Policy PO147.

6. REVIEW

This policy will be reviewed within twelve months of a general election, in consultation with employees and/or their nominated representative(s).

This policy will also be reviewed as deemed necessary in consideration of any changes to legislation, guidelines, audit findings or stakeholder feedback.

In accordance with s.50 (6) of the Local Government Act 1999, before the Council adopts this policy or any future significant alterations to this policy, the community will be informed via a public notice in the Yorke Peninsula Country Times and invited to make submissions.

7. TRAINING

Council is committed to supporting Elected Members and employees in complying with this policy.

This policy will be provided to Elected Members and all employees who have responsibilities under this Policy to engage with the community.

Training needs will be reviewed annually, during individual performance reviews or when deemed necessary in consideration of any changes to legislation and relevant guidelines.

8. RELATED COUNCIL POLICIES AND DOCUMENTS

- Yorke Peninsula Council, Community Engagement Strategy

9. REFERENCES AND LEGISLATION

- Section 50 of the Local Government Act 1999
- Community Engagement Handbook; A Model Framework for leading practice in Local Government in South Australia, a joint initiative of the Local Government Association of SA (LGA) and the SA Government, March 2008.

10. COUNCIL DELEGATION

Details of Delegation:	Chief Executive Officer
Delegate:	Nil

11. VERSION HISTORY

Archived Policy Name	Policy Number	Date Adopted	Last Reviewed
Public Consultation Policy	PO057		14/09/2010

The following information sets out the Yorke Peninsula Council's minimum standards to meet the legislative requirements of the Act.

Submissions must be received by Council within the timeframes outlined in the public notice (minimum of 21 days) and can be in the form of:-

- Written submissions
- Email submissions
- Web form submissions and
- Online form submissions.

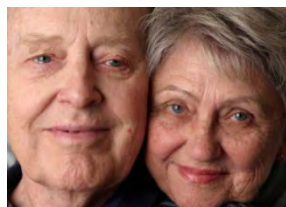
LOCAL GOVERNMENT ACT 1999 (SA)		
TOPIC	SECTION	LEGISLATIVE REQUIREMENT
Representation Reviews Review and reporting to the Electoral Commissioner.	12	Representation Options Paper By public notice: <ul style="list-style-type: none"> ◦ Inform the public of the preparation of the representation options paper; and ◦ Invite interested persons to make written submissions to the council on the subject of the review within a period specified by the council (being a period of at least 6 weeks) Publish a copy of the notice in a newspaper circulating within its area. Ensure that copies of the representation options paper are available for inspection (without charge) and purchase (on payment of a fee fixed by the council) at the principal office of the council. Report Make copies of its report available for public inspection at the principal office of the council; and By public notice: <ul style="list-style-type: none"> ◦ inform the public of the preparation of the report and its availability; and ◦ invite interested persons to make written submissions to the council on the report within a period specified by the council (being a period of at least 3 weeks); and Publish a copy of the notice in a newspaper circulating within its area. The council must give any person who makes written submissions in response to an invitation under subsection (9) an opportunity to appear personally or by representative before the council or a council committee and to be heard on those submissions. Council must then finalise its report and refer to the Electoral Commissioner.
Status of a Council/ Change of Name <ul style="list-style-type: none"> • Change from a municipal council to a district council, or change from a district council to a municipal council • Alter the name of the council, the area of the council, or the name of a ward. 	13(2)	<ul style="list-style-type: none"> • The council must give public notice of the proposal; • The notice must contain an invitation to interested persons to make written submissions to the council on the matter within a period specified by the council (being a period of at least 6 weeks); • Publish a copy of the notice in a newspaper circulating within its area; • The council must give any person who makes written submissions in response to an invitation under this section an opportunity to appear personally or by representative before the council or a council committee and to be heard on those submissions.
Principal Office – Opening hours	45 (3)	If there are any significant changes to places and times which its offices will be open to the public for the transaction of business, a Council must place a notice in the local

		newspapers outlining proposed changes and inviting written submissions within a period stated in the notice, being at least 21 days.
Commercial Activities – Prudential Requirements	48 (2) (d) 48 (5), (6)	<p>Report addressing prudential issues to include -</p> <ul style="list-style-type: none"> ◦ the level of consultation with the local community, including contact with persons who may be affected by the project and the representations that have been made by them, and the means by which the community can influence or contribute to the project or its outcomes ◦ A report under subsection (1) must be available for public inspection at the principal office of the council once the council has made a decision on the relevant project (and may be available at an earlier time unless the council orders that the report be kept confidential until that time). ◦ However, a council may take steps to prevent the disclosure of specific information in order to protect its commercial value or to avoid disclosing the financial affairs of a person (other than the council).
Public Consultation Policies	50	<p>(1) For the purposes of this Act, a council must prepare and adopt a public consultation policy.</p> <p>(2) A public consultation policy—</p> <p>(a) must set out steps that the council will follow in cases where this Act requires that a council must follow its public consultation policy; and</p> <p>(b) may set out steps that the council will follow in other cases involving council decision-making.</p> <p>(3) The steps referred to in subsection (2)—</p> <p>(a) in a case referred to in subsection (2)(a)—must provide interested persons with a reasonable opportunity to make submissions in the relevant circumstances; and</p> <p>(b) may vary according to the classes of decisions that are within the scope of the policy.</p> <p>(4) However, a public consultation policy for a case referred to in subsection (2)(a) must at least provide for—</p> <p>(a) the publication in a newspaper circulating within the area of the council a notice describing the matter under consideration and inviting interested persons to make submissions in relation to the matter within a period (which must be at least 21 days) stated in the notice; and</p> <p>(b) the consideration by the council of any submissions made in response to an invitation under paragraph (a).</p> <p>(5) A council may from time to time alter its public consultation policy, or substitute a new policy.</p> <p>(6) However, before a council—</p> <p>(a) adopts a public consultation policy; or</p> <p>(b) alters, or substitutes, a public consultation policy, the council must—</p> <p>(c) prepare a document that sets out its proposal in relation to the matter; and</p> <p>(d) publish in a newspaper circulating generally throughout the State and in a newspaper circulating within the area of the council a notice of the proposal inviting interested persons to make submissions on the proposal within a period (which must be at least one month) stated in the notice; and</p> <p>(e) consider any submissions made in response to an invitation under paragraph (d).</p> <p>(7) A council is not required to comply with subsection (6) in relation to the alteration of a public consultation policy if the council determines that the alteration is of only minor significance that would attract little (or no) community interest.</p> <p>(8) A person is entitled to inspect (without charge) a public consultation policy of a council at the principal office of the council during ordinary office hours.</p> <p>(9) A person is entitled, on payment of a fee fixed by the council, to a copy of a public consultation policy.</p>
Code of Practice – Access to meetings and documents	92 (5) (6) (7)	<p>Before a council adopts, alters or substitutes a code of practice under this section it must—</p> <ul style="list-style-type: none"> ◦ make copies of the proposed code, alterations or substitute code (as the case may be) available for inspection or purchase at the council's principal office; and ◦ follow the relevant steps set out in its public consultation policy.

Strategic Management Plans	122 (6)	Council must adopt a process or processes to ensure that members of the public are given a reasonable opportunity to be involved in the development and review of its strategic management plans.
Annual Business Plan	123 (4) (5)	<p>(4) For the purposes of subsection (3)(b), a public consultation policy must at least provide for the following:</p> <p>(a) the publication in a newspaper circulating within the area of the council of a notice informing the public of the preparation of the draft annual business plan and inviting interested persons—</p> <p>(i) to attend—</p> <p>(A) a public meeting in relation to the matter to be held on a date (which must be at least 21 days after the publication of the notice) stated in the notice; or (on the basis that the council determines which kind of meeting is to be held under this subparagraph); or</p> <p>(B) a meeting of the council to be held on a date stated in the notice at which members of the public may ask questions, and make submissions, in relation to the matter for a period of at least 1 hour,</p> <p>(ii) to make written submissions in relation to the matter within a period (which must be at least 21 days) stated in the notice; and</p> <p>(b) the council to make arrangements for a meeting contemplated by paragraph (a)(i) and the consideration by the council of any submissions made at that meeting or in response to the invitation under paragraph (a)(ii).</p> <p>(5) The council must ensure that copies of the draft annual business plan are available at the meeting under subsection (4)(a)(i), and for inspection (without charge) and purchase (on payment of a fee fixed by the council) at the principal office of the council at least 21 days before the date of that meeting.</p>
Change to Basis of Rating Report	151(7) (8)	<p>(7) A public consultation policy for the purposes of subsection (5)(e) must at least provide for—</p> <p>(a) the publication in a newspaper circulating within the area of the council a notice describing the proposed change, informing the public of the preparation of the report required under subsection (5)(d), and inviting interested persons—</p> <p>(i) to attend a public meeting in relation to the matter to be held on a date (which must be at least 21 days after the publication of the notice) stated in the notice; or</p> <p>(ii) to make written submissions in relation to the matter within a period (which must be at least 21 days) stated in the notice; and</p> <p>(b) the council to organise the public meeting contemplated by paragraph (a)(i) and the consideration by the council of any submissions made at that meeting or in response to the invitation under paragraph (a)(ii).</p> <p>(8) The council must ensure that copies of the report required under subsection (5)(d) are available at the meeting held under subsection (7)(a)(i), and for inspection (without charge) and purchase (on payment of a fee fixed by the council) at the principal office of the council at least 21 days before the end of the period for public consultation.</p>
Rating – Differential Rates	156 (14a) (14d) (14e)	<p>(14a) Before a council changes from declaring differential rates in relation to any land on the basis of a differentiating factor under either paragraph (a), (b) or (c) of subsection (1) to a differentiating factor under another of those paragraphs, the council must prepare a report on the proposed change; and follow the relevant steps set out in its public consultation policy which must as a minimum provide for:</p> <p>(a) the publication in a newspaper circulating within the area of the council a notice describing the proposed change, informing the public of the preparation of the report</p> <p>required under subsection (14a)(a), and inviting interested persons—</p> <p>(i) to attend a public meeting in relation to the matter to be held on a date (which must be at least 21 days after the publication of the notice) stated in the notice; or</p> <p>(ii) to make written submissions in relation to the matter within a period (which must be at least 21 days) stated in the notice; and</p> <p>(b) the council to organise the public meeting contemplated by paragraph (a)(i) and the consideration by the council of any submissions made at that meeting or in response to the invitation under paragraph (a)(ii).</p> <p>(14e) The council must ensure that copies of the report required under subsection (14a)(a) are available at the meeting held under subsection (14d)(a)(i), and for inspection (without charge) and purchase (on payment of a fee fixed by the council) at</p>

		the principal office of the council at least 21 days before the end of the period for public consultation.
Community Land Classification: All local government land (except a road) acquired by or brought under the care, control and management of Council is taken to have been classified as community land unless Council resolves before it becomes local government land to exclude it from classification.	193(2) (6)	(2) Before the council resolves to exclude land from classification as community land under subsection (1)(a), it must follow the relevant steps set out in its public consultation policy. (6) A council must give notice in the Gazette of a resolution— (a) to exclude land from classification as community land under subsection (4); or (b) to classify, as community land, land that had previously been excluded from classification as such under subsection (5).
Revocation of classification of land as community land.	194 (2)	Before a council revokes the classification of land as community land— (a) the council must prepare 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.
Management Plans – Public Consultation	197 (1) (2) (3)	(1) Before a council adopts a management plan for community land it must— (a) make copies of the proposed plan available for inspection or purchase at the council's principal office; and (b) follow the relevant steps set out in its public consultation policy. (2) A council may adopt a management plan without complying with the requirements of subsection (1) if the council adopted the plan after a process of public notification and consultation before the Commencement of this Act. (3) A council must give public notice of its adoption of a management plan.
Amendment or revocation of management plans NB: A Council cannot dispose of community land until revocation of its classification as community land.	198 (2) (3) (4)	(2) A council may only adopt a proposal for amendment to, or revocation of, a management plan after the council has carried out the public consultation that would be required if the proposal were for a new management plan. (3) However, public consultation is not required if the amendment has no impact or no significant impact on the interests of the community. (4) A council must give public notice of its adoption of a proposal for the amendment or revocation of a management plan.
Alienation by lease or licence NB: Specific provisions relate to the Adelaide Park Lands – under the Parklands Act 2005.	202 (2) (3)	(2) Before the council grants a lease or licence relating to community land, it must follow the relevant steps set out in its public consultation policy. (3) However, a council need not comply with the requirements of subsection (2) if - (a) the grant of the lease or licence is authorised in an approved management plan for the land, and the term of the proposed lease or licence is five years or less; or (b) the regulations provide for an exemption from compliance with a public consultation policy.

Authorisations /Permits <ul style="list-style-type: none"> Where road would be fenced, enclosed or portioned so as to impede passage of traffic to a material degree Use or activity for which public consultation required under regulations 	223 (1) (2)	<p>(1) If a council proposes to grant an authorisation or permit—</p> <p>(a) that would result in any part of a road being fenced, enclosed or partitioned so as to impede the passage of traffic to a material degree; or</p> <p>(c) in relation to a use or activity for which public consultation is required under the regulations,</p> <p>the council must, before granting the authorisation or permit, follow the relevant steps set out in its public consultation policy.</p> <p>(2) The council must also give written notice of the proposal to agencies that are, under the regulations, to be notified of the proposal.</p>
Roads – Trees	232	Before a council plants vegetation, or authorises or permits the planting of vegetation, on a road that may have a significant impact on residents, the proprietors of nearby businesses or advertisers in the area, , follow the relevant steps set out in its public consultation policy.
Passing by-laws NB: No specific reference to Council's Public Consultation Policy, but minimum standards apply.	249 (1) (2)	<p>(1) If it is proposed that a council make a bylaw, the council must, at least 21 days before resolving to make the by-law—</p> <p>(a) make copies of the proposed by-law (and any code, standard or other document proposed to be applied or incorporated by the by-law) available for public inspection, without charge and during ordinary office hours, at the principal office of the council, and so far as is reasonably practicable on the Internet; and</p> <p>(b) by notice in a newspaper circulating in the area of the council—</p> <p>(i) inform the public of the availability of the proposed by-law; and</p> <p>(ii) set out the terms of the by-law, or describe in general terms the by-law's nature and effect.</p> <p>(2) A council must give reasonable consideration to a written or other acceptable submission made to the council on a proposed by-law.</p>
Power to Make Orders Councils must take reasonable steps to prepare and adopt policies relating to the power to make orders.	259 (2)	<p>A council must—</p> <p>(a) prepare a draft of a policy; and</p> <p>(b) by notice in a newspaper circulating in the area of the council, give notice of the place or places at which copies of the draft are available for inspection (without charge) and purchase (on payment of a fee fixed by the council) and invite interested persons to make written representations on the draft within a period specified by the council (being a period of at least 4 weeks).</p> <p>The requirement of s.259(2) also apply to Council adopting an amendment to a policy, unless the council determines that the amendment is of only minor significance.</p>



Community Engagement Strategy 2015

A Planned and Consistent Approach to Consultation

Our home

Our towns

Our Peninsula

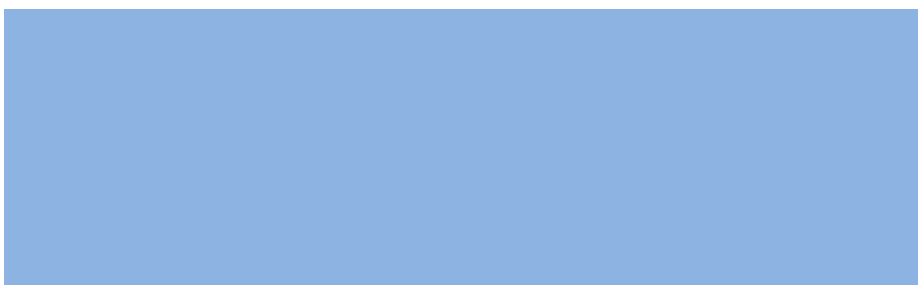


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1. Introduction

The Yorke Peninsula Council's 'Community Engagement Strategy' has been developed to provide the broader community, council staff, stakeholders and residents with an understanding of community engagement and its critical role on Council's decision making processes.

This Strategy emphasises the importance of consultation in democratic governance processes and aims to be a practical document that will assist Council to undertake effective engagement in the Yorke Peninsula area.

Through the implementation of this Strategy, community members can be made more aware of Council's decision making processes, developing a greater understanding of the complexity of the local government and the role that the community can play in affecting the development of solutions.

Community engagement is based on the belief that those who are (or are potentially) affected by a decision have a right to be involved in the decision making process.

This Strategy, together with Council's Community Engagement Policy (PO057), outlines clear and consistent standards for all community engagement activities.

2. What is community engagement?

Simply put, [engagement is about involving the community in the decision making process](#).

Different types of Council decisions require different levels of input. For example, the whole community should be engaged when the decision is likely to affect everyone (such as developing the long term goals of Council), but it would be a waste of time and resources to engage everyone when the decision will only affect a few (such as a local street).

Engagement helps strengthen Council's relationship with the community (residents, businesses and visitors), neighbouring councils as well as the State and Federal Government.

Whilst community input helps Council to, understand everyone's points of view, provides comprehensive information and considers all the issues; engagement does not replace the final decision making power of the Elected Members or the Chief Executive Officer. **The community's input does however enhance Council's capacity to make well-informed, considered and sustainable decisions.**

3. Why we engage

The Yorke Peninsula Council recognises that in order to best meet the needs of our whole community (present and future), planning and decision making must be based on the requirements and aspirations of our community.

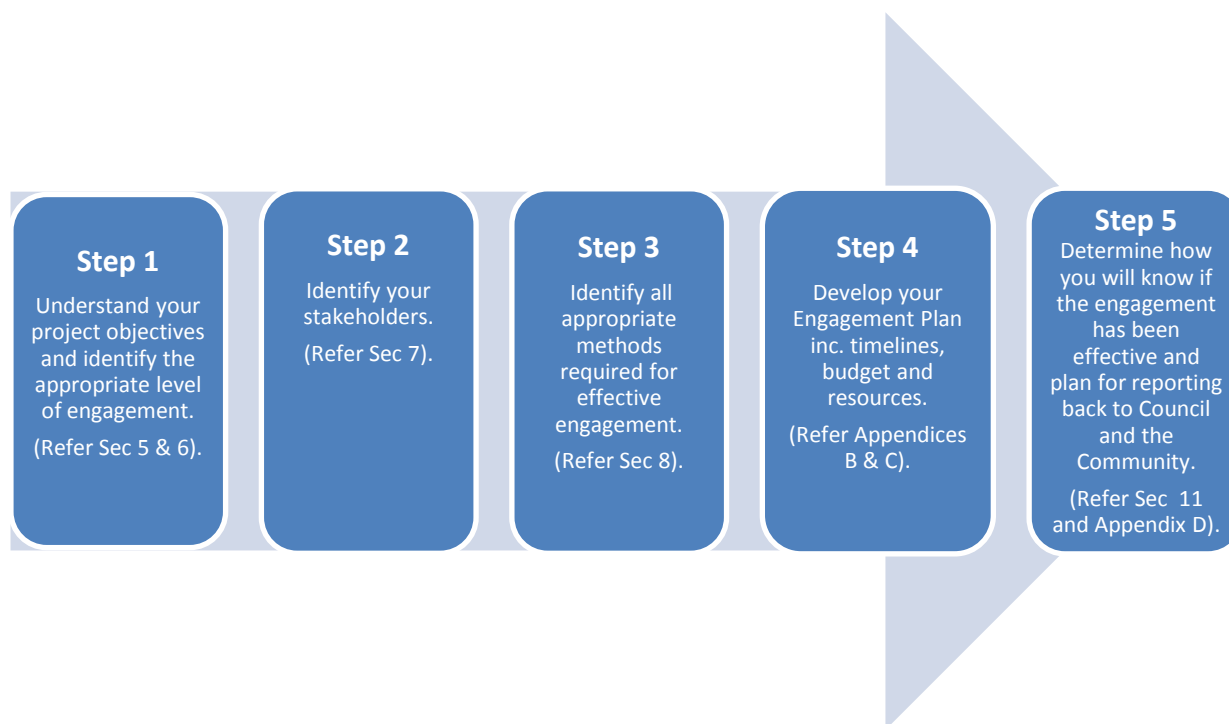
Sound decisions cannot be made without first uncovering all the issues and possible opportunities.

Community expectations are evolving. Communities now have an increased awareness and a growing desire to be heard on issues which may impact their current or future social, cultural, economic or environmental wellbeing.

The community's input into Council's decision making processes not only fosters stronger working relationships between Council and its stakeholders, it maximises the knowledge and experience upon which decisions are based - leading to **better outcomes for everyone**.

4. Steps to engagement

The diagram provided below outlines the basic steps that staff must consider when planning engagement activities.



Detailed information regarding each of these steps is provided in the following pages.

5. Community engagement principles

This Strategy aims to provide a best practice approach to Council's community engagement activities.

As recommended by the Local Government Association of South Australia, this Strategy has been informed by the International Association for Public Participation (IAP2) products for public participation processes.

This Strategy specifies four levels designed to suit all consultation requirements, ranging from the most basic public notification, to seeking input on a major project or issue of communitywide significance to a full partnership approach. These are:-

- **Level 1** – we will keep you informed.
- **Level 2** – we will keep you informed, listen to and acknowledge concerns and issues and provide feedback in how public input influenced the decision.
- **Level 3** – we will work to ensure that your concerns, issues and aspirations are directly reflected in the alternatives developed and provide feedback on how the public influenced the decision.
- **Level 4** – we will look for direct advice and innovation in formulating issues, alternatives and solutions.

Refer to the next page for further details regarding the four levels of engagement.

Where there is no statutory requirement for consultation, staff should select the appropriate level of consultation (refer above), determine the resource requirements, including timeframes for the engagement activities. Refer **Appendix A** for an overview of the statutory requirements outlining the minimum level of consultation required.

The people of the Yorke Peninsula have the **right** to access information, provide feedback, be consulted and actively participate in decision making.

Adequate **time** must be planned for community engagement to be effective.

Level 1 INFORM	Level 2 CONSULT	Level 3 PARTICIPATE	Level 4 COLLABORATE
<p>means providing information to assist understanding of how decisions will be/ were made.</p> <p>Examples of when we will use Inform:</p> <ul style="list-style-type: none"> A decision is made for legislative, financial, environmental or technical reasons. There is no opportunity to influence the decision <p>We will explain:</p> <ul style="list-style-type: none"> How the decision was made. What is going to happen. Where further information can be found. 	<p>means obtaining feedback on preferences when there are options available.</p> <p>Examples of when we will use Consult:</p> <ul style="list-style-type: none"> There are several options available. Final decisions are being shaped. Issues and concerns are unclear. <p>We will ask:</p> <ul style="list-style-type: none"> Which option is preferred? What would the impact be? Any suggestions for improvement? 	<p>means involving people to understand all needs, concerns and aspirations.</p> <p>Examples of when we will use Participate:</p> <ul style="list-style-type: none"> We need community knowledge to influence the decision. There is likely to be a high level of interest/ community impact. There is a high degree of complexity. <p>We will ask:</p> <ul style="list-style-type: none"> What would the community like to see happen, or What have we not considered or are not aware of, or How should we proceed with this? 	<p>means involving people and working together to seek direct advice in formulating solutions.</p> <p>Examples of when we will use Collaborate:</p> <ul style="list-style-type: none"> We will seek direct advice from those who possess specific knowledge or special interests. <p>We will partner to:</p> <ul style="list-style-type: none"> Seek solutions or alternatives based on specific areas of expertise. Gain acceptance of recommendations based on specific areas of expertise.

We will do this through:

<ul style="list-style-type: none"> Council's website. Public notices in the Country Times. A letterbox drop. Letter of advice to affected properties. Letter /email to Progress Associations. 	<ul style="list-style-type: none"> Council's website. Media releases. Letter or survey to primary &/or secondary properties. Letter /email or survey to Progress Associations. Copies of major reports or plans made available at Council offices. Report to Council summarising submissions for formal Council decision. 	<ul style="list-style-type: none"> Council's website. Advertisements. Media releases & / or briefing sessions. Facilitated workshops or focus groups. Community forums. Individual Progress Association Newsletters/noticeboards. Surveys. Letter or survey to affected properties / community groups. Council publications. Copies of major reports or plans made available at Council offices. Report to Council summarising submissions for formal Council decision. 	<ul style="list-style-type: none"> Council's Advisory Committees. Community partnership projects.
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Within the following timeframes:

No minimum period required. or Compliance with statutory requirements (if applicable)	Minimum three weeks. or Compliance with statutory requirements (if applicable)	Minimum six weeks. or Compliance with statutory requirements (if applicable)	As required (e.g. per Terms of Reference regarding meeting schedules).
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6. When we engage

All community engagement activities regarding Council projects, issues and plans will be assessed in relation to their level of impact on the community. For instance, a determination will be made against:-

- The sensitivity and nature of the project, issue or plan.
- The number of stakeholders likely to be impacted by the decision.
- Whether proposed changes will impact on current users or customers of a Council service or facility.
- Whether proposed change will affect the rights or entitlements of the community.
- The longevity of the decision – that is, will the decision be binding for a considerable period of time.
- The scale of public interest.
- The degree of complexity – single issue/option or multiple issues/options.
- The degree of political sensitivity and/or media interest.
- If Council wants to identify community issues, needs and priorities.
- If there is conflict amongst community members about an issue.
- Availability of human, material or financial resources to undertake engagement.

A “Community Engagement Plan” will be developed subject to the level of impact and capacity for input. Refer to **Appendix B** for an example template.

To ensure consistency across Council, all plans will be developed in accordance with this strategy and Council’s Community Engagement Policy PO057.

It is important to note that community engagement is not limited to just new projects, issues or plans, it can also be extended to informing the community of the day-to-day business of Council.

7. Who we engage

There are many specific stakeholder groups that must be considered when staff undertake engagement activities.

For Council staff, a key step is to 'identify the relevant stakeholders'. These may include any or all of the following:-

Individuals & Business	Groups	Government
<ul style="list-style-type: none"> Affected residents/businesses (e.g. when the decision effects only a few) All residents/businesses Insurance companies (in relation to assets that are/need to be insured or other potential liability issues) SA Tourism Visitors to the area 	<ul style="list-style-type: none"> Adjahdura Narungga Heritage Group Central Local Government Region of SA Child Care Centres and Kindergartens Library Boards Not for Profit Organisations (e.g. Country Health SA) Other Community Groups (i.e. Apex Clubs, Country Women's Association, Churches, Lions Club, Neighbourhood Watch Groups, Rotary Clubs etc.) Other Non-Government Organisations (NGOs such as Ag Excellence Alliance, Conservation Council SA, Conservation Volunteers Australia, Rural Solutions SA, Greening Australia) Progress Associations Schools (primary, high schools, government, private etc.) Sporting clubs Yorke Peninsula Alliance 	<ul style="list-style-type: none"> Emergency Service Groups (i.e. SA Ambulance, CFS, SAPOL) Federal Government Departments (e.g. Dept. of Agriculture, Dept. of Health, Dept. of Industry, Dept. of Infrastructure and Regional Development, Dept. of Environment) Government Boards and Advisory Groups (e.g. NRM Board, Native Vegetation Council, Local Heritage Advisory Committee, Regional Development Australia, Regional Communities Consultative Council, SA Country Arts Trust, YP Health Advisory Council Inc. etc.) State Government Departments (e.g. Dept. of Environment, Water and Natural Resources, Dept. for Health and Ageing, Dept. of Planning, Transport and Infrastructure, Dept. of Primary Industries and Regions etc.) Statutory Authorities (e.g. Coast Protection Board, E.P.A., Safe Work SA, SA Water Corp, Aboriginal Lands Trust etc.)

In addition to engaging with external stakeholders, Council staff must also ensure they have consulted internally with other Council departments.

8. How we engage

Council has a variety of tools and techniques in place to engage with the community and key stakeholders. However this Strategy is a 'living document' and should be reviewed and updated as and when new engagement tools become available (e.g. use of social media tools).

Selection of an engagement method depends on the audience and the types of issues under consideration. Staff are encouraged to use a broad range of methods rather than just relying on just one method. Descriptions of the methods which can be used are described below.

- **Letters** – personally addressed letters to affected households *and Progress Associations*. It will outline the issues and invite comments and participation in engagement activities.
- **Unaddressed letters** – this is a non-addressed flyer or letter that summarises the issue and distributed via a 'letterbox drop'. It may invite feedback or provide post engagement feedback to the community. However, this method will not reach non-residential ratepayers.
- **Survey** – surveys can be conducted by independent survey specialists or by Council using staff expertise. This will be dependent upon; available budget; the complexity of the issue and number of people being surveyed. Surveys can be conducted online, hard copy, telephone or in person (i.e. intercept survey).
- **Newspaper advertisements** – ads in the YP Country Times or public notices are important to communicating with a large number of community members. Advertisements are often used to invite residents and ratepayers into the engagement process. However, the Country Times generally will not reach non-residential ratepayers.
- **Media releases** – media releases are often issued to local media to provide information before engagement activities begin. Media releases provide background information on an issue and inform the community on the status of issues and projects.
- **External advertising** – Council can utilise local Progress Associations to advertise through their newsletters / noticeboards or even staff attending local Progress Association meetings. Staff should contact the nominated representative for the specific Progress Association. Details for each Progress Association are located on Council's website http://www.yorke.sa.gov.au/component/option,com_contact/catid,294/Itemid,399/. Staff should also consider utilising Council's libraries for displaying information or if visitors are the target audience, noticeboards in the caravan parks and/or the Visitor Information Centre website may be utilised.
- **Council's website** – the "Community Engagement" area of Council's website should be utilised every time any consultation is occurring. Information should outline the issue, advertising if, where and when community workshops or public forums are taking place and how the community can participate in any engagement activities.

- **Special publications** – Council may produce special publications to provide updates to the community on special projects or may be copies of the major report or plan under consideration. Special publications can be distributed by mail and/or be available for download via Council’s website.
- **Workshops** – Council can invite the community or special interest groups to a workshop to generate ideas, gather views or elicit feedback from the community. Workshops are open to any interested community member and should be conducted as a workshop (e.g. butchers paper, post-it notes, whiteboard etc.). Invitations for the workshop can be sent using any of the above methods (e.g. letters, website, advertisements etc.).
- **Focus groups** – similar to workshops as described above, but far more targeted; only inviting specific community members based on the desired outcomes of the project or activity e.g. youth, seniors, business people, sporting groups etc.
- **Information sessions** – similar to public meetings (described below) in that the community is broadly invited to attend, however there is no public meeting forum involved. Individuals who attend are given one on one time with staff to discuss specific issues, concerns or recommendations. Static displays regarding the particular issue or activity should be used.
- **Public meetings** – again, similar to the workshops, open to the whole community but structured primarily as an information dissemination activity. Public meetings are generally held as a broad informing tool but can incorporate a Question & Answer section at the end of the meeting. Public meetings should have the Mayor, Elected Members and the Corporate Management Team present.
- **Partnerships/Working Groups** – utilised when the project is being undertaken via a Council Advisory Committee or in partnership with a specific community/special interest group. Together with Council staff (&/or Elected Members) the project partners will form the working group, with an agreed Chair and meeting minutes should be kept.

PLEASE NOTE: If a workshop, focus group, information session or public meeting is required, also refer to the “Event Planner Checklist” to assist in your preparations. An example of this checklist is provided as **Appendix C**.

The type/s of engagement activities selected should always be appropriate to the nature, complexity and impact of the issue, plan or strategy.

Staff must also consider how to remove any barriers to effectively engaging the community (i.e. what could prevent the community in becoming ‘engaged’). This should include ensuring that:-

- Information is in plain English.
- Information is relevant and consistent.

- Engagement methods/channels are appropriate. For example, not all the community will have access to the internet; therefore hard copy information should also be made easily available.
- If briefings/information sessions are part of the engagement process, ensure they are held at different times of the day (e.g. business and after hours, weekends) so all of the community has an opportunity to attend.
- Other barriers such as language, literacy, disability and cultural issues are considered – who are you trying to engage with and therefore what the most appropriate method is for your target audience. *Also consider whether materials need to be translated for specific audiences (e.g. alternate languages – refer <http://www.translate.sa.gov.au> or <http://www.visionaustralia.org/business-and-professionals/print-accessibility-services-for-community-members-with-a-print-disability>).*
- Appropriate timeframes are provided for feedback, taking into consideration any public holidays.

Appropriate feedback should be provided to all participants to show how their views have been represented and the rationale for decisions made. This step is also aimed at increasing the participants' ownerships of the outcomes. Feedback can be provided in a number of ways, such as:-

- Writing letters or emails to all participants
- Providing a summary report, available via Council's website
- Acknowledging all written submissions
- Media releases.

9. Benefits of engagement

- Increased community awareness about Council's services, planning and program delivery.
- Increased awareness across Council of community views and the issues that should be considered as part of the decision making process.
- Increased awareness of the needs, priorities and diversity of the local community, which in turn ensures that Council's service provision and planning functions are aligned.
- Increased level of community ownership and acceptance of decisions impacting the local area.
- Council and the community working together to address local issues.

10. Engaging in a local government context

There will occasionally be some unique circumstances where a decision needs to be made in an immediate timeframe in order to maximise an emerging opportunity or address an immediate problem (such as an emergency response).

In these circumstances, Council should still inform the community regarding the rationale as to why particularly decisions were made.

Given the complex nature of local government, Council may have several different community engagement activities occurring simultaneously. Where appropriate, staff should try to coordinate these activities to; avoid community confusion, save on resources and create efficiencies. However this may not be possible if vastly different stakeholders are required.

It should be noted that after consideration of all community input and feedback, the final decision on any matter ultimately rests with Council.

11. Monitoring and evaluation

All community engagement activities should be monitored for effectiveness through both quantitative and qualitative measures including:-

- Number of engagement activities held (i.e. number of workshops held, number of letters sent etc.)
- Participation numbers (i.e. actual number attending workshops, public forms or survey or other hard copy or electronic responses received).
- Number of website hits to the “Community Engagement” section of Council’s website or number of documents downloaded (i.e. special engagement documents or surveys).

All feedback received as part of the engagement activity should be reported back to Council and in turn, the results should help inform any decision making by the Elected Members.

This information must be reported via the “Consultation Process” section of the Council Report Template. For example, three public forum sessions were held at the following locations (include dates and times) with total attendance of 250, or, 1,000 surveys were mailed with 450 (45%) returned within the specified timeframes etc.

If the purpose of the engagement activity is to elicit feedback, a table with all feedback received should be included as an Attachment to the Council report. Comments should be verbatim, but personal information withheld (i.e. names and addresses).

12. Conclusion

The Yorke Peninsula Council will remain focussed on community consultation and stakeholder engagement to support the implementation of Council's Strategic Plan.

Council will also continue its focus on embedding a culture of community engagement and customer services across the organisation and will continue to improve the Council's skills, knowledge and capacity for ongoing engagement and partnerships with key stakeholders.

To help guide staff, a simple 'checklist' has been developed and is provided as **Appendix D**.



Legislative requirements for consultation

The following information sets out the Yorke Peninsula Council's minimum standards to meet the legislative requirements of the *Local Government Act 1999 (SA)*.

Submissions must be received by Council within the timeframes outlined in the public notice (minimum of 21 days) and can be in the form of:-

- Written submissions
- Email submissions
- Web form submissions and
- Online form submissions.

TOPIC	SECTION	LEGISLATIVE REQUIREMENT
Representation Reviews Review and reporting to the Electoral Commissioner.	12	Representation Options Paper By public notice: <ul style="list-style-type: none"> ◦ Inform the public of the preparation of the representation options paper; and ◦ Invite interested persons to make written submissions to the council on the subject of the review within a period specified by the council (being a period of at least 6 weeks) Publish a copy of the notice in a newspaper circulating within its area. Ensure that copies of the representation options paper are available for inspection (without charge) and purchase (on payment of a fee fixed by the council) at the principal office of the council. Report Make copies of its report available for public inspection at the principal office of the council; and By public notice: <ul style="list-style-type: none"> ◦ inform the public of the preparation of the report and its availability; and ◦ invite interested persons to make written submissions to the council on the report within a period specified by the council (being a period of at least 3 weeks); and Publish a copy of the notice in a newspaper circulating within its area. The council must give any person who makes written submissions in response to an invitation under subsection (9) an opportunity to appear personally or by representative before the council or a council committee and to be heard on those submissions. Council must then finalise its report and refer to the Electoral Commissioner.
Status of a Council/ Change of Name <ul style="list-style-type: none"> • Change from a municipal council to a district council, or change from a district council to a municipal council • Alter the name of the council, the area of the council, or the name of a ward. 	13(2)	<ul style="list-style-type: none"> • The council must give public notice of the proposal; • The notice must contain an invitation to interested persons to make written submissions to the council on the matter within a period specified by the council (being a period of at least 6 weeks); • Publish a copy of the notice in a newspaper circulating within its area; • The council must give any person who makes written submissions in response to an invitation under this section an opportunity to appear personally or by representative before the council or a council committee and to be heard on those submissions.
Principal Office – Opening hours	45 (3)	If there are any significant changes to places and times which its offices will be open to the public for the transaction of business, a Council must place a notice in the local newspapers outlining proposed changes and inviting written submissions within a period stated in the notice, being at least 21 days.

TOPIC	SECTION	LEGISLATIVE REQUIREMENT
Commercial Activities – Prudential Requirements	48 (2) (d) 48 (5), (6)	Report addressing prudential issues to include - <ul style="list-style-type: none"> the level of consultation with the local community, including contact with persons who may be affected by the project and the representations that have been made by them, and the means by which the community can influence or contribute to the project or its outcomes A report under subsection (1) must be available for public inspection at the principal office of the council once the council has made a decision on the relevant project (and may be available at an earlier time unless the council orders that the report be kept confidential until that time). However, a council may take steps to prevent the disclosure of specific information in order to protect its commercial value or to avoid disclosing the financial affairs of a person (other than the council).
Public Consultation Policies	50	<p>(1) For the purposes of this Act, a council must prepare and adopt a public consultation policy.</p> <p>(2) A public consultation policy—</p> <ul style="list-style-type: none"> (a) must set out steps that the council will follow in cases where this Act requires that a council must follow its public consultation policy; and (b) may set out steps that the council will follow in other cases involving council decision-making. <p>(3) The steps referred to in subsection (2)—</p> <ul style="list-style-type: none"> (a) in a case referred to in subsection (2)(a)—must provide interested persons with a reasonable opportunity to make submissions in the relevant circumstances; and (b) may vary according to the classes of decisions that are within the scope of the policy. <p>(4) However, a public consultation policy for a case referred to in subsection (2)(a) must at least provide for—</p> <ul style="list-style-type: none"> (a) the publication in a newspaper circulating within the area of the council a notice describing the matter under consideration and inviting interested persons to make submissions in relation to the matter within a period (which must be at least 21 days) stated in the notice; and (b) the consideration by the council of any submissions made in response to an invitation under paragraph (a). <p>(5) A council may from time to time alter its public consultation policy, or substitute a new policy.</p> <p>(6) However, before a council—</p> <ul style="list-style-type: none"> (a) adopts a public consultation policy; or (b) alters, or substitutes, a public consultation policy, the council must— (c) prepare a document that sets out its proposal in relation to the matter; and (d) publish in a newspaper circulating generally throughout the State and in a newspaper circulating within the area of the council a notice of the proposal inviting interested persons to make submissions on the proposal within a period (which must be at least one month) stated in the notice; and (e) consider any submissions made in response to an invitation under paragraph (d). <p>(7) A council is not required to comply with subsection (6) in relation to the alteration of a public consultation policy if the council determines that the alteration is of only minor significance that would attract little (or no) community interest.</p> <p>(8) A person is entitled to inspect (without charge) a public consultation policy of a council at the principal office of the council during ordinary office hours.</p> <p>(9) A person is entitled, on payment of a fee fixed by the council, to a copy of a public consultation policy.</p>
Code of Practice – Access to meetings and documents	92 (5) (6) (7)	Before a council adopts, alters or substitutes a code of practice under this section it must— <ul style="list-style-type: none"> make copies of the proposed code, alterations or substitute code (as the case may be) available for inspection or purchase at the council's principal office; and follow the relevant steps set out in its public consultation policy.
Strategic Management Plans	122 (6)	Council must adopt a process or processes to ensure that members of the public are given a reasonable opportunity to be involved in the development and review of its strategic management plans.

TOPIC	SECTION	LEGISLATIVE REQUIREMENT
Annual Business Plan	123 (4) (5)	<p>(4) For the purposes of subsection (3)(b), a public consultation policy must at least provide for the following:</p> <ul style="list-style-type: none"> (a) the publication in a newspaper circulating within the area of the council of a notice informing the public of the preparation of the draft annual business plan and inviting interested persons— <ul style="list-style-type: none"> (i) to attend— <ul style="list-style-type: none"> (A) a public meeting in relation to the matter to be held on a date (which must be at least 21 days after the publication of the notice) stated in the notice; or (on the basis that the council determines which kind of meeting is to be held under this subparagraph); or (B) a meeting of the council to be held on a date stated in the notice at which members of the public may ask questions, and make submissions, in relation to the matter for a period of at least 1 hour, (ii) to make written submissions in relation to the matter within a period (which must be at least 21 days) stated in the notice; and (b) the council to make arrangements for a meeting contemplated by paragraph (a)(i) and the consideration by the council of any submissions made at that meeting or in response to the invitation under paragraph (a)(ii). <p>(5) The council must ensure that copies of the draft annual business plan are available at the meeting under subsection (4)(a)(i), and for inspection (without charge) and purchase (on payment of a fee fixed by the council) at the principal office of the council at least 21 days before the date of that meeting.</p>
Change to Basis of Rating Report	151(7) (8)	<p>(7) A public consultation policy for the purposes of subsection (5)(e) must at least provide for—</p> <ul style="list-style-type: none"> (a) the publication in a newspaper circulating within the area of the council a notice describing the proposed change, informing the public of the preparation of the report required under subsection (5)(d), and inviting interested persons— <ul style="list-style-type: none"> (i) to attend a public meeting in relation to the matter to be held on a date (which must be at least 21 days after the publication of the notice) stated in the notice; or (ii) to make written submissions in relation to the matter within a period (which must be at least 21 days) stated in the notice; and (b) the council to organise the public meeting contemplated by paragraph (a)(i) and the consideration by the council of any submissions made at that meeting or in response to the invitation under paragraph (a)(ii). <p>(8) The council must ensure that copies of the report required under subsection (5)(d) are available at the meeting held under subsection (7)(a)(i), and for inspection (without charge) and purchase (on payment of a fee fixed by the council) at the principal office of the council at least 21 days before the end of the period for public consultation.</p>
Rating – Differential Rates	156 (14a) (14d) (14e)	<p>(14a) Before a council changes from declaring differential rates in relation to any land on the basis of a differentiating factor under either paragraph (a), (b) or (c) of subsection (1) to a differentiating factor under another of those paragraphs, the council must prepare a report on the proposed change; and follow the relevant steps set out in its public consultation policy which must as a minimum provide for:</p> <ul style="list-style-type: none"> (a) the publication in a newspaper circulating within the area of the council a notice describing the proposed change, informing the public of the preparation of the report required under subsection (14a)(a), and inviting interested persons— <ul style="list-style-type: none"> (i) to attend a public meeting in relation to the matter to be held on a date (which must be at least 21 days after the publication of the notice) stated in the notice; or (ii) to make written submissions in relation to the matter within a period (which must be at least 21 days) stated in the notice; and (b) the council to organise the public meeting contemplated by paragraph (a)(i) and the consideration by the council of any submissions made at that meeting or in response to the invitation under paragraph (a)(ii). <p>(14e) The council must ensure that copies of the report required under subsection (14a)(a) are available at the meeting held under subsection (14d)(a)(i), and for inspection (without charge) and purchase (on payment of a fee fixed by the council) at the principal office of the council at least 21 days before the end of the period for public consultation.</p>

TOPIC	SECTION	LEGISLATIVE REQUIREMENT
Community Land Classification: All local government land (except a road) acquired by or brought under the care, control and management of Council is taken to have been classified as community land unless Council resolves before it becomes local government land to exclude it from classification.	193(2) (6)	(2) Before the council resolves to exclude land from classification as community land under subsection (1)(a), it must follow the relevant steps set out in its public consultation policy. (6) A council must give notice in the Gazette of a resolution— (a) to exclude land from classification as community land under subsection (4); or (b) to classify, as community land, land that had previously been excluded from classification as such under subsection (5).
Revocation of classification of land as community land.	194 (2)	Before a council revokes the classification of land as community land— (a) the council must prepare 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.
Management Plans – Public Consultation	197 (1) (2) (3)	(1) Before a council adopts a management plan for community land it must— (a) make copies of the proposed plan available for inspection or purchase at the council's principal office; and (b) follow the relevant steps set out in its public consultation policy. (2) A council may adopt a management plan without complying with the requirements of subsection (1) if the council adopted the plan after a process of public notification and consultation before the Commencement of this Act. (3) A council must give public notice of its adoption of a management plan.
Amendment or revocation of management plans NB: A Council cannot dispose of community land until revocation of its classification as community land.	198 (2) (3) (4)	(2) A council may only adopt a proposal for amendment to, or revocation of, a management plan after the council has carried out the public consultation that would be required if the proposal were for a new management plan. (3) However, public consultation is not required if the amendment has no impact or no significant impact on the interests of the community. (4) A council must give public notice of its adoption of a proposal for the amendment or revocation of a management plan.
Alienation by lease or licence NB: Specific provisions relate to the Adelaide Park Lands – under the Parklands Act 2005.	202 (2) (3)	(2) Before the council grants a lease or licence relating to community land, it must follow the relevant steps set out in its public consultation policy. (3) However, a council need not comply with the requirements of subsection (2) if - (a) the grant of the lease or licence is authorised in an approved management plan for the land, and the term of the proposed lease or licence is five years or less; or (b) the regulations provide for an exemption from compliance with a public consultation policy.

TOPIC	SECTION	LEGISLATIVE REQUIREMENT
Authorisations /Permits <ul style="list-style-type: none"> Where road would be fenced, enclosed or portioned so as to impede passage of traffic to a material degree Use or activity for which public consultation required under regulations 	223 (1) (2)	<p>(1) If a council proposes to grant an authorisation or permit—</p> <p>(a) that would result in any part of a road being fenced, enclosed or partitioned so as to impede the passage of traffic to a material degree; or</p> <p>(c) in relation to a use or activity for which public consultation is required under the regulations,</p> <p>the council must, before granting the authorisation or permit, follow the relevant steps set out in its public consultation policy.</p> <p>(2) The council must also give written notice of the proposal to agencies that are, under the regulations, to be notified of the proposal.</p>
Roads – Trees	232	Before a council plants vegetation, or authorises or permits the planting of vegetation, on a road that may have a significant impact on residents, the proprietors of nearby businesses or advertisers in the area, , follow the relevant steps set out in its public consultation policy.
Passing by-laws NB: No specific reference to Council's Public Consultation Policy, but minimum standards apply.	249 (1) (2)	<p>(1) If it is proposed that a council make a bylaw, the council must, at least 21 days before resolving to make the by-law—</p> <p>(a) make copies of the proposed by-law (and any code, standard or other document proposed to be applied or incorporated by the by-law) available for public inspection, without charge and during ordinary office hours, at the principal office of the council, and so far as is reasonably practicable on the Internet; and</p> <p>(b) by notice in a newspaper circulating in the area of the council—</p> <p>(i) inform the public of the availability of the proposed by-law; and</p> <p>(ii) set out the terms of the by-law, or describe in general terms the by-law's nature and effect.</p> <p>(2) A council must give reasonable consideration to a written or other acceptable submission made to the council on a proposed by-law.</p>
Power to Make Orders Councils must take reasonable steps to prepare and adopt policies relating to the power to make orders.	259 (2)	<p>A council must—</p> <p>(a) prepare a draft of a policy; and</p> <p>(b) by notice in a newspaper circulating in the area of the council, give notice of the place or places at which copies of the draft are available for inspection (without charge) and purchase (on payment of a fee fixed by the council) and invite interested persons to make written representations on the draft within a period specified by the council (being a period of at least 4 weeks).</p> <p>The requirement of s.259(2) also apply to Council adopting an amendment to a policy, unless the council determines that the amendment is of only minor significance.</p>

Example - Community Engagement Plan Template

[illegible]

If selecting a group of stakeholders (e.g. Community Groups), attach a list of the specific groups as part of your pre-planning. Refer to page 4 for specific examples. This template can be accessed at: *INSERT HYPERLINK*

Event Planner Checklist

The following checklist has been designed to assist in planning any community events. This checklist can be used for any event, not just community engagement activities.

EVENT PLANNER CHECKLIST	SF
	Responsible Officer:
	Issue Date:
	Next Review Date:

PROJECT NAME:

Task	Details	Responsibility	Due Date
Organise venue			
Develop Stakeholder List			
Send Invitations			
Follow up RSVPs			
Develop Event Evaluation			

Venue

- Number of tables _____
- Number of chairs _____
- Refreshments serving time _____
- ☐ Venue booked
- ☐ Beverages (water, tea, coffee, sugar & milk)
- ☐ Catering organised (if required)

Room Setup

- ☐ Theatre
- ☐ Cabaret
- ☐ Classroom
- ☐ U-shaped
- ☐ Boardroom

Resource List

- ☐ Whiteboard & pens
- ☐ Flipchart paper & textas
- ☐ Notepads & pens
- ☐ Post-it notes
- ☐ Blu-tack
- ☐ Name badges
- ☐ Laptop & cords
- ☐ Data projector & screen
- ☐ Any other audio visual equipment
- ☐ Directional signage
- ☐ Project material for display

Invitations

- ☐ Invitations designed & approved
- ☐ Invitations sent (inc. media if applicable)
- ☐ RSVPs received &/or followed up

Other Considerations

- ☐ Emergency management
- ☐ Risk Assessment
- ☐ Public liability

The template can be accessed at: [INSERT HYPERLINK](#)

Community Engagement Checklist

Step	Action	Outcome
1.	Understand what you are trying to achieve via your engagement activities. For example:- <ul style="list-style-type: none"> What is the purpose of the project? What are the issues? What are you trying to achieve (e.g. generate ideas and seek solutions, elicit feedback, provision of general information etc.)? 	Clearly stated engagement objectives (e.g. inform, consult, participate or collaborate).
2.	Based on above, identify who your stakeholders are.	All primary &/or secondary stakeholders are identified.
3.	Once you know what you are trying to achieve and who your stakeholders are, determine the most appropriate engagement method/s to use.	Engagement methods are selected.
4.	Ensure adequate time is factored into the overall project timelines to allow for appropriate engagement activities. This includes:- <ul style="list-style-type: none"> Time to plan the engagement activities. Time to adequately advertise any planned workshops, forums or information sessions etc. Time to undertake the engagement activities &/or appropriate time for the community to provide feedback. Time to analyse results. Time to develop and present the findings to Council. 	Overall project plan includes appropriate time for effective consultation / engagement.
5.	Determine what budget and resources are required to undertake the above action. Can you accommodate this from existing budgets? If no, in consultation with your Manager request a quarterly budget variation.	Engagement activities are planned and approved.
6.	Complete the Community Engagement Plan checklist as shown in Appendix B (actual template can be accessed at INSERT HYPERLINK).	
7.	If any workshops, focus groups, information session or public meetings are planned as part of your engagement activities also refer to the Event Planner Checklist as shown in Appendix C (actual template can be accessed at INSERT HYPERLINK).	Unbiased and objective information exchange and building of genuine, ongoing relationships.
8.	Undertake your engagement activities, ensuring that the "Community Engagement" section of Council's website is updated with all details.	
9.	Analyse results of your engagement activities (e.g. feedback received, survey results or results against evaluation measures) and report back to Council	Open, transparent and informed decision making.
10.	Ensure all stakeholders are informed of the results and final decision made by Council and rationale for the decision made.	Community satisfaction.

	Date Received	Submitter	Feedback	Response	Action Taken
1.	23/04/15	Point Turton Progress Asc.	Congratulated the initiative and welcomed the change	Thank you letter for their time and response.	Nil required
2.	04/05/15	Corny Point Progress Asc.	Wording appears to be one-way and not acknowledging communities initiating ideas and needs	The community able to express their needs, concerns and aspirations within Level 3 engagement and the community are directly involved in Level 4 engagement. Additionally, the community has further opportunities to initiate ideas and needs through existing channels such as customer service requests, annual business plan and budget submissions, deputations and petitions.	Nil required
			Role of Elected Members in engagement activities	Confirmed that the Policy applies to Elected Members and advised that Elected Members will be particularly involved in Level 3 and 4 engagement activities such as workshops, focus groups, information sessions, public meetings and working groups. Also advised that Elected Members can be approached anytime to discuss issues and phone numbers are available on Council's website.	Nil required
			Action for small communities e.g. town entrance signs and civic monuments	Confirmed policies aired in place (i.e. Annual Allocation to Progress Associations, Community Grants and Loans to Community Groups). Explained civic monuments are largely Council's responsibility therefore part of long term financial planning and annual budgets. Same as earlier point, submissions can be made through Deputation and Petitions and Customer Service Requests.	Nil required
			Recognition of Progress Associations in "How we engage"	Whilst Progress Associations are specifically listed within the section "Who we engage", Associations have now been identified within the 1 st dotpoint 'letters' within the "How we engage" section. It was acknowledged that Progress Associations are critical in Council's engagement strategy which has already been demonstrated through Council specifically writing to all Progress Associations to seek their feedback on the Policy and Strategy.	Policy and Strategy updated.

3.	08/05/15	Yorke Peninsula Progress Assoc.	Acknowledged that it will be valuable tool for staff	Thanked for their time and response.	Nil required
			"Adequate time" per Section 5, Community engagement principles	Acknowledged that specific minimum timeframes is included on the next page of the Strategy & within the Policy.	Nil required
			"Information is in plain English" per Section 8, How we engage should include translating to support multi-culturalism	Agreed that suggestion should be incorporated.	Strategy updated to reference translating material when required, also print disabilities including links to appropriate websites.

CHIEF EXECUTIVE OFFICER

ITEM 6.1

2. REVISED COUNCIL REPORT TEMPLATE

(File Ref:9.24.1.1)

INTRODUCTION

In line with the newly adopted Community Engagement Policy and Strategy, the Council Report template has been amended to incorporate dedicated sections for “Community Engagement and Consultation” processes.

RECOMMENDATION

That Council endorse and adopt the revised Council Report Template as provided in Attachment 1.

COMMENT

The revised Council Report template (refer Attachment 1) has been designed to support the newly adopted Community Engagement Policy and Strategy. The template will outline for both Elected Members and the wider community exactly how Council is planning on engaging regarding any new project or issue of significance.

The Community Engagement Strategy guides staff in selecting the appropriate level of consultation (e.g. Level 1, 2, 3 or 4); determine the resource requirements and timeframes for the engagement activities. It is expected that staff will recommend the most appropriate course of action via the “Community Engagement Plan” section of the revised template.

The Strategy also instructs staff to report back to Council on the effectiveness of the engagement activities via the “Consultation Process” section.

In addition, the “Consultation Process” section of the revised template incorporates internal consultation. This will provide further assurance that all relevant officers within the organisation have been fully consulted prior to Council endorsing staff recommendations.

In conjunction with the Community Engagement Policy and Strategy, the revised Council Report template will be implemented effective 1 July 2015.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Strategic Plan

Key Theme: Community Engagement

Strategic Goal: 2. Sense of Ownership
2.1. Our communities are well informed

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Not applicable.

CHIEF EXECUTIVE OFFICER**DA/ITEM 6.1****2. REVISED COUNCIL TEMPLATE**

(File Ref: 9.24.1.1)

PURPOSE

To seek endorsement of the revised Council Agenda Report template in line with changes to the Community Engagement Policy and Strategy.

Should not be more than 1 or 2 sentences. Outlines what you want EM's to do (e.g. seek endorsement for what, to inform them of what etc.)

RECOMMENDATION

That Council endorse the revised Council Agenda Report template for future use.

LINK TO STRATEGIC PLAN

Key Theme/s: Community Engagement
2. Sense of Ownership
Strategic Goal/s: 2.1 Our communities are well informed

Insert most appropriate link to Strategic Plan

BACKGROUND

The revised Council Report template has been developed to provide more comprehensive reporting to the Elected Members. The template has a particular emphasis on Community Engagement and how Council Officers have undertaken that important aspect of Council's business.

Why this report has been developed/called for, insert any previous decisions or history of the issue etc. Should not be more than 1 or 2 paragraphs.

DISCUSSION

The revised Council Report template (refer Attachment A) has been designed to support the newly adopted Community Engagement Policy and Strategy. The template will outline for both Elected Members and the wider community exactly how Council is planning on engaging regarding any new project or issue of significance.

The Community Engagement Strategy guides staff in selecting the appropriate level of consultation (e.g. Level 1, 2, 3 or 4); determine the resource requirements and timeframes for the engagement activities. It is expected that staff will recommend the most appropriate course of action via the "Community Engagement Plan" section of the revised template.

The Strategy also instructs staff to report back to Council on the effectiveness of the engagement activities via the "Consultation Process" section.

In addition, the "Consultation Process" section of the revised template incorporates internal consultation. This will provide further assurance that all relevant officers within the organisation have been fully consulted prior to Council endorsing staff recommendations.

In conjunction with the Community Engagement Policy and Strategy, the revised Council Report template will be implemented effective 1 July 2015.

This is the bulk of the report; includes current situation, officer's findings/analysis, alternate options considered etc.

COMMUNITY ENGAGEMENT PLAN

As the report template is for internal use, it has not been necessary to engage with the community on this occasion, however the revised template will provide for more comprehensive reporting to both the Council and community.

Identify the level of consultation that will be/has been undertaken (i.e. Level 1, 2, 3 or 4) per the Community Engagement Strategy.

Also identify the engagement methods that will be/have been used (i.e. letterbox drop, surveys, advertising, workshops, public forums etc.) and include timeframes provided for the consultation period and outcomes of consultation.

If appropriate, include your completed Community Engagement Plan as an Attachment.

CONSULTATION PROCESS

In preparing this report, the following Yorke Peninsula Council officers were consulted:

- The Corporate Management Team, Business Improvement Officer, EA to CEO and Mayor

In preparing this report, the following External Parties were consulted:

- Nil

Provide an overview on which stakeholders will be /have been consulted.

POLICY IMPLICATIONS

PO057 Community Engagement Policy

Community Engagement Strategy

List any existing Council policies that support the recommendation OR provide details on how the recommendation may conflict with any existing Council policies.

BUDGET AND RESOURCE IMPLICATIONS

There will be additional budget and resource implications for some levels of Community Engagement and Officers will need to consider these implications during project planning phases.

What will the recommendation cost, can it be funded from existing adopted budget or will this require a quarterly variation. Identify if there are ongoing costs that need to be factored into future budgets.

If the recommendation requires intense staff resourcing, provide information how it will be achieved (i.e. staff taken off-line for project, do positions need to be backfilled etc.).

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Section 50 Local Government Act 1999

What are the risks to Council of proceeding (or not proceeding) with the recommendation.

List any other pieces of legislation that may be appropriate (e.g. this recommendation ensures Council is compliant with Sxx of the ABC Act)

ATTACHMENTS

Attachment 1: Revised Council Report template

List any attachments to the report, e.g.

DIRECTOR CORPORATE AND COMMUNITY SERVICES

DA/ITEM 6.2

1. FINANCIAL REPORT 31st May 2015

(File Ref: 9.24.1.1)

INTRODUCTION

Finance staff have undertaken to present a financial report to Council encompassing results to the end of each calendar month preceding each scheduled Council meeting.

RECOMMENDATION

That Council receive the financial report as at 31st May 2015.

COMMENT

The attached Financial Report is submitted with the following qualifications and comments:

- Actuals included in the report are as incurred at close of business on the last day of the month being reported and may be subject to balance day adjustments – any such adjustments will be incorporated in the following monthly report.
- The report does not include year-end income and expense accruals.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Local Government (Financial Management) Regulations 2011

Council's Strategic Plan includes clear plans to ensure better and timely reporting and improved formal control of Council's Adopted Budget and the Budget Review process.

PO 142 Budget Reporting and Amendment Policy

Strategic Plan

Key Theme: Corporate Governance and Leadership
2. Organisational Efficiency and Resource Management

Strategic Goal: 2.1 Financially sustainable organisation

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

In conjunction with the adoption and enforcement of the Budget Reporting and Amendment Policy the Financial Report presented to Council monthly will assist in formal assessment of Council's financial position and contribute significantly to both Financial and Risk Management procedures.

Yorke Peninsula Council

Budgeted Uniform Presentation of Finances as at 31st May 2015

	2014/15 Actuals	YTD \$'000
Income		-\$26,086
Less Expenses		\$17,943
Operating Deficit before Capital Amounts		-\$8,143
Less Net Outlays on Existing Assets		
Capital Expenditure on renewal and replacement of Existing Assets		\$2,765
Less Depreciation, Amortisation and Impairment		
Less Proceeds on Sale of Assets		-\$320
		\$2,445
Less Net Outlays on New and Upgraded Assets		
Capital Expenditure on New and Upgraded Assets		\$4,278
Less Amounts received specifically for New and Upgraded Assets		-\$1,242
		\$3,036
NET(LENDING) / BORROWING FOR FINANCIAL YEAR		-\$2,662

2014/15 Full Year Adopted Budget \$'000	2014/15 Full Year Budget Revisions \$'000	2014/15 Full Year Revised Budget \$'000
-\$25,976	-\$403	-\$26,379
\$29,536	-\$488	\$29,048
\$3,560	-\$891	\$2,669
\$6,498	-\$967	\$5,531
-\$9,153	\$665	-\$8,488
-\$280	-\$73	-\$353
-\$2,935	-\$375	-\$3,310
\$4,746	\$233	\$4,979
-\$1,156	-\$93	-\$1,249
\$3,590	\$140	\$3,730
\$4,215	-\$1,126	\$3,089

DIRECTOR CORPORATE & COMMUNITY SERVICES

DA/ITEM 6.2

2. ANNUAL BUSINESS PLAN PUBLIC CONSULTATION FEEDBACK (File Ref: 9.24.1.1)

INTRODUCTION

The Draft Annual Business Plan public consultation period closed on Wednesday 3rd June 2015 at 5.00 pm. A total of three written responses have been received, details of which are contained in the report below.

RECOMMENDATION

That the submissions provided be received and taken into consideration prior to the adoption of the Draft 2015/2016 Annual Business Plan and Budget at the meeting to be held July 8, 2015.

COMMENT

Each year an Annual Business Plan (ABP) is produced. The ABP explains the context in which the budget has been developed, provides information on what Council plans to achieve in the coming financial year, and describes how this will be funded.

The 2015/2016 Draft Annual Business Plan was released to public consultation on Thursday 14th May 2015 following endorsement of that action by Council at its meeting held on Wednesday 13th May 2015. The public consultation period was advertised in the Yorke Peninsula Country Times and on Council's web site with copies available from Council's website or counters at all Council offices. The closing date for comments is Wednesday 3rd June 2015 at 5.00pm.

Three written responses have been received. A brief summary is provided below.

Number of submissions	Township	Submission subject
1	Balgowan	Stormwater kerbing
1	Black Point	Black Point Boat Ramp
1	Marion Bay	Support for feasibility study

All correspondence to date has been registered in Council's record management system and copies of these submissions have been supplied to Councillors under separate cover.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Local Government Act 1999

Local Government (Financial Management) Regulations 2011

Strategic Plan

Key Theme: Corporate Governance & Leadership

2. Organisational Efficiency and Resource Management

Strategic Goal: 2.1 Financially Sustainable Organisation

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

The 2015/2016 budget is consistent with the revised Long Term Financial Plan and Councils key financial direction of reducing the operating deficit and dedicating funds to the renewal of assets, consistent with Council's Infrastructure and Asset Management Plan.

DIRECTOR CORPORATE AND COMMUNITY SERVICES

DA/ITEM 6.2

3. PROPOSED GENERAL RATES FOR 2015/2016

(File Ref: 9.24.1.1)

INTRODUCTION

To provide Elected Members with preliminary details of Capital Valuations and possible rating options for 2015/2016 in order to generate General Rates of approximately \$15,409,300.

RECOMMENDATION

That Council endorse Option as the preferred Rating Option for the 2015/2016 Budget.

COMMENT

Updated valuation data is provided to Council by the Land Services Group on a weekly basis and the most recent proposed Capital Valuations for 2014/2015 as at 13 May 2015, (Week 45) have been loaded into our data base.

The Valuers are still visiting properties where recent building work has occurred, therefore further valuation updates are expected to be received by Council before the valuations are formally adopted in July.

The changes to the total valuations between now and the date of adoption are expected to be fairly insignificant and it is envisaged that they won't have a significant effect on the final data to be adopted.

At the time of writing this report the formal advice from the Valuer-Generals Department, regarding the general valuation movements of the Council district for 2015/2016 has not yet been received. However, if it is received prior to the June Council meeting it will be tabled for Councillor's information at that meeting.

The State Valuation Office continues to divide Council's district into four areas for reporting purposes, i.e. Yorke Peninsula 1, Yorke Peninsula 2, Yorke Peninsula 3 and Yorke Peninsula 4, and these areas will be referred to in the letter.

Yorke Peninsula 1 is the area of the previous District Council of Central Yorke Peninsula, Yorke Peninsula 2 is the area of the previous District Council of Warooka, Yorke Peninsula 3 is the area of the previous District Council of Yorketown and Yorke Peninsula 4 is the area of the previous District Council of Minlaton.

Three schedules of valuation changes have been prepared and these are attached. Attachment 'A' shows valuations by land use (broken down to the four areas prior to amalgamation) – Attachment 'B' shows valuations by locality – Attachment 'C' shows changes to the average valuations by land use.

At present the total proposed valuations for 2015/2016 are \$5,554,672,320 compared to \$5,417,726,380 for the 2014/2015 year. This is an increase of approximately 2.53%. By comparison the 2014/2015 valuations increased by 0.20%.

The Summary of Valuation Changes by Land Use (Attachment A) confirms information received from the State Valuation Office at Kadina regarding site valuations of Vacant Land Use and Residential Use assessments, i.e. valuations for vacant land have decreased by approximately 1.89% (an average of 0.59%) with residential assessments increasing by approximately 1.10% (an average of 0.53%).

Valuation changes to primary production assessments have seen an overall increase of 4.51% (an average of 3.87%).

Other notable valuation changes shown in Attachment A are:-

- Decreases of between 3.03% and 4.12%, in Vacant Land Use Valuations, in the “old” Minlaton, Yorketown and Warooka Council areas, due to the reduction in the number of assessments previously classified as Vacant Land Use. As a result of development, i.e. new dwellings, classifications have changed from Vacant Land Use to Residential Land Use. Also due to the minor reduction of site values in many of the localities in these areas.
- Whilst there have been minor variations with valuations in residential land use, the notable increases can be attributed to new dwellings being developed, therefore the properties being classified as Residential in lieu of Vacant has resulted in increased capital value.

The larger variances in the Summary of Valuation Changes by Locality (Attachment B) can be explained as follows:-

- Decrease of 3.24% in the locality of Marion Bay which is primarily as a result of the previously mentioned reduction of site values in these areas.
- Increases of between 6.82% and 8.97% in the localities of Point Pearce and South Kilkerran attributed to new houses or improvements to properties being completed during the year.

The schedule of Average Valuation Changes (Attachment C) indicates:-

- Minimal movement in the valuations of all land uses with the exception of Primary Production Land Use which has increased on average by 3.87%.

As outlined in the draft Annual Business Plan the proposed 2015/2016 Budget provides for a “Financial Sustainability” increase in general rates to existing ratepayers of 3% above the anticipated rise in the consumer price index (CPI) plus additional growth resulting from development.

With CPI expected to increase by 2.60% and growth (see below) to be approximately 0.45% the total amount of General rates income will be \$15,409,300 before rebates. This represents a total expected increase of approximately 6.05% on rates revenue levied in 2014/2015.

Based on data available at this time it has been calculated that new development, i.e. building work and subdivision, - commonly referred to as “Growth” – will result in a minimal impact on the increase in rates levied.

It is also expected that mandatory and discretionary rebates (as specified in the Local Government Act) totalling approximately \$117,000 will be provided in the 2015/2016 financial year, which is an increase of approximately 4.5% on the 2014/2015 financial year.

As a starting point for determining the rate-in-the-dollar and a Fixed Charge for 2015/2016, the rate-in-the-dollar for Primary Production is, as in previous years, the first to be considered. This is because, generally speaking, properties classified as Primary Production Use have not been subjected to new development.

The minimal movements in valuations for land uses, other than the increases in Primary Production land use, has again challenged the usual process for rates modelling this year. As a consequence and to ensure an equitable spread of increases, it was considered that the amount of rates levied from Primary Production Use properties should provide approximately 31-32% of the total rates levied.

With regard to the amount of the Fixed Charge for the coming year it was considered appropriate for the amount to remain at \$400.00 for the coming year. On comparison, \$400.00 is one of the higher fixed charges levied by similar Councils and also remaining mindful that a lower fixed charge reduces the impact of rate in the dollar increases for lower valued properties which constitute the majority of Council’s resident ratepayers, many of whom would be vulnerable to an adverse impact on their capacity to pay large rate increases.

As a result, whilst option three is modelled on an increase of the fixed charge from \$400 in 2014/2015 to \$410 for the 2015/2016 year, options one & two are modelled based on the parity of rates being levied utilising the relevant adjustment in the “rate in the dollar” amount for the various land uses, in order to distribute increases as evenly and fairly as possible across all of Council’s Ratepayers.

Rating Samples have been produced to illustrate the impact of the changes to valuations (i.e. average decrease/increase depending on relevant land use) relative to 2014/2015 valuations for varying valuation ranges and land uses.

In summary, the key issues and desired outcomes for 2015/2016 are:-

- Total General Rates raised to be approximately \$15,409,300
- Rates raised from Primary Production Land Use to be approximately 30-32% of total rates
- Maintaining equitable and fair variances in individual rates accounts for 2015/2016 compared to 2014/2015 wherever possible, based on parity and capacity to pay.

As mentioned above, three rating options for Council’s consideration are provided at this time and are attached to this report.

Option 1 sets the Fixed Charge at \$400.00, as it was in 2014/2015, with a proposed rate in the dollar levied at:

Land Use	Rate in the Dollar
Residential/Vacant/Commercial/Industrial/Other	0.002304
Primary Production	0.001661

The income received from Primary Production will provide 31.03% of the total general rate revenue, with an average rate increase of 5.22%, compared to Residential rates income which will provide 57.64% of the total revenue, with an average increase of 5.80%. All other land uses to increase as required to raise the required amount of rates.

Option 2 sets the Fixed Charge at \$400.00, as it was in 2014/2015, with a proposed rate in the dollar levied at:

Land Use	Rate in the Dollar
Residential/Vacant/Commercial/Industrial/Other	0.002278
Primary Production	0.001689

The income received from Primary Production will provide 31.50% of the total general rate revenue, with an average rate increase of 6.80%, compared to Residential rates income which will provide 57.24% of the total revenue, with an average increase of 5.07%. All other land uses to increase as required to raise the required amount of rates.

Option 3 sets the Fixed Charge at \$410.00, an increase of \$10.00 from 2014/2015, with a proposed rate in the dollar levied at:

Land Use	Rate in the Dollar
Residential/Vacant/Commercial/Industrial/Other	0.002268
Primary Production	0.001655

The income received from Primary Production will provide 31.00% of the total general rate revenue, with an average rate increase of 5.11%, compared to Residential rates income which will provide 57.64% of the total revenue, with an average increase of 5.82%. All other land uses to increase as required to raise the required amount of rates.

Each option contains a summary of rates changes by land use, a summary of rates changes by locality and a table showing the amounts of rates that will be paid by an “average” assessment in each of the different Land Use categories.

In analysing the schedule titled Summary of Rates Changes (by Land use), in each option it should be noted that income from the Fixed Charge component is shown as a separate line and is not included in the Residential, Commercial, etc. figures.

The schedule in each option titled Average Rates contains data that is very informative about the “trends” in rates and, therefore, this data is an excellent guide to the effect of the different rating options.

As stated earlier, further valuation updates will be received from the State Valuation Office between the time of preparing this report and when Council adopts valuations and declares rates. This additional information will possibly result in an increase in the rateable valuations as well as a possible small increase in the number of Fixed Charges to be levied; therefore Council may have the opportunity at that time to set a slightly lower rate-in-the-dollar than those shown in this preliminary report and accompanying schedules.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Local Government Act 1999

Strategic Plan

Key Theme: Corporate Governance & Leadership

2. Organisational Efficiency and Resource Management

Strategic Goal: 2.1 Financially Sustainable Organisation

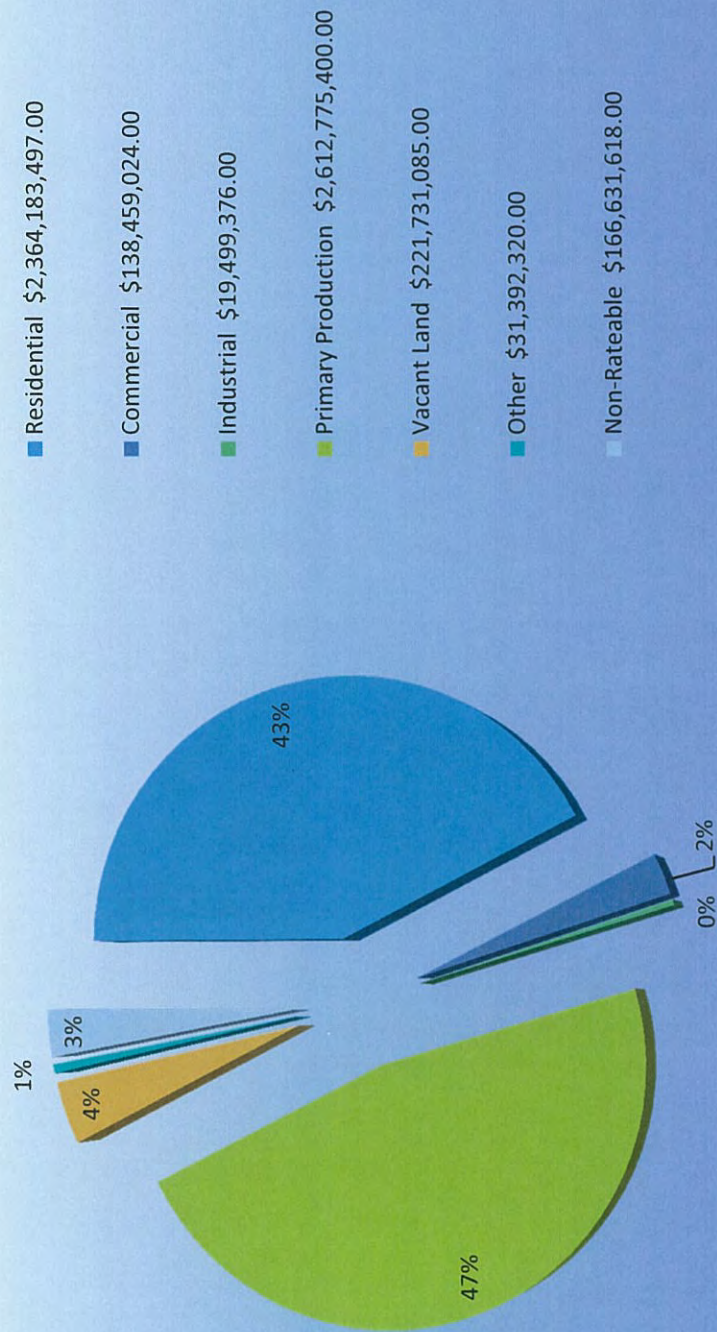
FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

All three of the options presented in this report will achieve the amount of General Rates required in the Draft 2015/2016 Budget and Draft Annual Business Plan.

		2013/2014	%	2014/2015	%	2015/2016	%
		VALUATION	DIFF.	VALUATION	DIFF.	VALUATION	DIFF.
Residential	CYP	899,735,008	-1.55%	904,848,258	0.57%	914,266,399	1.04%
	Minlaton	504,279,528	-2.99%	509,741,128	1.08%	517,100,128	1.44%
	Yorke town	523,640,854	-2.14%	528,928,898	1.01%	536,751,806	1.48%
	Warooka	386,455,864	-2.23%	395,048,864	2.22%	396,065,164	0.26%
		2,314,111,254	-2.12%	2,338,567,148	1.06%	2,364,183,497	1.10%
Commercial	CYP	58,851,369	0.34%	58,816,969	-0.06%	59,498,375	1.16%
	Minlaton	24,109,043	-1.37%	23,825,296	-1.18%	24,072,409	1.04%
	Yorke town	45,901,221	-0.52%	46,154,677	0.55%	46,656,554	1.09%
	Warooka	7,866,146	-6.45%	7,938,456	0.92%	8,231,686	3.69%
		136,727,779	-0.67%	136,735,398	0.01%	138,459,024	1.26%
Industrial	CYP	9,401,406	0.05%	9,401,406	0.00%	9,266,406	-1.44%
	Minlaton	3,052,231	-3.24%	6,435,970	110.86%	6,435,970	0.00%
	Yorke town	3,015,000	-4.29%	2,985,000	-1.00%	2,915,000	-2.35%
	Warooka	882,000	0.00%	882,000	0.00%	882,000	0.00%
		16,350,637	-1.40%	19,704,376	20.51%	19,499,376	-1.04%
Primary Prod.	CYP	1,786,008,250	4.67%	1,783,562,900	-0.14%	1,861,033,950	4.34%
	Minlaton	375,556,623	1.16%	375,726,623	0.05%	394,105,650	4.89%
	Yorke town	206,940,135	0.17%	207,579,635	0.31%	218,140,600	5.09%
	Warooka	133,234,340	0.20%	133,174,030	-0.05%	139,495,200	4.75%
		2,501,739,348	3.50%	2,500,043,188	-0.07%	2,612,775,400	4.51%
Vacant Land	CYP	96,934,350	-10.20%	92,554,590	-4.52%	92,909,590	0.38%
	Minlaton	43,002,120	-5.62%	41,537,620	-3.41%	39,826,620	-4.12%
	Yorke town	49,907,425	-7.21%	46,671,925	-6.48%	45,123,275	-3.32%
	Warooka	49,273,600	-9.93%	45,243,600	-8.18%	43,871,600	-3.03%
		239,117,495	-8.73%	226,007,735	-5.48%	221,731,085	-1.89%
Other	CYP	5,496,830	17.45%	5,464,830	-0.58%	5,441,830	-0.42%
	Minlaton	9,151,619	0.78%	5,537,880	-39.49%	5,212,880	-5.87%
	Yorke town	5,562,710	9.44%	5,672,710	1.98%	5,702,710	0.53%
	Warooka	15,631,700	-9.72%	15,570,700	-0.39%	15,034,900	-3.44%
		35,842,859	-0.87%	32,246,120	-10.03%	31,392,320	-2.65%
Marina Berths	Minlaton				N/A		N/A
Sub-total		5,243,889,372	0.20%	5,253,303,965	0.18%	5,388,040,702	2.56%
Non Rateable		163,263,468	2.07%	164,422,415	0.71%	166,631,618	1.34%
Total		5,407,152,840	0.25%	5,417,726,380	0.20%	5,554,672,320	2.53%

2015/2016 Valuations by Land Use

Valuations 2015/2016
(at 13/5/2015)



SUMMARY OF VALUATION CHANGES (by location) - 2013/14, 2014/15, 2015/16

ATTACHMENT B

TOWN / LOCATION	CAPITAL VALUATION 2013/2014	PERCENTAGE INCREASE / DECREASE	CAPITAL VALUATION 2014/2015	PERCENTAGE INCREASE / DECREASE	CAPITAL VALUATION 2015/2016	PERCENTAGE INCREASE / DECREASE
ARDROSSAN	229,696,880	-3.65%	232,411,120	1.18%	235,603,120	1.37%
ARTHURTON	7,669,000	-1.64%	7,629,000	-0.52%	7,582,000	-0.62%
BALGOWAN	61,755,000	-1.40%	62,810,000	1.71%	63,042,000	0.37%
MAITLAND	134,595,153	3.47%	135,722,653	0.84%	135,983,750	0.19%
PORT CLINTON	71,334,000	-3.20%	68,293,000	-4.26%	68,763,000	0.69%
PRICE	23,249,000	-1.47%	23,519,000	1.16%	23,599,000	0.34%
CHINAMAN WELLS	12,530,000	-4.50%	11,950,000	-4.63%	12,115,000	1.38%
POINT PEARCE	3,590,000	25.09%	3,846,000	7.13%	4,191,000	8.97%
SOUTH KILKERRAN	3,055,000	0.18%	3,066,000	0.36%	3,275,000	6.82%
TIDDY WIDDY	60,670,000	-5.11%	61,002,000	0.55%	61,169,000	0.27%
HD CLINTON	177,174,700	4.32%	177,078,700	-0.05%	184,725,900	4.32%
HD CUNNINGHAM	219,115,300	4.65%	219,110,300	0.00%	228,757,200	4.40%
HD KILKERRAN	164,021,840	4.94%	164,061,840	0.02%	170,837,240	4.13%
HD MAITLAND	362,645,000	4.29%	362,710,000	0.02%	379,418,000	4.61%
HD TIPARRA	460,812,740	5.02%	461,636,740	0.18%	481,097,240	4.22%
BLUFF BEACH	12,082,000	-1.35%	12,337,000	2.11%	12,337,000	0.00%
BRENTWOOD	1,960,000	0.31%	2,073,000	5.77%	2,114,000	1.98%
CURRAMULKA	14,947,500	-0.68%	14,978,500	0.21%	15,279,500	2.01%
HARDWICKE BAY	82,135,500	-5.01%	82,695,000	0.68%	83,486,000	0.96%
MINLATON	95,940,996	-2.11%	96,221,849	0.29%	97,114,549	0.93%
PARSONS BEACH	13,629,000	-4.28%	14,027,000	2.92%	14,374,000	2.47%
PORT JULIA	39,666,000	3.40%	38,604,000	-2.68%	39,154,000	1.42%
PORT RICKABY	20,517,250	-2.91%	20,666,250	0.73%	20,666,250	0.00%
PORT VICTORIA	146,714,500	-0.73%	146,890,500	0.12%	149,480,500	1.76%
PORT VINCENT	204,186,708	-4.65%	207,346,708	1.55%	207,683,708	0.16%
SHEOAK FLAT	12,984,000	0.80%	12,984,000	0.00%	13,111,000	0.98%
BLACK POINT	151,377,600	-8.01%	152,214,600	0.55%	152,912,600	0.46%
JAMES WELL	49,938,000	0.39%	48,230,000	-3.42%	48,561,000	0.69%
PINE POINT	46,999,600	-1.28%	47,019,600	0.04%	47,177,600	0.34%
ROGUES POINT	31,375,000	0.28%	30,300,000	-3.43%	30,525,000	0.74%
URANIA	814,200	0.00%	814,200	0.00%	814,200	0.00%
HD CURRAMULKA	149,661,100	1.97%	149,731,100	0.05%	156,375,900	4.44%
HD KOOLYWURTIE	85,794,160	1.96%	85,794,160	0.00%	90,252,200	5.20%
HD MINLACOWIE	109,813,000	0.19%	109,804,000	-0.01%	115,106,500	4.83%
HD MULOOOWURTIE	208,976,500	4.64%	209,151,500	0.08%	217,921,000	4.19%
HD RAMSAY	81,009,950	-0.32%	81,134,950	0.15%	85,069,050	4.85%
HD WAURALTEE	228,318,200	4.62%	225,182,200	-1.37%	234,866,200	4.30%
COOBOWIE	72,979,000	-2.61%	74,226,000	1.71%	75,068,000	1.13%
EDITHBURGH	137,665,000	-2.56%	139,991,000	1.69%	141,587,000	1.14%
STANSBURY	173,797,275	-2.63%	176,338,275	1.46%	178,493,275	1.22%
WOOL BAY	38,330,000	-3.32%	38,456,000	0.33%	38,578,000	0.32%
YORKETOWN	93,057,692	-1.47%	92,091,692	-1.04%	92,549,392	0.50%
OAKLANDS	1,405,400	0.93%	1,331,400	-5.27%	1,331,600	0.02%
PORT MOOROWIE	36,383,750	-3.51%	35,783,250	-1.65%	36,408,700	1.75%
SULTANA POINT	33,482,000	-4.38%	31,335,000	-6.41%	31,580,000	0.78%
HD DALRYMPLE	88,949,100	0.18%	89,272,100	0.36%	93,475,600	4.71%
HD MELVILLE	112,228,678	0.33%	112,474,678	0.22%	117,372,178	4.35%
HD MOOROWIE	46,689,450	0.93%	46,693,450	0.01%	48,846,200	4.61%
CORNY POINT	54,571,000	-6.11%	55,622,000	1.93%	55,880,000	0.46%
MARION BAY	101,733,000	-5.43%	101,703,000	-0.03%	98,408,000	-3.24%
POINT TURTON	131,448,000	-3.23%	133,988,000	1.93%	135,383,000	1.04%
THE PINES	39,524,000	-2.64%	39,639,000	0.29%	39,741,000	0.26%
WAROOKA	25,322,050	-0.62%	25,816,050	1.95%	26,156,050	1.32%
COUCH'S BEACH	7,433,000	-0.75%	7,435,000	0.03%	7,444,000	0.12%
FOUL BAY	12,956,000	-2.03%	13,076,000	0.93%	13,206,000	0.99%
INNES NATIONAL PARK	4,342,000	-14.41%	4,327,000	-0.35%	4,327,000	0.00%
THE DRAGONHILL	54,129,700	-1.62%	54,534,700	0.75%	54,889,700 ⁴	0.65%
HD CARRINGTON	38,710,000	0.31%	38,690,000	-0.05%	40,235,800	4.00%

TOWN / LOCATION	CAPITAL VALUATION 2013/2014	PERCENTAGE INCREASE / DECREASE	CAPITAL VALUATION 2014/2015	PERCENTAGE INCREASE / DECREASE	CAPITAL VALUATION 2015/2016	PERCENTAGE INCREASE / DECREASE
HD COONARIE	28,167,100	0.49%	28,109,100	-0.21%	28,903,600	2.83%
HD PARA WURLIE	76,194,800	0.14%	76,354,800	0.21%	79,958,400	4.72%
HD WARRENBEN	18,813,000	1.95%	18,563,000	-1.33%	19,048,000	2.61%
PORT VINCENT MARINA	34,824,000	-6.06%	34,407,000	-1.20%	34,630,000	0.65%
	5,243,889,372	0.20%	5,253,303,965	0.18%	5,388,040,702	2.56%
KALKABURY NON RATEABLE	43,902,667	4.59%	44,214,167	0.71%	45,966,170	3.96%
GUM FLAT NON RATEABLE	49,533,756	0.59%	49,815,903	0.57%	50,090,063	0.55%
INNES/P. VALE NON RATEABLE	69,827,045	1.59%	70,392,345	0.81%	70,575,385	0.26%
TOTAL	5,407,152,840	0.25%	5,417,726,380	0.20%	5,554,672,320	2.53%

OPTION 1

Based on Differential Rate

Land Use	2014/2015	PROPOSED	REVENUE	AVERAGE RATE INCREASE	% OF TOTAL REVENUE
Residential	0.002109	0.002304	\$5,447,078	10.44%	35.35%
Commercial	0.002109	0.002304	\$319,009	10.62%	2.07%
Industry	0.002109	0.002304	\$44,926	8.11%	0.29%
Primary Production	0.001621	0.001661	\$4,339,819	7.09%	28.16%
Vacant Land	0.002109	0.002304	\$510,868	7.18%	3.32%
Other	0.002109	0.002304	\$72,327	6.35%	0.47%
Fixed Charge	\$400	\$400	\$4,675,200	NIL	30.34%

Based on Overall Rate (includes Fixed Charge \$400)

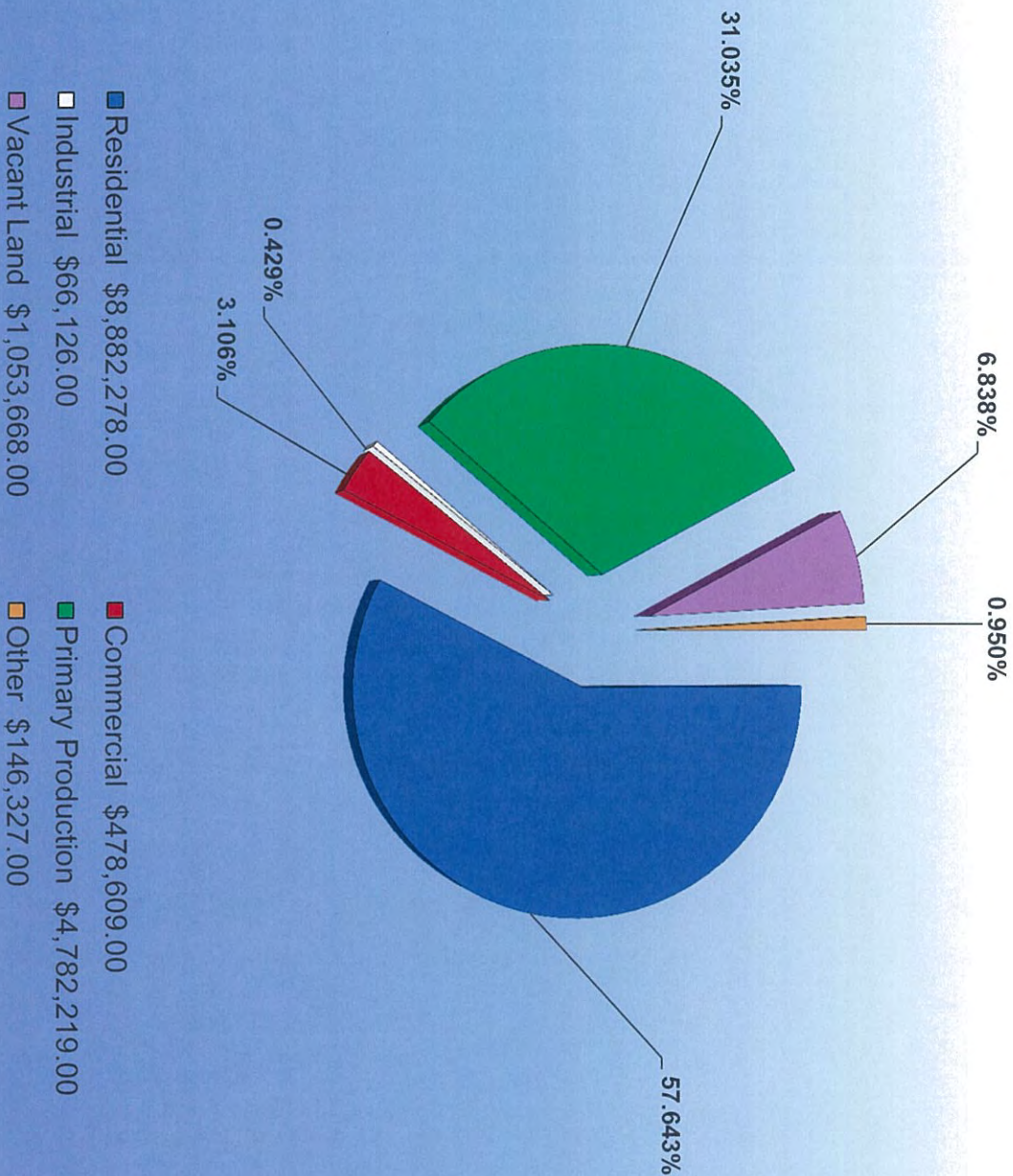
Land Use	2014/2015	PROPOSED	REVENUE	AVERAGE RATE INCREASE	% OF TOTAL REVENUE
Residential	0.002109	0.002304	\$8,882,278	5.80%	57.64%
Commercial	0.002109	0.002304	\$478,609	5.21%	3.11%
Industry	0.002109	0.002304	\$66,126	6.08%	0.43%
Primary Production	0.001621	0.001661	\$4,782,219	5.22%	31.03%
Vacant Land	0.002109	0.002304	\$1,053,668	3.46%	6.84%
Other	0.002109	0.002304	\$146,327	3.96%	0.95%

SAMPLE OF AVERAGE RATES PAYABLE

OPTION 1

Land Use	14/15 Capital Value	Rates Paid 14/15	Proposed 2015/16 Cap Vals	Proposed Rates 15/16 Fixed Charge \$400	Rate in \$	Increase
Residential	\$273,212.00	\$ 976.20	\$275,000.00	\$1,033.60	0.002304	5.88%
Residential	\$500,000.00	\$ 1,454.50	\$505,000.00	\$1,563.52	0.002304	7.50%
Commercial (ie Small Office)	\$50,000.00	\$ 505.45	\$50,600.00	\$516.58	0.002304	2.20%
Commercial (Supermarket)	\$650,000.00	\$ 1,770.85	\$657,800.00	\$1,915.57	0.002304	8.17%
Commercial (Silos)	\$11,500,000.00	\$ 24,653.50	\$11,638,000.00	\$26,813.95	0.002304	8.76%
Industrial (Quarry)	\$1,400,000.00	\$ 3,352.60	\$1,385,440.00	\$3,592.05	0.002304	7.14%
Vacant Land	\$136,082.00	\$ 687.00	\$136,000.00	\$713.34	0.002304	3.83%
Vacant Land	\$250,000.00	\$ 927.25	\$245,500.00	\$965.63	0.002304	4.14%
Primary Production	\$908,428.00	\$ 1,872.75	\$945,000.00	\$1,969.64	0.001661	5.17%
Primary Production	\$1,441,950.00	\$ 2,737.40	\$1,500,000.00	\$2,891.50	0.001661	5.63%
Primary Production	\$2,883,900.00	\$ 5,074.80	\$3,000,000.00	\$5,383.00	0.001661	6.07%

2015/2016 Rates by Land Use Category - Option 1



		2013/2014	%	2014/2015	%	2015/2016	%
		RATES	DIFF.	RATES	DIFF.	RATES	DIFF.
Residential	CYP	1,715,795	8.14%	1,908,325	11.22%	2,106,470	10.38%
	Minlaton	961,661	6.56%	1,075,044	11.79%	1,191,399	10.82%
	Yorketown	998,583	7.50%	1,115,511	11.71%	1,236,676	10.86%
	Warooka	736,971	7.40%	833,158	13.05%	912,534	9.53%
		4,413,010	7.53%	4,932,038	11.76%	5,447,079	10.44%
Commercial	CYP	112,230	10.22%	124,045	10.53%	137,084	10.51%
	Minlaton	45,976	8.35%	50,248	9.29%	55,463	10.38%
	Yorketown	87,534	9.28%	97,340	11.20%	107,497	10.43%
	Warooka	15,001	2.76%	16,742	11.61%	18,966	13.28%
		260,740	9.12%	288,375	10.60%	319,010	10.62%
Industrial	CYP	17,928	9.90%	19,828	10.59%	21,350	7.68%
	Minlaton	5,821	6.30%	13,573	133.20%	14,828	9.25%
	Yorketown	5,750	5.14%	6,295	9.49%	6,716	6.68%
	Warooka	1,682	9.85%	1,860	10.59%	2,032	9.25%
		31,181	8.31%	41,557	33.28%	44,927	8.11%
Primary Prod.	CYP	2,632,576	11.88%	2,891,155	9.82%	3,091,177	6.92%
	Minlaton	553,570	8.13%	609,053	10.02%	654,609	7.48%
	Yorketown	305,030	7.07%	336,487	10.31%	362,332	7.68%
	Warooka	196,387	7.10%	215,875	9.92%	231,702	7.33%
		3,687,564	10.63%	4,052,570	9.90%	4,339,820	7.09%
Vacant Land	CYP	184,854	-1.36%	195,198	5.60%	214,064	9.67%
	Minlaton	82,005	3.67%	87,603	6.83%	91,761	4.75%
	Yorketown	95,173	1.93%	98,431	3.42%	103,964	5.62%
	Warooka	93,965	-1.06%	95,419	1.55%	101,080	5.93%
		455,997	0.26%	476,650	4.53%	510,868	7.18%
Other	CYP	10,482	29.02%	11,525	9.95%	12,538	8.79%
	Minlaton	17,452	10.71%	11,679	-33.08%	12,010	2.83%
	Yorketown	10,608	20.22%	11,964	12.78%	13,139	9.82%
	Warooka	29,810	-0.82%	32,839	10.16%	34,640	5.49%
		68,352	8.90%	68,007	-0.51%	72,328	6.35%
Marina Berths	Minlaton						
Fixed Charges		4,701,600	11.57%	4,671,600	-0.64%	4,675,200	0.08%
Total Raised		13,618,444	9.50%	14,530,797	6.70%	15,409,231	6.05%
Less Rebates		105,073	13.30%	111,372	5.99%	116,734	4.81%
Total Revenue		13,513,371	9.47%	14,516,194	7.42%	15,292,497	5.35%

AVERAGE RATES - 2013/14, 2014/15, 2015/16

Option 1

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2013/2014						2014/2015						2015/2016					
Land Use	Area	Assess.	Ave. Rates	Diff. (\$)	Diff. (%)	Assess.	Ave. Rates	Diff. (\$)	Diff. (%)	Assess.	Ave. Rates	Diff. (\$)	Diff. (%)				
Residential	CYP	3,290	\$921.52	73.79	8.70%	3,318	\$975.14	53.63	5.82%	3,328	\$ 1,032.95	57.81	5.93%				
	Minlaton	1,847	\$920.66	69.67	8.19%	1,859	\$978.29	57.63	6.26%	1,874	\$ 1,035.75	57.46	5.87%				
	Yorketown	2,011	\$896.56	70.49	8.53%	2,035	\$948.16	51.60	5.76%	2,049	\$ 1,003.55	55.39	5.84%				
	Warooka	1,400	\$926.41	71.30	8.34%	1,421	\$986.32	59.91	6.47%	1,428	\$ 1,039.03	52.71	5.34%				
Commercial		8,548	\$916.26	71.71	8.49%	8,633	\$971.30	55.04	6.01%	8679	\$ 1,027.62	56.32	5.80%				
	CYP	161	\$1,097.08	104.65	10.54%	158	\$1,185.09	88.02	8.02%	158	\$ 1,267.62	82.53	6.96%				
	Minlaton	121	\$779.97	77.77	11.07%	121	\$815.27	35.30	4.53%	123	\$ 850.92	35.65	4.37%				
	Yorketown	123	\$1,111.66	105.67	10.50%	123	\$1,191.38	79.73	7.17%	127	\$ 1,246.43	55.05	4.62%				
Industrial	Warooka	44	\$740.93	49.17	7.11%	44	\$780.50	39.58	5.34%	47	\$ 803.53	23.02	2.95%				
		449	\$980.71	93.22	10.50%	446	\$1,046.58	65.87	6.72%	455	\$ 1,101.12	54.54	5.21%				
	CYP	25	\$1,117.14	104.61	10.33%	25	\$1,193.10	75.96	6.80%	24	\$ 1,289.57	96.47	8.09%				
	Minlaton	14	\$815.76	64.63	8.60%	16	\$1,248.34	432.58	53.03%	16	\$ 1,326.78	78.44	6.28%				
Primary Production	Yorketown	17	\$738.21	74.41	11.21%	17	\$770.32	32.10	4.35%	17	\$ 795.07	24.75	3.21%				
	Warooka	6	\$680.33	65.14	10.59%	6	\$710.02	29.69	4.36%	6	\$ 738.69	28.67	4.04%				
		62	\$902.91	85.95	10.52%	64	\$1,049.32	146.41	16.21%	63	\$ 1,113.12	63.80	6.08%				
	CYP	1,239	\$2,292.76	227.02	10.99%	1,249	\$2,482.78	190.02	8.29%	1,259	\$ 2,615.26	132.49	5.34%				
Vacant Land	Minlaton	607	\$1,079.98	70.35	6.97%	609	\$1,168.09	88.11	8.16%	613	\$ 1,227.88	59.79	5.12%				
	Yorketown	558	\$714.65	42.10	6.26%	559	\$769.94	55.30	7.74%	561	\$ 805.87	35.92	4.67%				
	Warooka	334	\$755.99	44.99	6.33%	335	\$812.40	56.42	7.46%	338	\$ 845.51	33.10	4.07%				
		2,738	\$1,514.81	132.73	9.60%	2,752	\$1,640.59	125.78	8.30%	2771	\$ 1,726.16	85.57	5.22%				
Other	CYP	558	\$731.28	40.78	5.91%	544	\$758.82	27.54	3.77%	546	\$ 792.06	33.24	4.38%				
	Minlaton	298	\$675.18	47.95	7.65%	291	\$701.04	25.86	3.83%	282	\$ 725.39	24.35	3.47%				
	Yorketown	433	\$619.80	47.11	8.23%	418	\$635.48	15.68	2.53%	412	\$ 652.34	16.86	2.65%				
	Warooka	410	\$629.18	41.98	7.15%	391	\$644.04	14.86	2.36%	388	\$ 660.52	16.48	2.56%				
Marina Berths		1,699	\$668.39	43.95	7.04%	1,644	\$689.93	21.54	3.22%	1628	\$ 713.80	23.87	3.46%				
	CYP	49	\$613.93	88.12	16.76%	50	\$630.51	16.58	2.70%	49	\$ 655.88	25.37	4.02%				
	Minlaton	100	\$574.52	52.01	9.95%	25	\$867.18	292.65	50.94%	23	\$ 922.19	55.02	6.34%				
	Yorketown	26	\$808.00	108.63	15.53%	27	\$843.10	35.10	4.34%	26	\$ 905.35	62.25	7.38%				
Marina Berths	Warooka	112	\$666.16	47.04	7.60%	111	\$695.84	29.69	4.46%	110	\$ 714.91	19.07	2.74%				
		287	\$638.16	60.21	10.42%	213	\$719.28	81.12	12.71%	208	\$ 747.73	28.45	3.96%				

Note: Allowance has been made for approx. 60% of Primary Production assessments being exempt of a Fixed Charge component.

TOWN / LOCATION	RATES PROPOSED 2013/2014	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2014/2015	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2015/2016	PERCENTAGE INCREASE / DECREASE
ARDROSSAN	743,452.16	8.28%	798,712.36	7.43%	851,582.76	6.62%
ARTHURTON	37,824.78	9.91%	39,689.56	4.93%	41,468.93	4.48%
BALGOWAN	219,766.79	9.59%	234,866.29	6.87%	247,648.77	5.44%
MAITLAND	508,060.91	12.56%	537,949.29	5.88%	563,997.04	4.84%
PORT CLINTON	282,033.94	8.75%	290,029.94	2.84%	305,229.95	5.24%
PRICE	101,135.84	10.70%	105,601.57	4.42%	110,372.10	4.52%
CHINAMAN WELLS	39,094.71	7.24%	40,402.55	3.35%	43,112.96	6.71%
POINT PEARCE	26,846.13	24.62%	28,511.21	6.20%	30,056.06	5.42%
SOUTH KILKERRAN	15,025.89	10.70%	15,666.19	4.26%	17,145.60	9.44%
TIDDY WIDDY	216,897.69	7.34%	229,853.22	5.97%	242,133.38	5.34%
HD CLINTON	293,935.31	11.36%	320,023.99	8.88%	339,175.77	5.98%
HD CUNNINGHAM	371,336.14	12.18%	403,783.68	8.74%	431,015.71	6.74%
HD KILKERRAN	272,886.64	12.07%	297,153.95	8.89%	314,458.80	5.82%
HD MAITLAND	579,596.18	11.57%	631,277.58	8.92%	672,480.03	6.53%
HD TIPARRA	750,390.79	12.31%	816,547.98	8.82%	866,093.53	6.07%
BLUFF BEACH	36,640.37	9.37%	39,618.73	8.13%	42,024.45	6.07%
BRENTWOOD	9,737.72	10.75%	10,371.96	6.51%	11,270.66	8.66%
CURRAMULKA	70,904.88	10.30%	73,989.66	4.35%	78,003.97	5.43%
HARDWICKE BAY	283,337.14	7.41%	301,096.40	6.27%	319,010.28	5.95%
MINLATON	379,878.85	9.56%	401,015.61	5.56%	422,062.08	5.25%
PARSONS BEACH	53,590.50	8.14%	57,582.94	7.45%	61,117.70	6.14%
PORT JULIA	142,843.06	12.41%	149,015.84	4.32%	158,210.82	6.17%
PORT RICKABY	64,726.40	8.37%	69,185.12	6.89%	73,215.04	5.82%
PORT VICTORIA	483,451.73	11.18%	515,993.94	6.73%	551,940.92	6.97%
PORT VINCENT	657,784.05	7.38%	706,894.21	7.47%	748,103.26	5.83%
SHEOAK FLAT	46,360.49	10.91%	48,983.26	5.66%	51,807.74	5.77%
BLACK POINT	387,877.08	3.15%	419,820.59	8.24%	450,710.63	7.36%
JAMES WELL	157,631.77	10.60%	164,517.07	4.37%	174,684.54	6.18%
PINE POINT	151,228.24	9.80%	160,764.34	6.31%	170,297.19	5.93%
ROGUES POINT	87,832.13	10.46%	91,902.70	4.63%	98,329.60	6.99%
URANIA	4,352.68	10.66%	4,517.15	3.78%	4,675.92	3.51%
HD CURRAMULKA	279,755.50	9.93%	302,615.39	8.17%	322,204.56	6.47%
HD KOOLYWURTIE	168,963.82	9.74%	182,045.95	7.74%	194,499.44	6.84%
HD MINLACOWIE	225,510.01	8.68%	242,982.74	7.75%	258,356.84	6.33%
HD MULOOWURTIE	334,013.03	11.81%	365,515.54	9.43%	388,412.43	6.26%
HD RAMSAY	150,043.08	7.29%	162,037.98	7.99%	174,396.13	7.63%
HD WAURALTEE	374,794.57	12.17%	402,975.25	7.52%	429,660.29	6.62%
COOBOWIE	247,515.10	8.92%	266,879.68	7.82%	283,673.73	6.29%
EDITHBURGH	488,610.54	8.95%	521,860.63	6.81%	553,190.92	6.00%
STANSBURY	564,210.53	8.70%	606,223.09	7.45%	645,764.35	6.52%
WOOL BAY	139,095.31	8.48%	146,703.70	5.47%	154,883.71	5.58%
YORKETOWN	372,818.93	9.84%	389,948.54	4.59%	408,862.27	4.85%
OAKLANDS	7,797.44	10.93%	7,914.76	1.50%	8,145.13	2.91%
PORT MOOROWIE	152,176.23	9.00%	159,458.33	4.79%	168,674.07	5.78%
SULTANA POINT	106,205.58	7.36%	108,435.25	2.10%	115,094.09	6.14%
HD DALRYMPLE	171,320.26	8.77%	184,379.01	7.62%	196,765.81	6.72%
HD MELVILLE	240,549.47	8.76%	259,126.28	7.72%	278,422.06	7.45%
HD MOOROWIE	97,578.28	10.02%	104,298.77	6.89%	110,047.49	5.51%
CORNY POINT	187,230.96	6.10%	200,066.29	6.86%	211,494.15	5.71%
MARION BAY	366,004.83	7.05%	378,891.63	3.52%	393,532.03	3.86%
POINT TURTON	459,071.34	8.44%	489,380.69	6.60%	519,122.43	6.08%
THE PINES	162,172.27	9.14%	170,798.65	5.32%	178,763.26	4.66%
WAROOKA	113,798.22	10.66%	119,943.57	5.40%	125,728.51	4.82%
COUCH'S BEACH	26,174.73	9.97%	27,680.42	5.75%	29,150.98	5.31%
FOUL BAY	47,907.09	9.28%	50,777.28	5.99%	53,626.62	5.61%
INNES NATIONAL PARK	18,280.19	0.62%	19,125.64	4.62%	19,969.41	4.41%
THE DRAIN/POINT SOUTTAR	157,225.34	9.10%	169,013.68	7.50%	180,465.87	6.78%

Option 1

TOWN / LOCATION	RATES PROPOSED 2013/2014	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2014/2015	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2015/2016	PERCENTAGE INCREASE / DECREASE
HD CARRIBIE	93,277.66	9.70%	99,563.38	6.74%	105,569.87	6.03%
HD COONARIE	67,858.67	9.86%	73,012.25	7.59%	76,247.32	4.43%
HD PARA WURLIE	146,969.65	8.70%	158,770.90	8.03%	168,493.12	6.12%
HD WARRENBEN	49,844.92	11.45%	52,468.47	5.26%	54,790.60	4.43%
PORT VINCENT MARINA	125,209.37	6.77%	102,564.36	-18.09%	109,787.52	7.04%
	13,618,443.89	9.50%	14,530,796.99	6.70%	15,409,231.20	6.05%
<u>Less</u> Rebates	105,072.91	13.82%	111,371.92	5.99%	116,733.80	4.81%
	13,513,370.99	8.66%	14,419,425.07	6.70%	15,292,497.40	6.05%

OPTION 2

Based on Differential Rate

Land Use	2014/2015	PROPOSED	REVENUE	AVERAGE RATE INCREASE	% OF TOTAL REVENUE
Residential	0.002109	0.002278	\$5,385,610	9.20%	34.95%
Commercial	0.002109	0.002278	\$315,409	9.37%	2.05%
Industry	0.002109	0.002278	\$44,419	6.89%	0.29%
Primary Production	0.001621	0.001689	\$4,411,671	8.86%	28.63%
Vacant Land	0.002109	0.002278	\$505,103	5.97%	3.28%
Other	0.002109	0.002278	\$71,511	5.15%	0.46%
Fixed Charge	\$400	\$400	\$4,675,200	NIL	30.34%

Based on Overall Rate (includes Fixed Charge \$400)

Land Use	2014/2015	PROPOSED	REVENUE	AVERAGE RATE INCREASE	% OF TOTAL REVENUE
Residential	0.002109	0.002278	\$8,820,810	5.07%	57.24%
Commercial	0.002109	0.002278	\$475,009	4.46%	3.08%
Industry	0.002109	0.002278	\$65,619	5.31%	0.43%
Primary Production	0.001621	0.001689	\$4,854,071	6.80%	31.50%
Vacant Land	0.002109	0.002278	\$1,047,903	2.95%	6.81%
Other	0.002109	0.002278	\$145,511	3.41%	0.94%

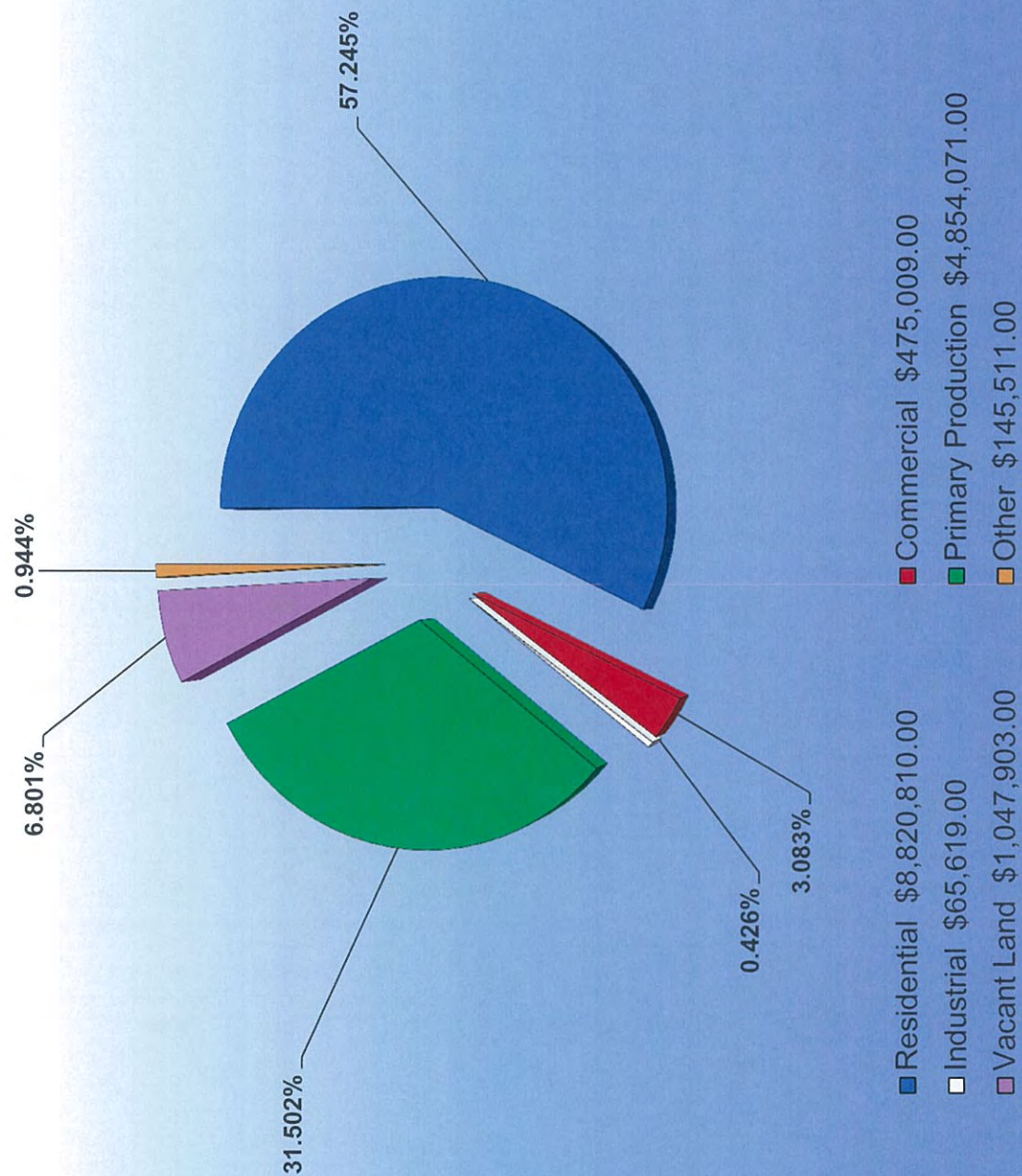
SAMPLE OF AVERAGE RATES PAYABLE

OPTION 2

Land Use	14/15 Capital Value	Rates Paid 14/15	Proposed 2015/16 Cap Vals	Proposed Rates 15/16 Fixed Charge \$400	Rate in \$	Increase
Residential	\$273,212.00	\$ 976.20	\$275,000.00	\$1,026.45	0.002278	5.15%
Residential	\$500,000.00	\$ 1,454.50	\$505,000.00	\$1,550.39	0.002278	6.59%
Commercial (ie Small Office)	\$50,000.00	\$ 505.45	\$50,600.00	\$515.26	0.002278	1.94%
Commercial (Supermarket)	\$650,000.00	\$ 1,770.85	\$657,800.00	\$1,898.47	0.002278	7.21%
Commercial (Silos)	\$11,500,000.00	\$ 24,653.50	\$11,638,000.00	\$26,911.36	0.002278	9.16%
Industrial (Quarry)	\$1,400,000.00	\$ 3,352.60	\$1,385,440.00	\$3,556.03	0.002278	6.07%
Vacant Land	\$136,082.00	\$ 687.00	\$136,000.00	\$709.80	0.002278	3.32%
Vacant Land	\$250,000.00	\$ 927.25	\$245,500.00	\$959.25	0.002278	3.45%
Primary Production	\$908,428.00	\$ 1,872.75	\$945,000.00	\$1,996.10	0.001689	6.59%
Primary Production	\$1,441,950.00	\$ 2,737.40	\$1,500,000.00	\$2,933.50	0.001689	7.16%
Primary Production	\$2,883,900.00	\$ 5,074.80	\$3,000,000.00	\$5,467.00	0.001689	7.73%

2015/2016 Rates by Land Use

Category – Option 2



		2013/2014	%	2014/2015	%	2015/2016	%
		RATES	DIFF.	RATES	DIFF.	RATES	DIFF.
Residential	CYP	1,715,795	8.14%	1,908,325	11.22%	2,082,699	9.14%
	Minlaton	961,661	6.56%	1,075,044	11.79%	1,177,954	9.57%
	Yorke town	998,583	7.50%	1,115,511	11.71%	1,222,721	9.61%
	Warooka	736,971	7.40%	833,158	13.05%	902,236	8.29%
		4,413,010	7.53%	4,932,038	11.76%	5,385,610	9.20%
Commercial	CYP	112,230	10.22%	124,045	10.53%	135,537	9.26%
	Minlaton	45,976	8.35%	50,248	9.29%	54,837	9.13%
	Yorke town	87,534	9.28%	97,340	11.20%	106,284	9.19%
	Warooka	15,001	2.76%	16,742	11.61%	18,752	12.00%
		260,740	9.12%	288,375	10.60%	315,410	9.37%
Industrial	CYP	17,928	9.90%	19,828	10.59%	21,109	6.46%
	Minlaton	5,821	6.30%	13,573	133.20%	14,661	8.01%
	Yorke town	5,750	5.14%	6,295	9.49%	6,640	5.48%
	Warooka	1,682	9.85%	1,860	10.59%	2,009	8.01%
		31,181	8.31%	41,557	33.28%	44,420	6.89%
Primary Prod.	CYP	2,632,576	11.88%	2,891,155	9.82%	3,143,286	8.72%
	Minlaton	553,570	8.13%	609,053	10.02%	665,644	9.29%
	Yorke town	305,030	7.07%	336,487	10.31%	368,439	9.50%
	Warooka	196,387	7.10%	215,875	9.92%	235,607	9.14%
		3,687,564	10.63%	4,052,570	9.90%	4,412,978	8.89%
Vacant Land	CYP	184,854	-1.36%	195,198	5.60%	211,648	8.43%
	Minlaton	82,005	3.67%	87,603	6.83%	90,725	3.56%
	Yorke town	95,173	1.93%	98,431	3.42%	102,791	4.43%
	Warooka	93,965	-1.06%	95,419	1.55%	99,940	4.74%
		455,997	0.26%	476,650	4.53%	505,103	5.97%
Other	CYP	10,482	29.02%	11,525	9.95%	12,396	7.56%
	Minlaton	17,452	10.71%	11,679	-33.08%	11,875	1.67%
	Yorke town	10,608	20.22%	11,964	12.78%	12,991	8.58%
	Warooka	29,810	-0.82%	32,839	10.16%	34,250	4.30%
		68,352	8.90%	68,007	-0.51%	71,512	5.15%
Marina Berths	Minlaton						
Fixed Charges		4,701,600	11.57%	4,671,600	-0.64%	4,675,200	0.08%
Total Raised		13,618,444	9.50%	14,530,797	6.70%	15,410,232	6.05%
Less Rebates		105,073	13.30%	111,372	5.99%	115,949	4.11%
Total Revenue		13,513,371	9.47%	14,516,194	7.42%	15,294,283	5.36%

AVERAGE RATES - 2013/14, 2014/15, 2015/16

Option 2

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Land Use	Area	2013/2014			2014/2015			2015/2016					
		Assess.	Ave. Rates	Diff. (\$)	Diff. (%)	Assess.	Ave. Rates	Diff. (\$)	Diff. (%)	Assess.	Ave. Rates	Diff. (\$)	Diff. (%)
Residential	CYP	3,290	\$921.52	73.79	8.70%	3,318	\$975.14	53.63	5.82%	3,328	\$1,025.81	50.67	5.20%
	Minlaton	1,847	\$920.66	69.67	8.19%	1,859	\$978.29	57.63	6.26%	1,874	\$1,028.58	50.29	5.14%
	Yorketown	2,011	\$896.56	70.49	8.53%	2,035	\$948.16	51.60	5.76%	2,049	\$996.74	48.58	5.12%
	Warooka	1,400	\$926.41	71.30	8.34%	1,421	\$986.32	59.91	6.47%	1,428	\$1,031.82	45.50	4.61%
Commercial		8,548	\$916.26	71.71	8.49%	8,633	\$971.30	55.04	6.01%	8679	\$1,020.53	49.23	5.07%
	CYP	161	\$1,097.08	104.65	10.54%	158	\$1,185.09	88.02	8.02%	158	\$1,257.83	72.74	6.14%
	Minlaton	121	\$779.97	77.77	11.07%	121	\$815.27	35.30	4.53%	123	\$845.83	30.56	3.75%
	Yorketown	123	\$1,111.66	105.67	10.50%	123	\$1,191.38	79.73	7.17%	127	\$1,236.88	45.50	3.82%
Industrial	Warooka	44	\$740.93	49.17	7.11%	44	\$780.50	39.58	5.34%	47	\$798.97	18.47	2.37%
		449	\$980.71	93.22	10.50%	446	\$1,046.58	65.87	6.72%	455	\$1,093.21	46.63	4.46%
	CYP	25	\$1,117.14	104.61	10.33%	25	\$1,193.10	75.96	6.80%	24	\$1,279.54	86.43	7.24%
	Minlaton	14	\$815.76	64.63	8.60%	16	\$1,248.34	432.58	53.03%	16	\$1,316.32	67.98	5.45%
Primary Production	Yorketown	17	\$738.21	74.41	11.21%	17	\$770.32	32.10	4.35%	17	\$790.61	20.29	2.63%
	Warooka	6	\$680.33	65.14	10.59%	6	\$710.02	29.69	4.36%	6	\$734.87	24.84	3.50%
		62	\$902.91	85.95	10.52%	64	\$1,049.32	146.41	16.21%	63	\$1,105.07	55.75	5.31%
	CYP	1,239	\$2,292.76	227.02	10.99%	1,249	\$2,482.78	190.02	8.29%	1,259	\$2,656.65	173.88	7.00%
Vacant Land	Minlaton	607	\$1,079.98	70.35	6.97%	609	\$1,168.09	88.11	8.16%	613	\$1,245.88	77.79	6.66%
	Yorketown	558	\$714.65	42.10	6.26%	559	\$769.94	55.30	7.74%	561	\$816.75	46.81	6.08%
	Warooka	334	\$755.99	44.99	6.33%	335	\$812.40	56.42	7.46%	338	\$857.06	44.66	5.50%
		2,738	\$1,514.81	132.73	9.60%	2,752	\$1,640.59	125.78	8.30%	2771	\$1,752.56	111.97	6.82%
Other	CYP	558	\$731.28	40.78	5.91%	544	\$758.82	27.54	3.77%	546	\$787.63	28.81	3.80%
	Minlaton	298	\$675.18	47.95	7.65%	291	\$701.04	25.86	3.83%	282	\$721.72	20.68	2.95%
	Yorketown	433	\$619.80	47.11	8.23%	418	\$635.48	15.68	2.53%	412	\$649.49	14.01	2.20%
	Warooka	410	\$629.18	41.98	7.15%	391	\$644.04	14.86	2.36%	388	\$657.58	13.54	2.10%
Marina Berths		1,699	\$668.39	43.95	7.04%	1,644	\$689.93	21.54	3.22%	1628	\$710.26	20.33	2.95%
	CYP	49	\$613.93	88.12	16.76%	50	\$630.51	16.58	2.70%	49	\$652.99	22.48	3.57%
	Minlaton	100	\$574.52	52.01	9.95%	25	\$867.18	292.65	50.94%	23	\$916.30	49.13	5.67%
	Yorketown	26	\$808.00	108.63	15.53%	27	\$843.10	35.10	4.34%	26	\$899.65	56.54	6.71%
Marina Berths	Warooka	112	\$666.16	47.04	7.60%	111	\$695.84	29.69	4.46%	110	\$711.36	15.52	2.23%
		287	\$638.16	60.21	10.42%	213	\$719.28	81.12	12.71%	208	\$743.81	24.52	3.41%

Note: Allowance has been made for approx. 60% of Primary Production assessments being exempt of a Fixed Charge component.

TOWN / LOCATION	RATES PROPOSED 2013/2014	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2014/2015	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2015/2016	PERCENTAGE INCREASE / DECREASE
ARDROSSAN	743,452.16	8.28%	798,712.36	7.43%	845,528.19	5.86%
ARTHURTON	37,824.78	9.91%	39,689.56	4.93%	41,271.80	3.99%
BALGOWAN	219,766.79	9.59%	234,866.29	6.87%	246,009.68	4.74%
MAITLAND	508,060.91	12.56%	537,949.29	5.88%	560,537.84	4.20%
PORT CLINTON	282,033.94	8.75%	290,029.94	2.84%	303,442.11	4.62%
PRICE	101,135.84	10.70%	105,601.57	4.42%	109,758.52	3.94%
CHINAMAN WELLS	39,094.71	7.24%	40,402.55	3.35%	42,797.97	5.93%
POINT PEARCE	26,846.13	24.62%	28,511.21	6.20%	29,947.10	5.04%
SOUTH KILKERRAN	15,025.89	10.70%	15,666.19	4.26%	17,060.45	8.90%
TIDDY WIDDY	216,897.69	7.34%	229,853.22	5.97%	240,542.98	4.65%
HD CLINTON	293,935.31	11.36%	320,023.99	8.88%	344,151.07	7.54%
HD CUNNINGHAM	371,336.14	12.18%	403,783.68	8.74%	436,761.66	8.17%
HD KILKERRAN	272,886.64	12.07%	297,153.95	8.89%	319,150.02	7.40%
HD MAITLAND	579,596.18	11.57%	631,277.58	8.92%	682,812.60	8.16%
HD TIPARRA	750,390.79	12.31%	816,547.98	8.82%	879,279.47	7.68%
BLUFF BEACH	36,640.37	9.37%	39,618.73	8.13%	41,703.69	5.26%
BRENTWOOD	9,737.72	10.75%	10,371.96	6.51%	11,215.69	8.13%
CURRAMULKA	70,904.88	10.30%	73,989.66	4.35%	77,606.70	4.89%
HARDWICKE BAY	283,337.14	7.41%	301,096.40	6.27%	316,851.53	5.23%
MINLATON	379,878.85	9.56%	401,015.61	5.56%	419,578.24	4.63%
PARSONS BEACH	53,590.50	8.14%	57,582.94	7.45%	60,743.97	5.49%
PORT JULIA	142,843.06	12.41%	149,015.84	4.32%	157,192.81	5.49%
PORT RICKABY	64,726.40	8.37%	69,185.12	6.89%	72,677.72	5.05%
PORT VICTORIA	483,451.73	11.18%	515,993.94	6.73%	548,194.01	6.24%
PORT VINCENT	657,784.05	7.38%	706,894.21	7.47%	742,703.49	5.07%
SHEOAK FLAT	46,360.49	10.91%	48,983.26	5.66%	51,466.86	5.07%
BLACK POINT	387,877.08	3.15%	419,820.59	8.24%	446,734.90	6.41%
JAMES WELL	157,631.77	10.60%	164,517.07	4.37%	173,421.96	5.41%
PINE POINT	151,228.24	9.80%	160,764.34	6.31%	169,070.57	5.17%
ROGUES POINT	87,832.13	10.46%	91,902.70	4.63%	97,535.95	6.13%
URANIA	4,352.68	10.66%	4,517.15	3.78%	4,654.75	3.05%
HD CURRAMULKA	279,755.50	9.93%	302,615.39	8.17%	325,469.14	7.55%
HD KOOLYWURTIE	168,963.82	9.74%	182,045.95	7.74%	196,540.21	7.96%
HD MINLACOWIE	225,510.01	8.68%	242,982.74	7.75%	260,574.99	7.24%
HD MULOO WURTIE	334,013.03	11.81%	365,515.54	9.43%	394,409.61	7.91%
HD RAMSAY	150,043.08	7.29%	162,037.98	7.99%	176,484.43	8.92%
HD WAURALTEE	374,794.57	12.17%	402,975.25	7.52%	435,602.69	8.10%
COOBOWIE	247,515.10	8.92%	266,879.68	7.82%	281,728.92	5.56%
EDITHBURGH	488,610.54	8.95%	521,860.63	6.81%	549,629.37	5.32%
STANSBURY	564,210.53	8.70%	606,223.09	7.45%	641,180.98	5.77%
WOOL BAY	139,095.31	8.48%	146,703.70	5.47%	153,880.68	4.89%
YORKETOWN	372,818.93	9.84%	389,948.54	4.59%	406,487.19	4.24%
OAKLANDS	7,797.44	10.93%	7,914.76	1.50%	8,120.83	2.60%
PORT MOOROWIE	152,176.23	9.00%	159,458.33	4.79%	167,728.42	5.19%
SULTANA POINT	106,205.58	7.36%	108,435.25	2.10%	114,278.57	5.39%
HD DALRYMPLE	171,320.26	8.77%	184,379.01	7.62%	198,786.62	7.81%
HD MELVILLE	240,549.47	8.76%	259,126.28	7.72%	280,073.63	8.08%
HD MOOROWIE	97,578.28	10.02%	104,298.77	6.89%	111,170.46	6.59%
CORNY POINT	187,230.96	6.10%	200,066.29	6.86%	210,045.75	4.99%
MARION BAY	366,004.83	7.05%	378,891.63	3.52%	390,973.42	3.19%
POINT TURTON	459,071.34	8.44%	489,380.69	6.60%	515,602.47	5.36%
THE PINES	162,172.27	9.14%	170,798.65	5.32%	177,730.00	4.06%
WAROOKA	113,798.22	10.66%	119,943.57	5.40%	125,059.79	4.27%
COUCH'S BEACH	26,174.73	9.97%	27,680.42	5.75%	28,957.43	4.61%
FOUL BAY	47,907.09	9.28%	50,777.28	5.99%	53,283.27	4.94%
INNES NATIONAL PARK	18,280.19	0.62%	19,125.64	4.62%	19,856.91	3.82%
THE DRAIN	157,225.34	9.10%	169,013.68	7.50%	179,038.74	5.93%

Option 2

TOWN / LOCATION	RATES PROPOSED 2013/2014	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2014/2015	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2015/2016	PERCENTAGE INCREASE / DECREASE
HD CARRIBIE	93,277.66	9.70%	99,563.38	6.74%	106,063.41	6.53%
HD COONARIE	67,858.67	9.86%	73,012.25	7.59%	76,767.86	5.14%
HD PARA WURLIE	146,969.65	8.70%	158,770.90	8.03%	170,389.12	7.32%
HD WARRENBEN	49,844.92	11.45%	52,468.47	5.26%	55,025.65	4.87%
PORT VINCENT MARINA	125,209.37	6.77%	102,564.36	-18.09%	108,887.14	6.16%
	13,618,443.89	9.50%	14,530,796.99	6.70%	15,410,232.01	6.05%
Less Rebates	105,072.91	13.82%	111,371.92	5.99%	115,949.56	4.11%
	13,513,370.99	8.66%	14,419,425.07	6.70%	15,294,282.44	6.07%

OPTION 3

Based on Differential Rate

Land Use	2014/2015	PROPOSED	REVENUE	AVERAGE RATE INCREASE	% OF TOTAL REVENUE
Residential	0.002109	0.002268	\$5,361,968	8.72%	34.79%
Commercial	0.002109	0.002268	\$314,025	8.89%	2.04%
Industry	0.002109	0.002268	\$44,224	6.42%	0.29%
Primary Production	0.001621	0.001655	\$4,324,143	6.70%	28.06%
Vacant Land	0.002109	0.002268	\$502,886	5.50%	3.26%
Other	0.002109	0.002268	\$71,197	4.69%	0.46%
Fixed Charge	\$400	\$410	\$4,792,080	2.58%	31.10%

Based on Overall Rate (includes Fixed Charge \$410)

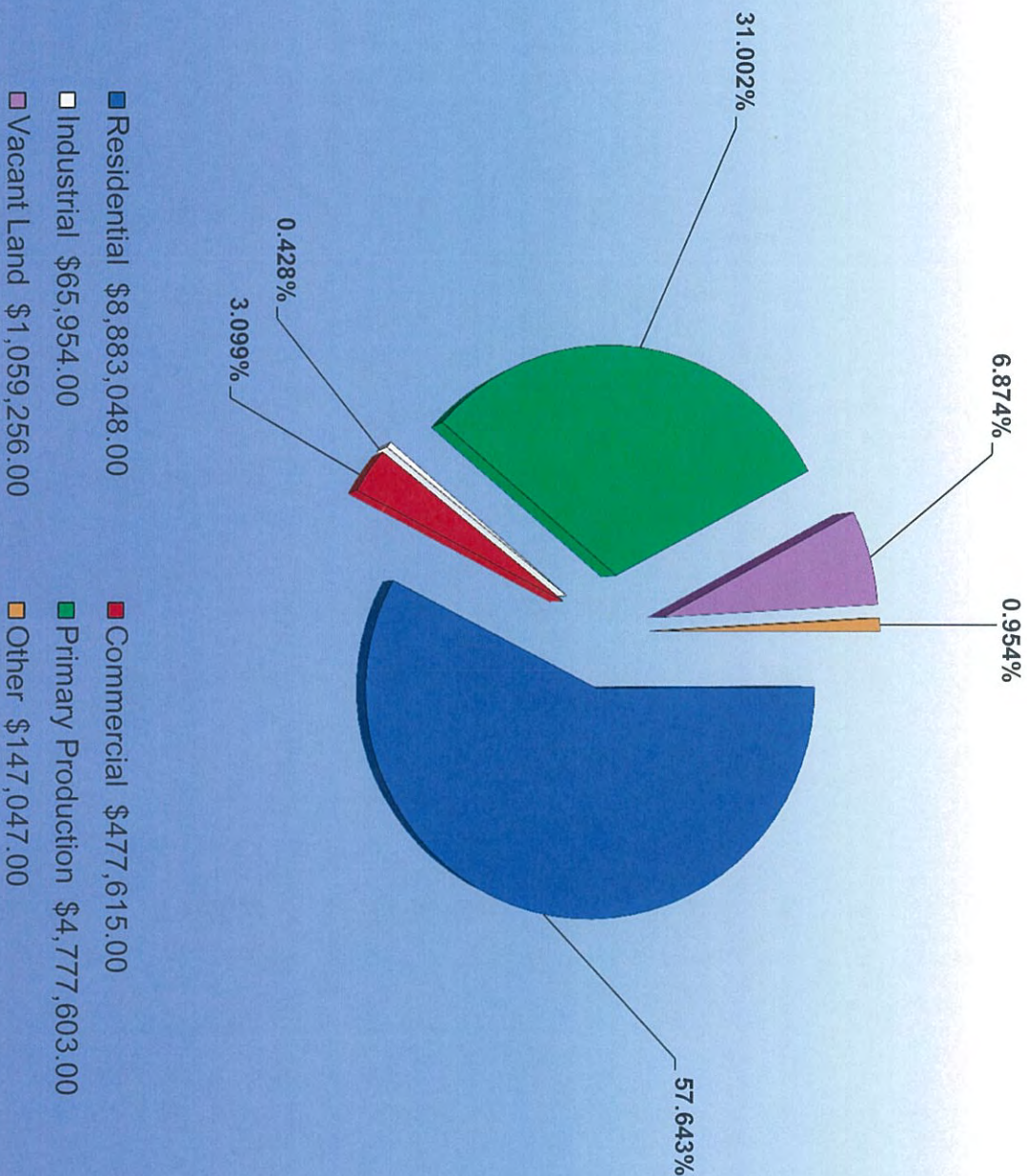
Land Use	2014/2015	PROPOSED	REVENUE	AVERAGE RATE INCREASE	% OF TOTAL REVENUE
Residential	0.002109	0.002268	\$8,883,048	5.82%	57.64%
Commercial	0.002109	0.002268	\$477,615	5.12%	3.10%
Industry	0.002109	0.002268	\$65,954	5.97%	0.43%
Primary Production	0.001621	0.001655	\$4,777,603	5.11%	31.00%
Vacant Land	0.002109	0.002268	\$1,059,256	4.20%	6.88%
Other	0.002109	0.002268	\$147,047	4.59%	0.95%

SAMPLE OF AVERAGE RATES PAYABLE

OPTION 3

Land Use	14/15 Capital Value	Rates Paid 14/15	Proposed 2015/16 Cap Vals	Proposed Rates 15/16 Fixed Charge \$410	Rate in \$	Increase
Residential	\$273,212.00	\$ 976.20	\$275,000.00	\$1,033.70	0.002268	5.89%
Residential	\$500,000.00	\$ 1,454.50	\$505,000.00	\$1,555.34	0.002268	6.93%
Commercial (ie Small Office)	\$50,000.00	\$ 505.45	\$50,600.00	\$524.76	0.002268	3.82%
Commercial (Supermarket)	\$650,000.00	\$ 1,770.85	\$657,800.00	\$1,901.89	0.002268	7.40%
Commercial (Silos)	\$11,500,000.00	\$ 24,653.50	\$11,638,000.00	\$26,804.98	0.002268	8.73%
Industrial (Quarry)	\$1,400,000.00	\$ 3,352.60	\$1,385,440.00	\$3,552.18	0.002268	5.95%
Vacant Land	\$136,082.00	\$ 687.00	\$136,000.00	\$718.45	0.002268	4.58%
Vacant Land	\$250,000.00	\$ 927.25	\$245,500.00	\$966.79	0.002268	4.26%
Primary Production	\$908,428.00	\$ 1,872.75	\$945,000.00	\$1,973.98	0.001655	5.41%
Primary Production	\$1,441,950.00	\$ 2,737.40	\$1,500,000.00	\$2,892.50	0.001655	5.67%
Primary Production	\$2,883,900.00	\$ 5,074.80	\$3,000,000.00	\$5,375.00	0.001655	5.92%

2014/2015 Rates by Land Use Category – Option 3



		2013/2014	%	2014/2015	%	2015/2016	%
		RATES	DIFF.	RATES	DIFF.	RATES	DIFF.
Residential	CYP	1,715,795	8.14%	1,908,325	11.22%	2,073,556	8.66%
	Minlaton	961,661	6.56%	1,075,044	11.79%	1,172,783	9.09%
	Yorke town	998,583	7.50%	1,115,511	11.71%	1,217,353	9.13%
	Warooka	736,971	7.40%	833,158	13.05%	898,276	7.82%
		4,413,010	7.53%	4,932,038	11.76%	5,361,968	8.72%
Commercial	CYP	112,230	10.22%	124,045	10.53%	134,942	8.78%
	Minlaton	45,976	8.35%	50,248	9.29%	54,596	8.65%
	Yorke town	87,534	9.28%	97,340	11.20%	105,817	8.71%
	Warooka	15,001	2.76%	16,742	11.61%	18,669	11.51%
		260,740	9.12%	288,375	10.60%	314,025	8.89%
Industrial	CYP	17,928	9.90%	19,828	10.59%	21,016	5.99%
	Minlaton	5,821	6.30%	13,573	133.20%	14,597	7.54%
	Yorke town	5,750	5.14%	6,295	9.49%	6,611	5.02%
	Warooka	1,682	9.85%	1,860	10.59%	2,000	7.54%
		31,181	8.31%	41,557	33.28%	44,225	6.42%
Primary Prod.	CYP	2,632,576	11.88%	2,891,155	9.82%	3,080,011	6.53%
	Minlaton	553,570	8.13%	609,053	10.02%	652,245	7.09%
	Yorke town	305,030	7.07%	336,487	10.31%	361,023	7.29%
	Warooka	196,387	7.10%	215,875	9.92%	230,865	6.94%
		3,687,564	10.63%	4,052,570	9.90%	4,324,143	6.70%
Vacant Land	CYP	184,854	-1.36%	195,198	5.60%	210,719	7.95%
	Minlaton	82,005	3.67%	87,603	6.83%	90,327	3.11%
	Yorke town	95,173	1.93%	98,431	3.42%	102,340	3.97%
	Warooka	93,965	-1.06%	95,419	1.55%	99,501	4.28%
		455,997	0.26%	476,650	4.53%	502,886	5.50%
Other	CYP	10,482	29.02%	11,525	9.95%	12,342	7.09%
	Minlaton	17,452	10.71%	11,679	-33.08%	11,823	1.23%
	Yorke town	10,608	20.22%	11,964	12.78%	12,934	8.11%
	Warooka	29,810	-0.82%	32,839	10.16%	34,099	3.84%
		68,352	8.90%	68,007	-0.51%	71,198	4.69%
Marina Berths	Minlaton						
Fixed Charges		4,701,600	11.57%	4,671,600	-0.64%	4,792,080	2.58%
Total Raised		13,618,444	9.50%	14,530,797	6.70%	15,410,525	6.05%
Less Rebates		105,073	13.30%	111,372	5.99%	116,810	4.88%
Total Revenue		13,513,371	9.47%	14,516,194	7.42%	15,293,715	5.36%

AVERAGE RATES - 2013/14, 2014/15, 2015/16

Option 3

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Land Use	Area	2013/2014				2014/2015				2015/2016			
		Assess.	Ave. Rates	Diff. (\$)	Diff. (%)	Assess.	Ave. Rates	Diff. (\$)	Diff. (%)	Assess.	Ave. Rates	Diff. (\$)	Diff. (%)
Residential	CYP	3,290	\$921.52	73.79	8.70%	3,318	\$975.14	53.63	5.82%	3,328	\$1,033.06	57.92	5.94%
	Minlaton	1,847	\$920.66	69.67	8.19%	1,859	\$978.29	57.63	6.26%	1,874	\$1,035.82	57.53	5.88%
	Yorketown	2,011	\$896.56	70.49	8.53%	2,035	\$948.16	51.60	5.76%	2,049	\$1,004.12	55.96	5.90%
	Warooka	1,400	\$926.41	71.30	8.34%	1,421	\$986.32	59.91	6.47%	1,428	\$1,039.04	52.73	5.35%
Commercial		8,548	\$916.26	71.71	8.49%	8,633	\$971.30	55.04	6.01%	8679	\$1,027.81	56.51	5.82%
	CYP	161	\$1,097.08	104.65	10.54%	158	\$1,185.09	88.02	8.02%	158	\$1,264.07	78.97	6.66%
	Minlaton	121	\$779.97	77.77	11.07%	121	\$815.27	35.30	4.53%	123	\$853.87	38.60	4.73%
	Yorketown	123	\$1,111.66	105.67	10.50%	123	\$1,191.38	79.73	7.17%	127	\$1,243.21	51.82	4.35%
Industrial	Warooka	44	\$740.93	49.17	7.11%	44	\$780.50	39.58	5.34%	47	\$807.22	26.72	3.42%
		449	\$980.71	93.22	10.50%	446	\$1,046.58	65.87	6.72%	455	\$1,100.16	53.58	5.12%
	CYP	25	\$1,117.14	104.61	10.33%	25	\$1,193.10	75.96	6.80%	24	\$1,285.68	92.57	7.76%
	Minlaton	14	\$815.76	64.63	8.60%	16	\$1,246.34	432.58	53.03%	16	\$1,322.30	73.96	5.92%
Primary Production	Yorketown	17	\$738.21	74.41	11.21%	17	\$770.32	32.10	4.35%	17	\$798.90	28.58	3.71%
	Warooka	6	\$680.33	65.14	10.59%	6	\$710.02	29.69	4.36%	6	\$743.40	33.37	4.70%
		62	\$902.91	85.95	10.52%	64	\$1,049.32	146.41	16.21%	63	\$1,111.98	62.66	5.97%
	CYP	1,239	\$2,292.76	227.02	10.99%	1,249	\$2,482.78	190.02	8.29%	1,259	\$2,610.39	127.62	5.14%
Vacant Land	Minlaton	607	\$1,079.98	70.35	6.97%	609	\$1,168.09	88.11	8.16%	613	\$1,228.02	59.93	5.13%
	Yorketown	558	\$714.65	42.10	6.26%	559	\$769.94	55.30	7.74%	561	\$807.53	37.59	4.88%
	Warooka	334	\$755.99	44.99	6.33%	335	\$812.40	56.42	7.46%	338	\$847.03	34.63	4.26%
		2,738	\$1,514.81	132.73	9.60%	2,752	\$1,640.59	125.78	8.30%	2771	\$1,724.50	83.91	5.11%
Other	CYP	558	\$731.28	40.78	5.91%	544	\$758.82	27.54	3.77%	546	\$795.93	37.11	4.89%
	Minlaton	298	\$675.18	47.95	7.65%	291	\$701.04	25.86	3.83%	282	\$730.31	29.27	4.17%
	Yorketown	433	\$619.80	47.11	8.23%	418	\$635.48	15.68	2.53%	412	\$658.40	22.92	3.61%
	Warooka	410	\$629.18	41.98	7.15%	391	\$644.04	14.86	2.36%	388	\$666.45	22.41	3.48%
Marina Berths		1,699	\$668.39	43.95	7.04%	1,644	\$689.93	21.54	3.22%	1628	\$718.90	28.96	4.20%
	CYP	49	\$613.93	88.12	16.76%	50	\$630.51	16.58	2.70%	49	\$661.88	31.37	4.98%
	Minlaton	100	\$574.52	52.01	9.95%	25	\$867.18	292.65	50.94%	23	\$924.04	56.86	6.56%
	Yorketown	26	\$808.00	108.63	15.53%	27	\$843.10	35.10	4.34%	26	\$907.45	64.35	7.63%
Marina Berths	Warooka	112	\$666.16	47.04	7.60%	111	\$695.84	29.69	4.46%	110	\$719.99	24.15	3.47%
	Minlaton	287	\$638.16	60.21	10.42%	213	\$719.28	81.12	12.71%	208	\$752.30	33.02	4.59%

Note: Allowance has been made for approx. 60% of Primary Production assessments being exempt of a Fixed Charge component.

TOWN / LOCATION	RATES PROPOSED 2013/2014	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2014/2015	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2015/2016	PERCENTAGE INCREASE / DECREASE
ARDROSSAN	743,452.16	8.28%	798,712.36	7.43%	850,880.56	6.53%
ARTHURTON	37,824.78	9.91%	39,689.56	4.93%	41,795.98	5.31%
BALGOWAN	219,766.79	9.59%	234,866.29	6.87%	247,939.26	5.57%
MAITLAND	508,060.91	12.56%	537,949.29	5.88%	565,434.06	5.11%
PORT CLINTON	282,033.94	8.75%	290,029.94	2.84%	306,424.48	5.65%
PRICE	101,135.84	10.70%	105,601.57	4.42%	110,922.53	5.04%
CHINAMAN WELLS	39,094.71	7.24%	40,402.55	3.35%	43,056.82	6.57%
POINT PEARCE	26,846.13	24.62%	28,511.21	6.20%	30,415.19	6.68%
SOUTH KILKERRAN	15,025.89	10.70%	15,666.19	4.26%	17,267.70	10.22%
TIDDY WIDDY	216,897.69	7.34%	229,853.22	5.97%	242,461.29	5.49%
HD CLINTON	293,935.31	11.36%	320,023.99	8.88%	338,707.96	5.84%
HD CUNNINGHAM	371,336.14	12.18%	403,783.68	8.74%	430,356.92	6.58%
HD KILKERRAN	272,886.64	12.07%	297,153.95	8.89%	314,122.54	5.71%
HD MAITLAND	579,596.18	11.57%	631,277.58	8.92%	671,011.78	6.29%
HD TIPARRA	750,390.79	12.31%	816,547.98	8.82%	864,638.73	5.89%
BLUFF BEACH	36,640.37	9.37%	39,618.73	8.13%	41,920.32	5.81%
BRENTWOOD	9,737.72	10.75%	10,371.96	6.51%	11,354.55	9.47%
CURRAMULKA	70,904.88	10.30%	73,989.66	4.35%	78,523.91	6.13%
HARDWICKE BAY	283,337.14	7.41%	301,096.40	6.27%	319,181.39	6.01%
MINLATON	379,878.85	9.56%	401,015.61	5.56%	423,558.81	5.62%
PARSONS BEACH	53,590.50	8.14%	57,582.94	7.45%	61,300.23	6.46%
PORT JULIA	142,843.06	12.41%	149,015.84	4.32%	158,501.27	6.37%
PORT RICKABY	64,726.40	8.37%	69,185.12	6.89%	73,111.06	5.67%
PORT VICTORIA	483,451.73	11.18%	515,993.94	6.73%	551,867.17	6.95%
PORT VINCENT	657,784.05	7.38%	706,894.21	7.47%	747,366.65	5.73%
SHEOAK FLAT	46,360.49	10.91%	48,983.26	5.66%	51,875.75	5.91%
BLACK POINT	387,877.08	3.15%	419,820.59	8.24%	447,665.78	6.63%
JAMES WELL	157,631.77	10.60%	164,517.07	4.37%	174,506.35	6.07%
PINE POINT	151,228.24	9.80%	160,764.34	6.31%	170,138.80	5.83%
ROGUES POINT	87,832.13	10.46%	91,902.70	4.63%	97,930.70	6.56%
URANIA	4,352.68	10.66%	4,517.15	3.78%	4,716.61	4.42%
HD CURRAMULKA	279,755.50	9.93%	302,615.39	8.17%	321,877.45	6.37%
HD KOOLYWURTIE	168,963.82	9.74%	182,045.95	7.74%	194,657.76	6.93%
HD MINLACOWIE	225,510.01	8.68%	242,982.74	7.75%	258,487.96	6.38%
HD MULOO WURTIE	334,013.03	11.81%	365,515.54	9.43%	387,676.79	6.06%
HD RAMSAY	150,043.08	7.29%	162,037.98	7.99%	174,462.59	7.67%
HD WAURALTEE	374,794.57	12.17%	402,975.25	7.52%	428,698.96	6.38%
COOBOWIE	247,515.10	8.92%	266,879.68	7.82%	283,745.15	6.32%
EDITHBURGH	488,610.54	8.95%	521,860.63	6.81%	553,870.30	6.13%
STANSBURY	564,210.53	8.70%	606,223.09	7.45%	645,250.52	6.44%
WOOL BAY	139,095.31	8.48%	146,703.70	5.47%	155,144.90	5.75%
YORKETOWN	372,818.93	9.84%	389,948.54	4.59%	410,447.83	5.26%
OAKLANDS	7,797.44	10.93%	7,914.76	1.50%	8,232.92	4.02%
PORT MOOROWIE	152,176.23	9.00%	159,458.33	4.79%	169,483.90	6.29%
SULTANA POINT	106,205.58	7.36%	108,435.25	2.10%	115,020.30	6.07%
HD DALRYMPLE	171,320.26	8.77%	184,379.01	7.62%	196,733.56	6.70%
HD MELVILLE	240,549.47	8.76%	259,126.28	7.72%	278,409.58	7.44%
HD MOOROWIE	97,578.28	10.02%	104,298.77	6.89%	110,268.45	5.72%
CORNY POINT	187,230.96	6.10%	200,066.29	6.86%	211,554.96	5.74%
MARION BAY	366,004.83	7.05%	378,891.63	3.52%	394,159.34	4.03%
POINT TURTON	459,071.34	8.44%	489,380.69	6.60%	519,428.64	6.14%
THE PINES	162,172.27	9.14%	170,798.65	5.32%	179,512.59	5.10%
WAROOKA	113,798.22	10.66%	119,943.57	5.40%	126,433.19	5.41%
COUCH'S BEACH	26,174.73	9.97%	27,680.42	5.75%	29,182.99	5.43%
FOUL BAY	47,907.09	9.28%	50,777.28	5.99%	53,731.21	5.82%
INNES NATIONAL PARK	18,280.19	0.62%	19,125.64	4.62%	20,063.64	4.90%
THE DRAIN POINT SOUTTAR	157,225.34	9.10%	169,013.68	7.50%	179,839.84	6.41%

Option 3

TOWN / LOCATION	RATES PROPOSED 2013/2014	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2014/2015	PERCENTAGE INCREASE / DECREASE	RATES PROPOSED 2015/2016	PERCENTAGE INCREASE / DECREASE
HD CARRIBIE	93,277.66	9.70%	99,563.38	6.74%	105,756.75	6.22%
HD COONARIE	67,858.67	9.86%	73,012.25	7.59%	76,533.48	4.82%
HD PARA WURLIE	146,969.65	8.70%	158,770.90	8.03%	168,612.91	6.20%
HD WARRENBEN	49,844.92	11.45%	52,468.47	5.26%	55,000.59	4.83%
PORT VINCENT MARINA	125,209.37	6.77%	102,564.36	-18.09%	109,290.84	6.56%
	13,618,443.89	9.50%	14,530,796.99	6.70%	15,410,524.99	6.05%
<u>Less Rebates</u>	105,072.91	13.82%	111,371.92	5.99%	116,809.61	4.88%
	13,513,370.99	8.66%	14,419,425.07	6.70%	15,293,715.38	6.06%

DIRECTOR CORPORATE AND COMMUNITY SERVICES

DA/ITEM 6.2

4. ROYAL VOLUNTEER COASTAL PATROL SA INC. – POINT TURTON

(File Ref:9.24.1.1)

INTRODUCTION

The Commander for the Royal Volunteer Coastal Patrol SA Inc. (RVCP) has written to Council asking Council to consider providing a portion of land at Point Turton to lease for the purpose of building a shed to house a rescue boat, tow vehicle, radio van and various rescue equipment.

RECOMMENDATION

That Council give permission to proceed with the public consultation process for the granting of a five year lease with one five year right of renewal to the Royal Volunteer Coastal Patrol SA Inc. over a portion of land being located on Allotment 91, 68 Esplanade Point Turton, Plan 10747 Certificate of Title Volume: 5553 Folio: 363, for the purpose building a storage shed.

COMMENT

The group has suggested that a portion of Council owned land being Allotment 91, 68 Esplanade Point Turton would be a suitable site for the shed. The property is listed as Category 3 Public and Community on Council's Community Register. Please refer to Attachment 1 & 2 for location.

The proposed leased land would house a 18m x 7m x 3.6m colour bond shed which will be used only for storage as the group will conduct meetings and training at the Point Turton Progress Association Community Hall located at Allotment 47, 62 Esplanade Point Turton.

A driveway will be established from the Esplanade which will lead to the shed. Please refer to Attachment 3.

Currently the rescue boat, vehicle and van are kept on private property however they are not garaged or in secure lock up. The rescue boat needs to be secure from vandalism as it contains valuable and expensive navigation and communication equipment. The boat is also a very valuable asset to the district as it is used approximately three times a month for towing as a result of breakdowns. The rescue boat is also used as a safety rescue boat for the Point Turton Yacht Club race days.

In accordance with the Local Government Act 1999 Section 161, and as the purpose of the proposed lease is for providing a service to the community, a 100 % rebate on Council rates may apply under the same legislation, over the portion of land.

In the event that the RVCP were to connect to the Point Turton Community Wastewater Management Scheme or choose to use Council's Waste & Recycling scheme, the RVCP would be responsible for the associated service charges.

A lease to the RVCP for the portion of land is subject to all necessary Development application outcomes in relation to the new shed.

The public consultation process entails advertising a Public Consultation notice in the Yorke Peninsula Country Times and on Council's website with an information report made available at Council offices and on Council's website. The public notice will also be posted to the neighbouring properties to alert them to the Public Consultation process.

After the 21 days public consultation period a report will be prepared for Council outlining the outcome of the public consultation process including any written submissions.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Section 201 (2) Local Government Act 1999

PO057 Public Consultation Policy

Section 161 - Rebate of Rates – Community Services

Strategic Plan

Key Theme: Community Engagement

1. Vitality and Connection

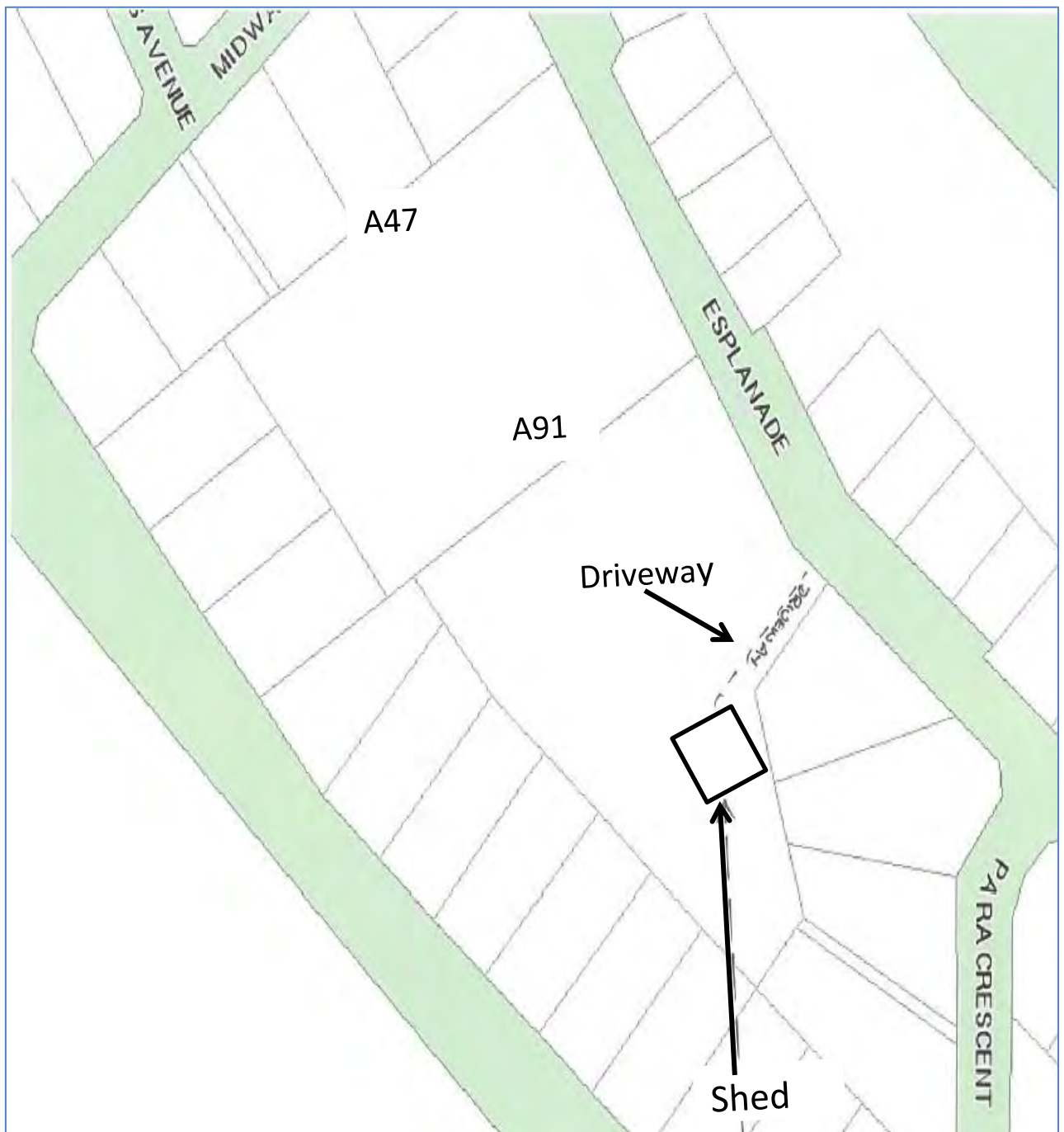
Strategic Goal: 1.2 Offer a range of accessible community facilities, programs, event and activities

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

The lease fee for the proposed lease is \$50 + GST per annum.

The solicitor's \$600.00 (subject to fee increase effective 1 July 2015) lease document preparation fee (subject to increase effective 1 July 2015) will be shared equally between the Royal Volunteer Coastal Patrol SA Inc. and Council

Attachment 1 - Proposed site for Shed at Point Turton



Attachment 2 – Aerial of proposed location for shed



Attachment 3 – trees to be removed for Driveway leading to shed



DIRECTOR CORPORATE AND COMMUNITY SERVICES

DA/ITEM 6.2

5. SYP COMMUNITY SHOP INC (File Ref:9.24.1.1)

INTRODUCTION

Currently the SYP Community Shop ('the Shop') is located at Part Section 744, 35 Stansbury Road Yorketown. A request has now been received by the Shop committee to relocate the Shop to the Masonic Hall at Allotment 92, 21 Edithburgh Road Yorketown.

RECOMMENDATION

That Council give permission to proceed with the public consultation process for the granting of a five year lease with one five year right of renewal to the SYP Community Shop Inc. over the Masonic Hall property being Allotment 92, 21 Edithburgh Road Yorketown Certificate of Title: Volume 5315 Folio 803, for the purpose of relocating the Community Op Shop.

COMMENT

As told by a Shop committee member, in 1965 a group of volunteers started the Yorketown Auxiliary "Home for the Age", in Yorketown, as a catering business for weddings and other functions. Later they joined with other town auxiliaries in the area and this was the beginning of the Elanora Home at Stansbury. A Coffee Shop was opened in May 1971 with an area of the Shop selling second hand clothing. When the premises got too small the group moved to Twartz Cottage on Waterloo Bay Road Yorketown and stayed there until the building burnt down in 2002. The Shop then moved to the current location at 35 Stansbury Road Yorketown and later became the SYP Community Shop Inc.

Each year the proceeds from the Shop donate money to the Flying Doctors, Eldercare Elanora, Minlaton SYP Community Housing Assoc. and various other health groups within the region as well as other community groups.

In 2015 alone the SYP Community Shop has donated \$26,000 thus far to Yorketown sporting groups, given a defibrillator to Yorketown Foodland and has bought two other defibrillators for the area.

The Shop is managed only by volunteers who work for the community three days a week and require larger premises to provide the volunteers a much better area to service their many customers.

The Shop asks for Council's permission to relinquish the current lease over the Stansbury Road Yorketown property and that a new lease is granted over the Masonic Hall property on Edithburgh Road Yorketown. Relocating the Shop will provide the space needed to accommodate the large amount of stock held for sale.

Council records show that the Council owned Masonic Hall property was transferred to Council in 1997 and is currently used by the Yorketown Senior Citizens group. The property is listed on the Community Land Register as Category 3 Public & Community.

After discussion between / with both groups, the Senior Citizens are willing to continue to use the smaller room for their activities while both groups jointly share the kitchen and toilet amenities. The shared accommodation arrangement of the Masonic Hall between

the Shop and Senior Citizens over the Masonic Hall will be documented in the proposed lease.

It has also been agreed that the photos of previous Masonic Lodge members which are currently displayed in the foyer of the Masonic Hall will be hung in the main hall for historical purpose.

Currently the Shop is eligible for a 100% rebate on Council rates over the Stansbury Road Yorketown location in accordance with the Local Government Act 1999 Section 161 and as the purpose of the proposed lease remains the same at the Masonic Hall, a 100 % rebate on Council rates may apply under the same legislation.

The Shop would however be responsible for the full cost of the Yorketown Wastewater Management and the Waste & Recycling Service charges over the 21 Edithburgh Road Yorketown property.

It is proposed that the lease rent be based on the current lease conditions. Currently the lease rent for 2014 – 2015 is \$120.84 + GST paid annually in advance increasing annually by July's Adelaide CPI% increase on the anniversary of the lease commencement date, with a review of the rent amount being at the end of the lease term.

The public consultation process entails advertising a Public Consultation notice in the Yorke Peninsula Country Times and on Council's website with an information report made available at Council offices and on Council's website.

After the 21 days public consultation period a report will be prepared for Council outlining the outcome of the public consultation process including any written submissions.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Section 201 (2) Local Government Act 1999

PO057 Public Consultation Policy

Section 161 - Rebate of Rates – Community Services

Strategic Plan

Key Theme: Community Engagement
1. Vitality and Connection

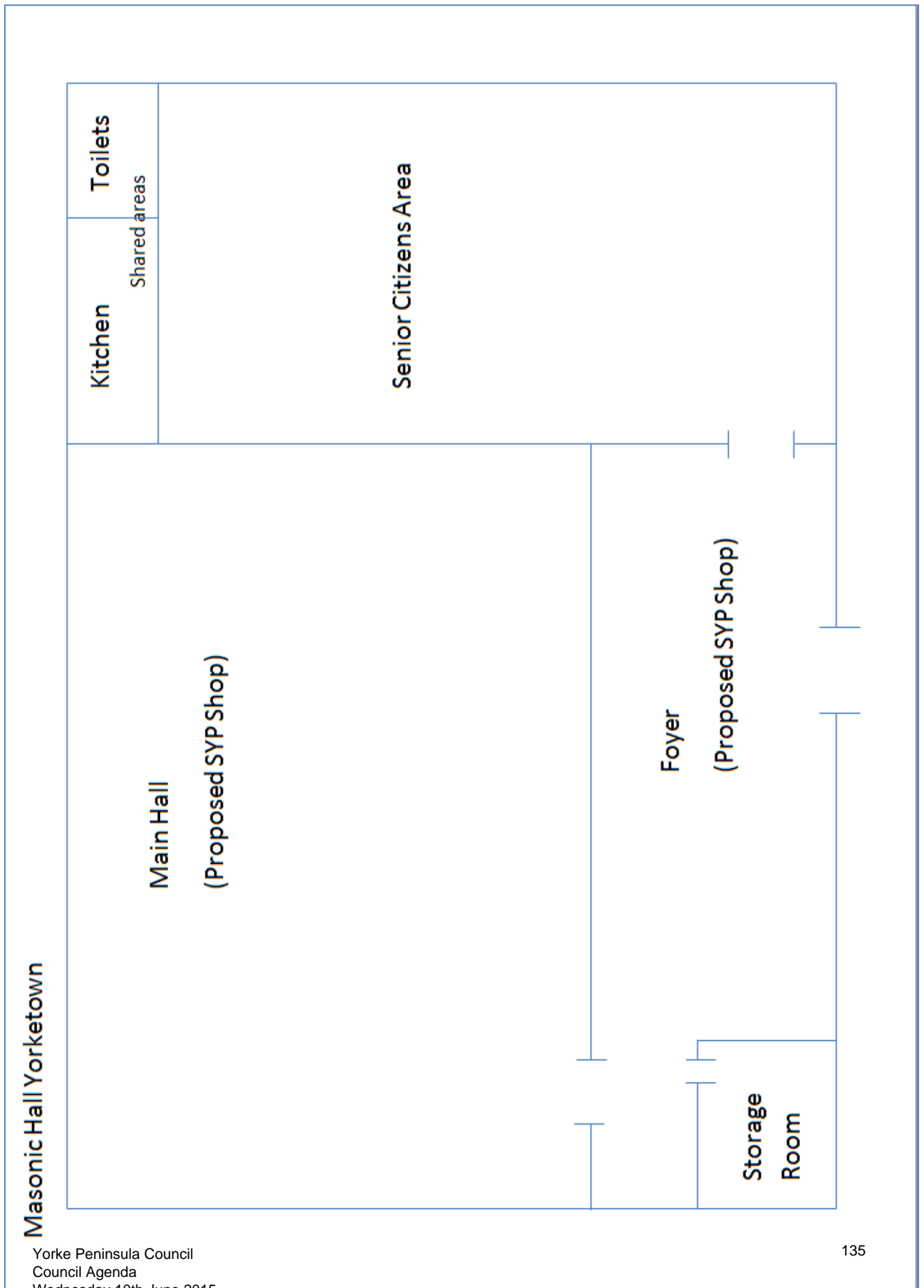
Strategic Goal: 1.2 Offer a range of accessible community facilities, programs, event and activities

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

The lease fee for the proposed lease will commence at \$102.84 + GST per annum increasing annually by July's CPI% amount.

The solicitor's \$600.00 lease document preparation fee (subject to increase effective 1 July 2015) will be shared equally between the SYP Community Shop Inc. and Council.

Attachment 1 Masonic Lodge Hall Plan



DIRECTOR CORPORATE AND COMMUNITY SERVICES

DA/ITEM 6.2

6. MINLATON DISTRICT BUSINESS GROUP – REQUEST TO USE INTELLECTUAL PROPERTY (File Ref:9.24.1.1)

INTRODUCTION

The Minlaton District Business Group are planning a major upgrade of the signage at the Harry Butler Memorial and are requesting Council approval to use intellectual property associated with Council's logo.

RECOMMENDATION

That Council approve the use of the wording "Agriculturally Rich, Naturally Beautiful" on the Welcome To Minlaton signage at the Harry Butler Memorial.

COMMENT

The Minlaton District Business Group are in the process of planning a major upgrade to the signage at the Harry Butler Memorial and have applied for permission to use the wording from Council's Logo on this sign. Their submission seeks landowner permission to upgrade the signage, and to use the wording "Agriculturally Rich, Naturally Beautiful" on the Welcome to Minlaton sign at the Memorial.

A graphic designer has been contracted, however no structural change will be made with the sign to be constructed and erected by Darren Lloyd Signs as per the existing structure.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Strategic Plan

Key Theme: Community Engagement

1. Vitality and Connection

Strategic Goal: 1.1 Develop and facilitate ongoing partnerships and relationships with Progress Associations, Tidy Towns and other key community groups.

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Council recognises intellectual property as an important business resource and an essential management resource that underpins its identity within the community. The allowable use of intellectual property must ensure congruence with Council's vision and strategic direction. The use of the Logo wording on signage relevant to Council's area sits within this framework.

DIRECTOR CORPORATE AND COMMUNITY SERVICES

DA/ITEM 6.2

7. ASSET MANAGEMENT POLICY REVIEW (File Ref: 9.24.1.1)

INTRODUCTION

To seek approval from Council for adoption of the newly developed Asset Management Policy.

RECOMMENDATION

That Council endorse and adopt PO128 Asset Management Policy as presented for inclusion in Council's policy manual and on Council's website.

COMMENT

Council Policy PO128, Asset Management and Accounting Policy, required full review to reflect current legislative requirements and best practice guidelines.

Comparison to the current LGA draft policy and similar policies in SA Councils indicated the current Policy was no longer relevant, and it is recommended that the old policy (PO128 Asset Management and Accounting Policy) is not updated, but replaced with two new policies based on the LGA draft templates for both Asset Management and Asset Accounting Principles. PO128, Asset Management Policy, is attached for council consideration. (PO124, Asset Accounting Policy, is yet to be written and will be brought to the July meeting of council for endorsement.)

The new policy aims to set guidelines for implementing consistent asset management processes reflective of legislative requirements within both AASB116 and the Local Government Act 1999.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Local Government Act, 1999

Australian Accounting Standards Board, AASB116

Strategic Plan

Key Theme: Sustainable Communities

1. Sustainable Infrastructure

Strategic Goal: 1.1 Provide infrastructure assets that are sustainable and safe

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

It is essential that Council has the appropriate policies and delegations in place to protect rate payer funds from misappropriation. Public accountability, transparency and consistency of decision making are necessary components of compliance with Australian Standards and

the Local Government Act and it is essential that Council follow recommended best practice guidelines with regard to the management of its assets.



COUNCIL POLICY

Asset Management

Policy Number:	PO128		
Strategic Plan Objective	Sustainable Communities 1. Sustainable Infrastructure 1.1 Provide infrastructure assets that are sustainable and safe		
Policy Owner:	Chief Executive Officer	File Number:	14.63.1
Responsible Officer:	Asset Manager	Minute Reference:	
Date Adopted:		Next Review Date:	June 2018

1. POLICY OBJECTIVES

To set guidelines for implementing consistent asset management processes throughout Yorke Peninsula Council and to ensure adequate provision is made for the long term replacement of major assets by:

- ensuring that Council's services and infrastructure are provided sustainably, with the appropriate levels of service to residents, visitors and the environment
- safeguarding Council assets including physical assets and employees by implementing appropriate asset management strategies and appropriate financial treatment of those assets
- creating an environment where all Council employees take an integral part in overall management of Council assets by creating and sustaining an asset management awareness throughout the Council
- meeting and surpassing legislative requirements for asset management
- ensuring resources and operational capabilities are identified and responsibility for asset management is allocated
- demonstrating transparent and responsible asset management processes that align with demonstrated best practice

2. SCOPE

This Policy applies to all Council activities.

3. DEFINITIONS

Assets	Resources controlled by the entity as a result of past events and from which future economic benefits are expected
Infrastructure	the basic physical and organisational structures and facilities (e.g. buildings, roads, water supplies) needed for the operation of a society or enterprise

4. POLICY STATEMENT

4.1. Background

- 4.1.1. Council is committed to implementing a systematic asset management methodology in order to implement appropriate asset management best practices across all areas of Council. This includes ensuring that assets are planned, created, operated, maintained, renewed and disposed of in accordance with Council's priorities of service delivery
- 4.1.2. Council owns and uses approximately \$324m of non-current assets to support its core business of delivery of service to the community.
- 4.1.3. Asset management practices impact directly on the core business of Council and appropriate asset management is required to achieve our strategic service delivery objectives
- 4.1.4. Asset management relates directly to Council's strategic plan key theme of Sustainable Infrastructure – Provide infrastructure assets that are sustainable and safe
- 4.1.5. A strategic approach to asset management will ensure that Council delivers the highest appropriate level of service through its assets. This will provide positive impact on:
 - Members of the public and staff
 - Council's financial position
 - The ability of Council to deliver the expected level of service and infrastructure
 - The political environment in which Council operates; and
 - The legal liabilities of Council

4.2. Principles

- 4.2.1. A consistent Asset Management Strategy must exist for implementing systematic asset management and appropriate asset management best practice throughout all Departments of Council
- 4.2.2. All relative legislative requirements and political, social and economic environments are to be taken into account in asset management
- 4.2.3. Integration of asset management within existing planning and operational processes is to occur
- 4.2.4. An inspection regime will be used as part of asset management to ensure agreed service levels are maintained and to identify asset renewal priorities
- 4.2.5. Council's vision is that asset renewal will be fully funded through depreciation in the annual budget estimates
- 4.2.6. Council's vision is that service levels agreed through the budget process and defined in Asset Management Plans will be fully funded in the annual budget estimates
- 4.2.7. Asset renewal plans will be prioritised and implemented progressively based on the level of service required and the effectiveness of the current assets to provide that level of service
- 4.2.8. Systematic and cyclic renewal reviews will be applied to all asset classes to ensure that assets are managed, valued and depreciated in accordance with appropriate best practice and applicable Australian Standards
- 4.2.9. Future life cycle costs will be reported and considered in all decisions relating to new services and assets and upgrading of services and assets

5. COMPLAINTS

Complaints about this policy can be made in writing to the Director Assets & Infrastructure Services. Complaints will be managed in accordance with Council's complaints policy PO147.

6. REVIEW

This Policy will be reviewed every three (3) years or as deemed necessary in consideration of any changes to legislation and relevant standards, codes and guidelines

7. TRAINING

Council is committed to supporting relevant authorised officers (through appropriate delegations) in complying with this Policy. Training needs will be identified and reviewed as necessary in consideration of any changes to legislation and relevant standards, codes and guidelines

8. RELATED COUNCIL POLICIES AND DOCUMENTS

PO147 Complaints Policy
PO124 Asset Accounting Policy
Associated Asset Management Plans

9. REFERENCES AND LEGISLATION

Local Government Act 1999 (SA)
Australian Accounting Standards Board AASB116

10. COUNCIL DELEGATION

Details of Delegation:	Chief Executive Officer
Delegate:	Director Assets and Infrastructure Services

11. VERSION HISTORY

Archived Policy Name	Policy Number	Date Adopted	Last Reviewed
Asset Management and Accounting Policy	PO 128	10/6/2008	10/8/2010

DIRECTOR CORPORATE AND COMMUNITY SERVICES

DA/ITEM 6.2

8. PORT VINCENT MEMORIAL BOWLING CLUB INC. COMMUNITY LOAN APPLICATION File Ref: 9.24.1.1)

INTRODUCTION

The Port Vincent Memorial Bowling Club Inc. has submitted a request to Council seeking a Community Loan of \$100,000 over a term of ten (10) years to enable them to install a Synthetic Greens Surface at their Club.

RECOMMENDATION

That Council:

1. approve the provision of a Community Loan to the Port Vincent Memorial Bowling Club Inc. for the amount of \$100,000 for a period of ten (10) years repayable by 6 monthly instalments in arrears.
2. pursuant to the provision of Section 134 of the Local Government Act 1999, the Yorke Peninsula Council does hereby order that the said Council shall borrow by means of a debenture loan on the security of the general revenue of the Council, the sum of \$100,000 (One Hundred Thousand Dollars) from the Local Government Finance Authority and that the said loan shall be for a period of ten (10) years. The said loan will be for the Port Vincent Memorial Bowling Club Inc. to fund the installation of a Synthetic Greens Surface.
3. authorise the Mayor and Chief Executive Officer to sign and seal any documentation to give effect to this resolution.

COMMENT

The Port Vincent Memorial Bowling Club inc is a local sporting club providing facilities for its members and the community as a whole. The club caters for a range of events for its members including Bingo, Social events and Bowls Tournaments. The club also has fully functioning bar facilities which are proven to be profitable.

The expenditure for the synthetic greens will be financed via a combination of debentures from Club Members totalling \$137,000 as well as the \$100,000 loan applied for through Council in this report. Of the Member debentures \$57,000 will be repaid at a 4% interest and the Members funding the other \$70,000 have indicated that they would like the interest component to remain with the Club.

The lease of the Port Vincent Memorial Bowling Club Inc. is currently held with the Yorke Peninsula Council until the 30th of November 2017, with an automatic right of renewal until the 1st of December 2022.

The Port Vincent Memorial Bowling Club Inc. derives a significant amount of its income from its licensed bar facilities at the club, catering/ social functions, tournaments and from its

member's subscriptions. Finance staff have reviewed budgets and past financial statements and are satisfied the club has the financial means to fulfil the loan obligation. A copy of the loan application is attached.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

PO122 – Loans to Community Groups

Section 134 of Local Government Act 1999, Borrowing and Related Financial Arrangements

Strategic Plan

Key Theme: Corporate Governance and Leadership
2. Organisational Efficiency and Resource Management

Strategic Goal: 2.1 Financially Sustainable Organisation

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

The loan application meets all the eligibility criteria required by policy PO122 - Loans to Community Groups.

The loan repayments will be approximately \$12,290.44 per annum, payable over twenty (20) six-monthly instalments, in arrears, of approximately \$6,145.22 over a period of 10 years. The applicable interest rate for this particular borrowing at the time of quoting was 4.1% and it is not expected that this percentage will vary greatly in the coming weeks.

The club has had a regular income stream over the past few years and has some cash reserves which provide Council with a high degree of assurance that the club has the ability to repay the loan.

A budget for the period of the ten (10) year loan was also provided to staff with the loan application. Finance staff have reviewed this budget and past financial statements and are satisfied the club has the financial means to fulfil the loan obligation.

PO122 recommends limiting loans to community groups to a maximum of \$1,000,000 at any point in time, with the amount of individual loans to be between \$10,000 and \$150,000.

As at 30 June 2014, the total balance of community loans issued was \$740,000. Outstanding amounts at the 30th of June 2015 are expected to be \$437,471.90

No further Community Loans have been granted since this date.

PRINCIPAL OFFICE:
8 Elizabeth Street, Maitland
Telephone (08) 8832 0000
ALL CORRESPONDENCE TO:
P.O. Box 88, MINLATON, SA 5575
Fax (08) 8853 2494
Email: admin@yorke.sa.gov.au
Website: www.yorke.sa.gov.au



APPLICATION FORM – LOANS TO COMMUNITY GROUPS

SF206

Responsible Officer: C&CS

Issue Date: 20/03/2015

Next Review Date: March 2016

Council has adopted Policy PO122 Loans to Community Groups to provide guidelines for the provision of loans to Community, Sporting and Recreational Clubs / Associations based within the area of the Yorke Peninsula Council and which may hold a lease of usage agreement over Council owned or controlled land, if appropriate. Organisations should read Policy PO122 before submitting the application form.

1.	Name of Organisation	Port Vincent Memorial bowling Club inc.
2.	Number of members*/financial members of your organisation *Cross out whichever does not apply	74 playing 58 social Total of 132
3.	Brief Description of the organisation, its aim, objectives and major activities	As the name states Bowling Club & The well being of our & other members of the Town Growing Together with the public & other town bodies
4.	Address for correspondence (please include both postal and email address)	L Aldenhoven Sec. Box 49 Port Vincent 5581
5.	Contact Person / Responsible Officer (please include Name & Address, Position in organisation, phone contact and email address)	L Aldenhoven Sec. Box 49 Port Vincent 5581 0427600973 lee.aldenhoven@virginbroadband.com.au
6.	Is the organisation currently Incorporated? (please circle)	<input checked="" type="radio"/> Yes <input type="radio"/> No
7.	Project Description (add additional pages if required)	The replacement of one Green with synthetic surface Thus allowing the playing of bowls all year around This can also be used for other forms of sport & recreation for the benefit of the whole community

8.	Project budget (attached a more detailed sheet if necessary)	<p>Berry bowling systems</p> <p>..... \$.....</p> <p>This is a complete contract \$ 236,170.00</p> <p>..... \$.....</p> <p>..... \$.....</p> <p>..... \$.....</p> <p>..... \$.....</p> <p><u>Total Cost of the Project</u> \$.. 236,170.00</p> <p>Other income (grants, donations) \$...136,170</p> <p>.....</p> <p>Council Loan requested \$....100,000.....</p>
9.	Date loan funds requested (please allow adequate time for Council to consider your request)	14 Aug 2015
10.	Please outline any in-kind contributions (eg materials, volunteers etc)	<p>This is a complete contract for a synthetic Bowling Green</p> <p>By berry Bowling system</p>
11.	Please outline how the project will benefit the community	This project has a high priority for the local community & the rising cost of water & fertilizer. This will allow all year bowls to be played, which will allow the club to grow with the community
12.	PLEASE ATTACH THE FOLLOWING INFORMATION	
		check if attached
a)	Incorporation documentation	<input checked="" type="checkbox"/>
b)	Copy of Committee's approval/minutes to seek loan	<input checked="" type="checkbox"/>
c)	Organisation's Business/Management/Development Plan	<input checked="" type="checkbox"/>
d)	Copy of audited financial statements for the past three (3) years	<input checked="" type="checkbox"/>
e)	Budget showing organisation's ability to repay the loan	<input checked="" type="checkbox"/>
f)	Details of Public Liability Insurance Policy and Certificate of Currency	<input checked="" type="checkbox"/>
g)	Full details of the project and purpose for which the loan is sought – including concept plans, proposed applicant organisation's input into the project and how the project will be managed	<input checked="" type="checkbox"/>
h)	Letter confirming that the organisation will comply with Council's loan conditions as set out in PO122 Loans to Community Groups	<input checked="" type="checkbox"/>
i)	Any other information that you think will help Council in making its decision in relation to your application	<input checked="" type="checkbox"/>

DIRECTOR ASSETS & INFRASTRUCTURE SERVICES

DA/ITEM 6.3

1. WOOL BAY STORMWATER PROJECT

(File Ref:9.24.1.1)

INTRODUCTION

The purpose of this report is to seek Council consideration to defer the proposed stormwater works for Wool Bay within the 2014-15 Capital Works Budget until a conclusive stormwater design model for Wool Bay is secured.

RECOMMENDATION

1. That the proposed stormwater works for Wool Bay be deferred and reconsidered in future budget deliberations, subject to conclusive design investigations being secured.
2. The deferred Capital spend of \$131,660 be noted as a variation at the 4th quarter budget review.

COMMENT

Sections of Wool Bay, like many communities, offer challenges in regard to stormwater nuisances. Therefore the need to address these areas of concern was identified by staff and reported to Council during past budget deliberations. It was agreed that stormwater models and options would be explored for further consideration.

Appropriate consulting engineers and surveyors were engaged in the 2012-13 financial year to survey the catchment area of Wool Bay and consider design model options to divert stormwater to an area of convenience, mindful of urban stormwater design principles.

The design identified the introduction of 'swale drains' and culverts to divert the stormwater to an area located between The Esplanade and clifftop, being the north-eastern side of Wool Bay. This area being the lowest point of the defined catchment. The intent was that a retention area would be considered at a later date, however, in the interim water would find its way into the coastal environment, spilling over the cliff face. This was the most cost effective model with expenditure estimates of \$300,000.

While mindful of financial challenges associated with Capital Works projects a determination to stage the works was considered and introduced throughout the 2014-15 budget formulation and deliberations. It was at this time that a budget of \$150,000 for Stage One was endorsed by Council, based on the design at hand.

To this end further constraints have recently been identified following updates to the EPA guidelines for stormwater discharge into the coastal environment. The pre-treatment criteria requires the stormwater to flow and be captured in a designed detention/settlement basin to cater for the Average Recurrence Interval (ARI) of 100 years within that north-eastern area, then flow into the coastal environment following the treatment process.

Unfortunately given the size of the required detention/settlement ponds by design of ARI 1:100 there is insufficient area to house the detention/settlement basin. Therefore a more suitable site has been proposed within an area between The Esplanade and Fairway Road, north of the catchment area.

This alternative location has also impacted on previous designs now requiring additional culverts with larger diameters as opposed to 'swale drains', as well as additional Field Pumps, Inspection Pits and Junction Pits to accommodate flow rates. To this end the estimated cost of this redesign and upgraded infrastructure, untested, is \$800,000 to \$900,000.

In recent consultations with stormwater design engineers the alternative design provides the only workable solution which addresses the governing parameters:

- Remote from the clifftop.
- Makes use of the only known available area of land for a detention/settlement basin, which can be constructed deep enough to receive ARI 100 flows whilst retaining its availability to double as a parkland/tree reserve when planted.
- Collects stormwater from the whole of town on the inland side of the frontal ridge.
- Is compatible with eventual sealing of town roads.
- Does not require town roads to be kerbed.
- Aligns with EPA guidelines for stormwater catchment.

Given the identified redesign and estimated costs to construct the required infrastructure I am unsure if such an investment is sustainable given the nature of the stormwater nuisance currently experienced within Wool Bay. Therefore I would recommend Council reconsider the expenditure this financial year.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Strategic Plan

Key Theme: Sustainable Communities

1. Sustainable Infrastructure

Strategic Goal: 1.1 Provide infrastructure assets that are sustainable and safe

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Council's 2014-15 Capital Budget is \$150,000. Currently \$18,340 has been expended and committed leaving a balance of \$131,660 to be deferred from the Capital Budget for the 2014-15 financial year.

DIRECTOR ASSETS & INFRASTRUCTURE SERVICES

DA/ITEM 6.3

2. STORMWATER – YORKETOWN CONSULTANCY BUDGET ALLOCATION

(File Ref:9.24.1.1)

INTRODUCTION

The purpose of this report is to seek Council consideration to roll over this budget allocation to the 2015-16 Budget.

RECOMMENDATION

That the budget allocation of \$118,000 for the Stormwater – Yorketown Consultancy within the 2014-15 Budget be rolled over into the 2015-16 Budget.

COMMENT

Council commissioned a 'Stormwater Drainage Assessment Report' (refer attachment 1) for Yorketown in April/May 2013 in support of stormwater management advice by consultants on investigations into nuisance stormwater activities at identified locations. Two areas identified of historical stormwater nuisance flooding occurring at the intersections of Jacob Street and Weaners Street, and within the reserve between Memorial Drive and Young Street.

The report also outlines a drainage strategy for Council's consideration, which is based on cost effective capital works that would maximise the level of protection offered by the existing underground drainage system.

The findings within the Report identified a need to construct formal stormwater basins at natural low points; the reserve areas between Memorial Drive and Young Street, and the vacant land to the south-west of the intersection of Jacobs Street and Weaners Street.

The registered proprietor of the vacant land is the Yorke Peninsula Health Advisory Council. Contact was made to the Regional Director, Yorke and Northern Rural Region, Country Health SA Local Health Network Inc advising of Council's interest in the land as part of a Township Stormwater Strategy and also to gauge their views on selling the vacant land to Council.

Council engaged an independent valuation report on the vacant land being 14 Weaners Street, Yorketown to determine its Current Market Value for negotiating purposes. The valuation was \$96,500.

The Regional Director acknowledged Council's interest in the land and saw no problems with the potential sale, subject to SA Health process and/or transactions.

Council was contacted by the Principal Program Manager, Property and Security Infrastructure Directorate, Finance and Corporate Services, SA Health advising Council to lodge a formal notice of intention to the Regional Director that Council seek to acquire said land pursuant to Section 191(2) of the *Local Government Act 1999*, and in accordance with Section 21(c) of the Local Government (General) Regulations 2013 as the land is required for the purpose of carrying out work for the prevention or mitigation of floods.

A budget allocation was therefore incorporated within the 2013-14 Budget for the purchase of this land, however, due to process uncertainty the budget allocation was rolled over to the 2014-15 Budget.

Notwithstanding ongoing contact with SA Health hierarchy a way forward on this land transaction appears uncertain within the 2014-15 financial year. Therefore the need to again roll over the \$118,000 is requested to the 2015-16 Capital Budget.

The most recent advice to the Chief Executive Officer from SA Health dated Monday 25th of May 2015 states:

“that if the Yorke Peninsula HAC Inc, owners of this land wish to transfer (sell) the land, they must do so through Renewal SA, and if the HAC wishes to retain 100% of the net proceeds from such a transfer, they must approach Cabinet.”

It was also advised that executive level with SA Health intend to draft such a submission and that Yorketown has first priority in a large number of similar submissions for transfer of HAC owned real property.

As this vacant land is an integral part of stormwater management within Yorketown I seek Council’s favourable consideration on this matter.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Strategic Plan

Key Theme: Sustainable Communities

1. Sustainable Infrastructure

Strategic Goal: 1.1 Provide infrastructure assets that are sustainable and safe

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Council’s 2014-15 Capital Budget allocation is \$118,000 to be rolled over to 2015-16 Capital Budget.

Yorketown

Stormwater Drainage Assessment

Yorketown

Stormwater Drainage Assessment

District Council of Yorke Peninsula

Our Ref.: 13017-2A

Revision	Date	Approved	Details
A	10 May 2013	BS	Draft

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Appendices

Appendix A Council Drainage Plans

1 Introduction

Southfront has been engaged to support Gayler Professional Services in the delivery of stormwater management advice to the District Council of Yorke Peninsula, in relation to issues and opportunities at Yorketown.

This report summarises our investigations into nuisance flooding that is reported to occur at the intersection of Jacobs Street and Weaners Street, and in the reserve between Memorial Drive and Young Street.

This report also outlines a drainage upgrade strategy for Council's consideration, which is based on cost effective capital works that would maximise the level of protection offered by the existing underground drainage system.

2 Site Description

Yorke town and the surrounding region is characterised by relatively flat land that drains to an extensive system of inland lakes and salt pans, as illustrated in Figure 2.1.

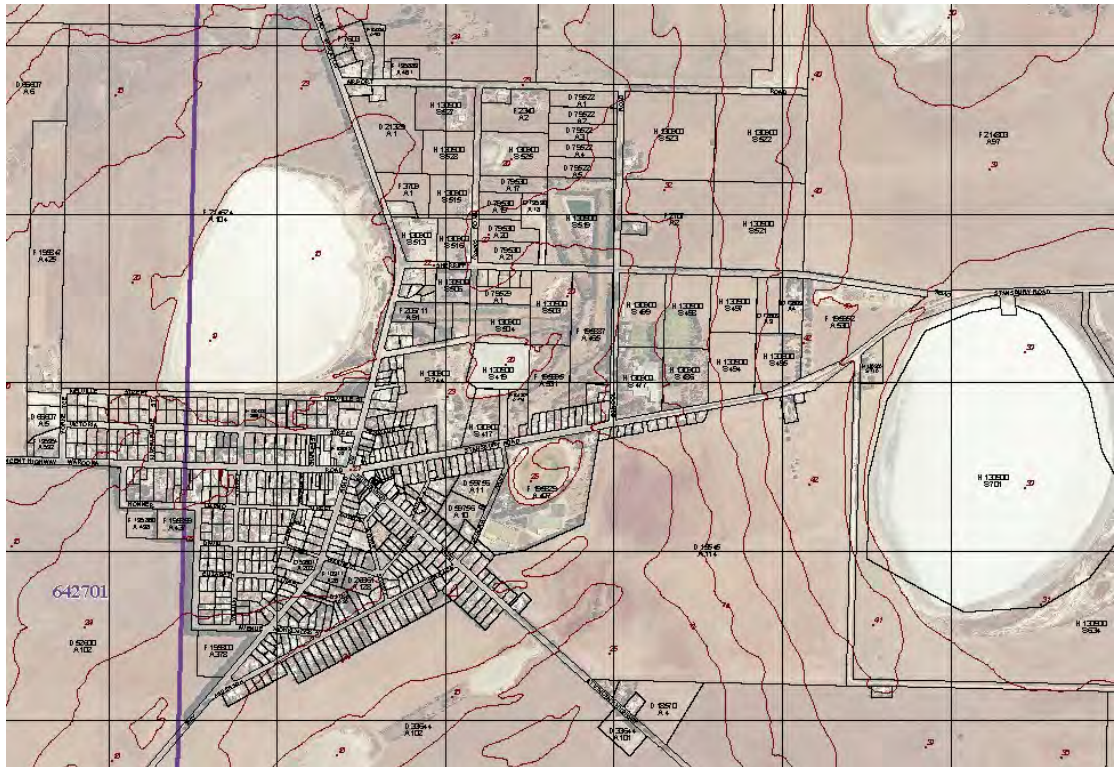
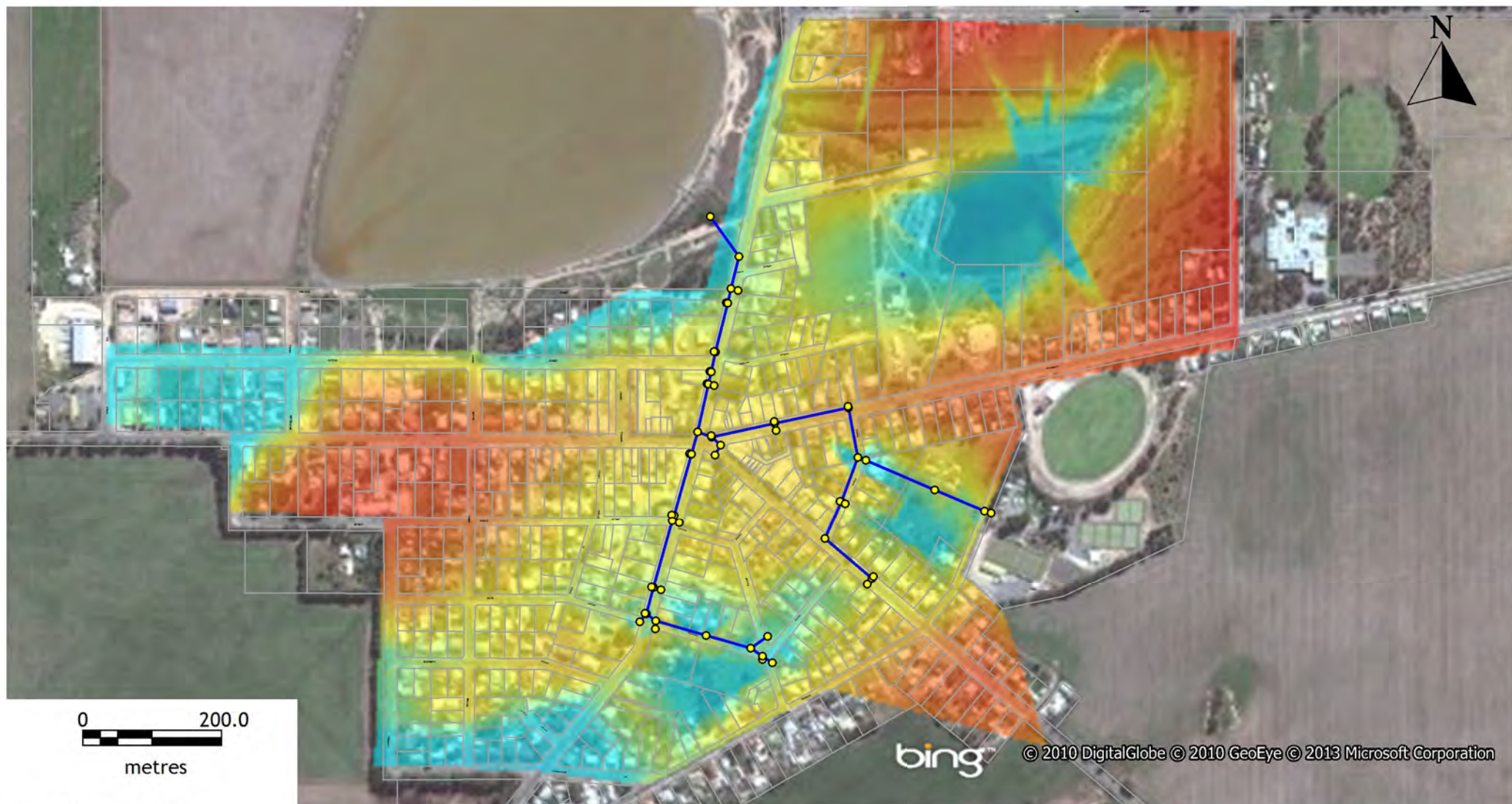


Figure 2.1 Topographic map of Yorke town

The locations of interest for this Study, Jacobs Street and Young Street, are situated at natural low points in the south-eastern extents of the town. These natural low points are serviced by an existing underground drainage system that ultimately discharges along Minlaton Road to a lake/salt pan located north-west of the town. When the capacity of the underground drainage system is exceeded, ponding is known to occur in these natural low points.

During our site visit on 4 April 2013 a Topcon HiPer II GPS (Global Positioning System) was used to survey the crown of roads and key drainage infrastructure. This survey data was used to create a basic elevation plan of the town (refer Figure 2.2), and to assist in delineating the catchment serviced by the Minlaton Road drainage system.

The total catchment area for the Minlaton Road drainage system is 91.8ha, including a 38.9ha predominantly rural catchment to the east of the town, as shown in Figure 2.3.



Copyright Southfront 2013

Data Sources:
District Council of Yorke Peninsula (Drainage)
Southfront (Catchments)

Yorketown Stormwater Drainage Assessment Minlaton Road Drainage System



Copyright Southfront 2013

Data Sources:
District Council of Yorke Peninsula (Drainage)
Southfront (Catchments)

Yorke Peninsula Stormwater Drainage Assessment Minlaton Road Drainage System

3 Existing Drainage Performance

3.1 Historical Evidence

Council have reported that localised flooding occurs at the intersection of Jacobs Street and Weaners Street in relatively minor storm events. Flows that exceed the capacity of the existing drainage system have been observed to overtop the kerb profile and enter private property, particularly on the eastern side of the intersection. It has also been suggested that the one-way cross-fall of Anderson Terrace (to the south-east) may contribute to the inundation of these properties.

Council have also reported that ponding of stormwater occurs in the reserve between Memorial Drive and Young Street in relatively minor storm events. This ponding is expected to be the result of surcharge from the existing side entry pit in the reserve (at the southern end of the cul de sac), and overtopping from the low points in Memorial Drive and Young Street.

The CCTV survey completed by Statewide Hydrojet in August/September 2011 shows that the condition of the existing concrete pipes is poor, as evidenced by significant circumferential and longitudinal cracking, joint displacement and exposed reinforcement.

3.2 Modelling Approach

The performance of the existing stormwater drainage infrastructure was assessed using the DRAINS modelling platform. The DRAINS computer modelling software is an industry standard tool used for designing and analysing urban stormwater drainage systems and catchments.

3.2.1 Drainage Data

The DRAINS model included the entire Minlaton Road drainage system, and the Jacobs Street and Young Street low points are located on its upstream reaches. Information relating to the existing drainage infrastructure was collated from inspection of the site, GPS survey, and sketch plans made available by Council (refer Appendix A).

A number of modifications and enhancements were made in order to prepare this data into a form that would be suitable for a DRAINS model, including:

- Assignment of surface levels to all inlet / junction box nodes, using data that was produced from the GPS survey
- Generalised assumptions to assign drain invert data where survey and field measurements were not available, to ensure that positive drain grades and realistic drain depths were modelled
- A customised relationship of approach flow to inflow for the existing side entry pits, to accurately represent the inlet capacity of these 'non-standard' pits

3.2.2 Hydrological Model

The ILSAX model was adopted as the default hydrological model within DRAINS. Depression storages of 1mm were adopted for the paved and supplementary paved areas.

The Rational Method was used to calibrate the depression storage adopted for grassed areas, to ensure that the flows from the rural catchment were modelled accurately for each Average Recurrence Interval (ARI) rainfall event, as summarised below:

Table 3.1 Grassed depression storage

ARI (years)	Storage (mm)
1	17 ¹
2	17 ¹
5	17
10	23
20	32
50	45
100	60

¹ selected to ensure that there will be no runoff from the rural catchment in rainfall events less than the 5 year ARI

A custom soil type was selected, with values entered to achieve a continuing loss of 3mm/hour.

Intensity Frequency Duration (IFD) data was prepared for Yorketown utilising the tool provided by the Bureau of Meteorology. This data is presented in Table 3.2 below:

Table 3.2 Yorketown IFD data

Duration	Rainfall Intensity (mm/hr) for various Average Recurrence Intervals (ARI)						
	1	2	5	10	20	50	100
5 mins	36.4	50.4	74	92.7	119	160	197
6 mins	33.8	46.9	68.7	85.8	110	148	182
10 mins	27.2	37.6	54.7	68.2	86.9	116	144
20 mins	19.2	26.5	38.3	47.5	60.2	80.4	98.6
30 mins	15.3	21	30.2	37.4	47.3	62.9	77
1 hour	10	13.7	19.5	23.9	30.1	39.7	48.4
2 hours	6.39	8.68	12.2	14.9	18.5	24.3	29.4
3 hours	4.89	6.62	9.21	11.2	13.9	18	21.8
6 hours	3.09	4.15	5.68	6.83	8.41	10.8	13
12 hours	1.93	2.59	3.48	4.15	5.07	6.48	7.7
24 hours	1.18	1.58	2.1	2.48	3.01	3.81	4.51
48 hours	0.69	0.92	1.21	1.42	1.72	2.16	2.54
72 hours	0.49	0.65	0.85	1	1.2	1.5	1.75

Source: <http://www.bom.gov.au/water/designRainfalls/ifd/index.shtml>

3.2.3 Catchment Data

Subcatchments were delineated for each individual inlet pit of the Minlaton Road drainage system using the elevation plan and field observations. The impervious fractions of each individual subcatchment were determined based on the land use, as summarised below:

Table 3.3 Impervious fractions

Land Use	Residential (%)	Commercial (%)	Road Reserve (%)
Paved	25	80	60
Supplementary Paved	20	10	10
Grassed	55	10	30

An overview of the DRAINS model layout is shown below:



Figure 3.1 DRAINS model layout

3.3 Modelling Results

The results of the DRAINS modelling indicate that the existing Minlaton Road drainage system provides less than a 1 year ARI design standard. Because Jacobs Street and Young Street are situated within natural low points, this result reflects that overflows from the road carriageway will occur at these locations, on average, at least once a year. These results are consistent with Council observations of the drainage performance in recent years.

The DRAINS model was executed to determine the magnitude of overflows that could be expected to occur at these locations for a range of ARI events:

Table 3.4 Overflows from the existing drainage system

ARI (years)	Jacobs Street Overflows (m ³ /s)	Young Street Overflows (m ³ /s)
1	0.17	0.14
2	0.27	0.19
5	0.78	0.58
10	1.1	0.82
20	1.55	1.12
50	2.13	1.69
100	2.69	2.02

It is important to note that the overflows from the road carriageway will pond within the adjacent private property and not immediately inundate dwellings. Further survey of the road reserves and adjacent private property would be required to accurately define the overland flow paths and ponding volume prior to the inundation of dwellings, and therefore such a scenario has not been modelled.

4 Proposed Upgrades

We understand Council has a preference to undertake cost effective capital works that would maximise the level of protection offered by the existing underground drainage system. The scope of these works shall be limited to the construction of stormwater basins on Council owned land and minor drainage upgrades to enable the basins to function effectively. Large scale upgrades to the Minlaton Road drainage system, such as the replacement of the trunk drain, are understood to be cost prohibitive and have not been explored in this Study.

Stormwater basins can be designed to include detention and/or retention storage. Detention storage is a temporary ponding volume that is used for flood control purposes. Detention storages will typically drain dry immediately after a rainfall event, either by discharge to a gravity drainage system or pumped outfall.

Retention storage is a semi-permanent ponding volume that can be used to store water for subsequent treatment and reuse, and also to improve flood protection. Retention storages will typically hold water for an extended period after a rainfall event, ultimately discharging via infiltration into the soil profile and evaporation or a small pump station.

At each of the proposed basin sites the volume of detention and retention storage had to be balanced against local topographical constraints and the volume required for flood control, as described below.

4.1 Option 1 - Detention Storage

This option involves constructing a formal stormwater basin at each natural low point; the reserve between Memorial Drive and Young Street, and the vacant land to the south-west of the Jacobs Street/Weaners Street intersection. The associated earthworks would include the formation of earthen levees around the perimeter of the basin sites, using site won or imported engineered fill that is cohesive and suitable for compaction. For public safety reasons and to allow for ease of future maintenance, the batter slope for these levees are proposed to be no steeper than 1V:5H.

It is proposed to drain the basin sites dry via the existing gravity drainage system (which has a shallow depth), and therefore the floor level of the basins will not differ significantly from the existing ground levels. A new headwall and outlet pipe will need to be constructed at each basin site. The floor of the basins should grade towards the new outlet headwall at a minimum grade of 0.25% to prevent the basin reserves becoming waterlogged.

The shallow depth of the existing underground drainage infrastructure would also prevent the construction of new inlet pits and pipes to the basins. It is therefore proposed that new spillways be constructed to direct overflows from the road carriageway to the basin sites in a controlled manner. This would require Council to secure a new easement through private property between the low point on Young Street and the proposed basin site.

Consideration should also be given to raising driveway entrance levels to ensure that there is adequate freeboard to prevent overflows into private property from occurring prior to the basins being filled (including properties on the northern side of Anderson Avenue).

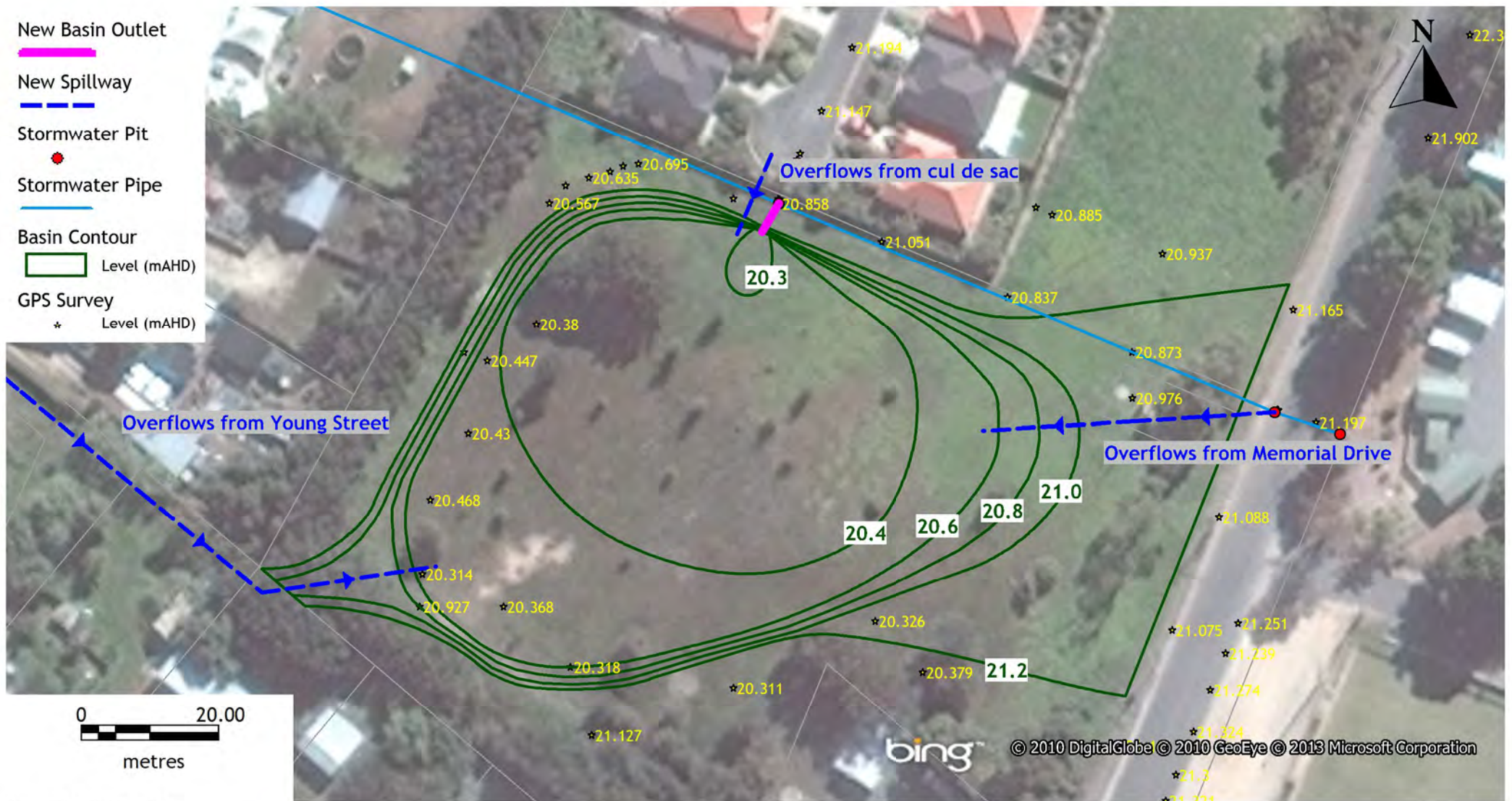
Concept plans have been prepared to illustrate the proposed works, and the key design and performance criteria have also been summarised in the Table 4.1 below.

Table 4.1 Option 1 design and performance criteria

	Jacobs Street Basin	Young Street Basin
Floor level (mAHD)	20.1	20.3
Maximum storage level (mAHD)	20.4 ¹	20.9 ²
Detention storage volume (m ³)	550	2150
Top of levee (mAHD)	21.0	21.2
Standard of protection (ARI)	2	5

¹ this is the level at which flows will 'back up' into the road carriageway at the Jacobs Street/Weaners Street intersection

² this is the level at which flows will 'back up' into the Memorial Drive low point



Copyright Southfront 2013

Data Sources:
District Council of Yorke Peninsula (Drainage)
Southfront (Basin Concept)

Yorke Peninsula Stormwater Drainage Assessment Minlaton Road Drainage System

4.2 Option 2 - Additional Retention Storage

This option includes all works proposed under Option 1, but would also allow for further excavation across the floor of the basins to provide additional retention storage. It has been assumed that the basins could be excavated up to 1m below the existing ground level without intersecting the local groundwater level.

An infiltration rate of 2×10^{-5} m/s has been assumed for the floor and sides of the basins, which is representative of a sandy clay in-situ soil.

Concept plans have been prepared to illustrate the proposed works, and the key design and performance criteria have also been summarised in Table 4.2 below.

Table 4.2 Option 2 design and performance criteria

	Jacobs Street Basin	Young Street Basin
Floor level (mAHD)	19.0	19.2
Maximum storage level (mAHD)	20.6 ¹	20.9 ²
Retention storage volume (m ³)	2600	3300
Detention storage volume (m ³)	1600	2500
Top of levee (mAHD)	21.0	21.2
Standard of protection (ARI)	20	20

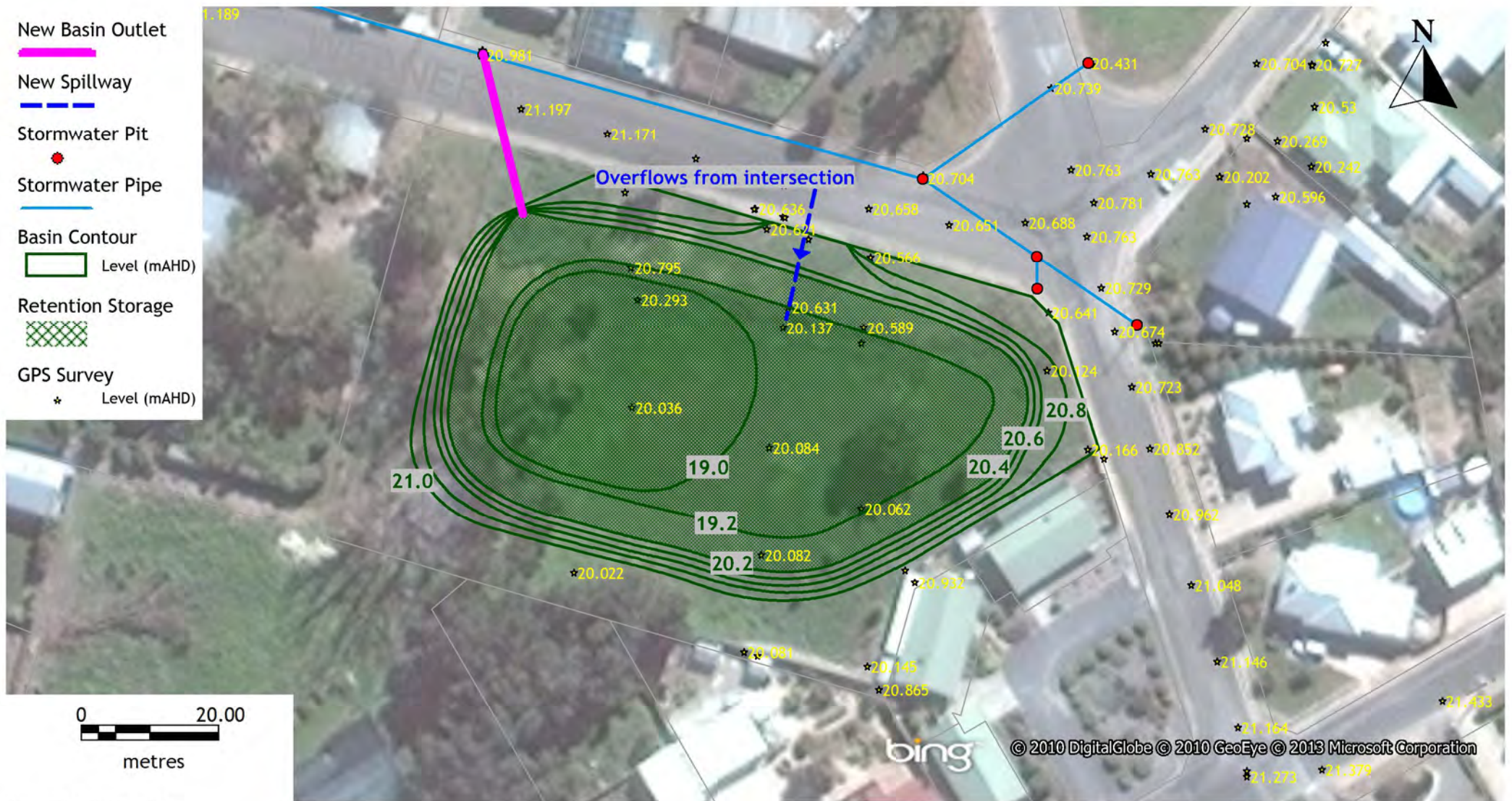
¹ this is the level at which flows will 'back up' into the road carriageway at the Jacobs Street/Weaners Street intersection

² this is the level at which flows will 'back up' into the Memorial Drive low point

This option would also facilitate the installation of new inlet pits and pipes that feed into the basins, which would eliminate the need for the proposed spillways and reduce nuisance flooding in the road carriageway.

Ideally the retention storages should be completely drained dry within 72 hours of a rainfall event, to cater for the possibility of consecutive rainfall events. Based on the assumed infiltration rate of 2×10^{-5} m/s, each of the basins will drain dry within 24 hours.

However should the infiltration rate of the natural soil profile prove to be insufficient to drain the basins within this time period, we recommend that Council consider operating a submersible pump system at each basin site (eg. portable flexdrive pump or packaged pump station installation). A nominal pump rate of 10L/s and 13L/s would be required to empty the retention storage at the Jacobs Street and Young Street basins, respectively.



Copyright Southfront 2013

Data Sources:
District Council of Yorke Peninsula (Drainage)
Southfront (Basin Concept)

Yorke Peninsula Stormwater Drainage Assessment Minlaton Road Drainage System

5 Summary

This Study has determined that the existing Minlaton Road drainage system currently provides less than a 1 year ARI standard of protection to the natural low points at the intersection of Jacobs Street and Weaners Street, and the reserve between Memorial Drive and Young Street. This finding is consistent with the observed performance of this drainage system in recent years.

Two options have been presented for the construction of formal stormwater basins at these locations, in order to maximise the standard of protection offered by the existing underground drainage system. Option 1, which includes detention storages that will drain dry via the existing gravity drainage system, offers a 2 year ARI standard of protection for the Jacobs Street basin and a 5 year ARI standard of protection for the Young Street basin.

By incorporating retention storage into these stormwater basins, the standard of protection could be further increased to the 20 year ARI at both sites.

On-site investigations should be carried out to confirm the groundwater level and in-situ soil type at the basin sites, to ensure that deeper excavation associated with providing retention storage at these sites is feasible.

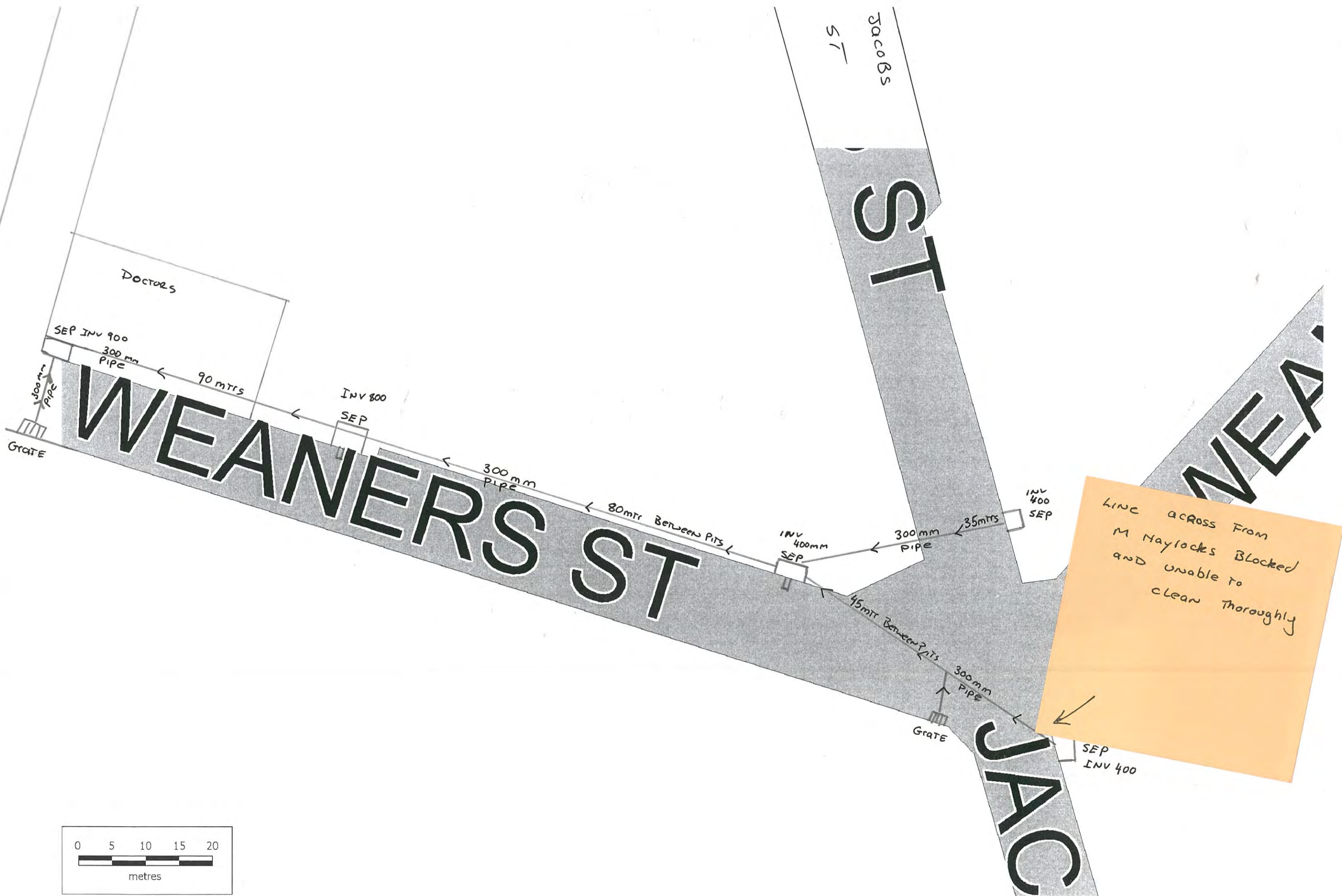
Detailed survey should also be undertaken to confirm that floor levels of houses surrounding the basin sites are above design flood levels, and to confirm overland flood flow behaviour should further detail on this be required. Further survey is also required to support documentation of proposed design works.

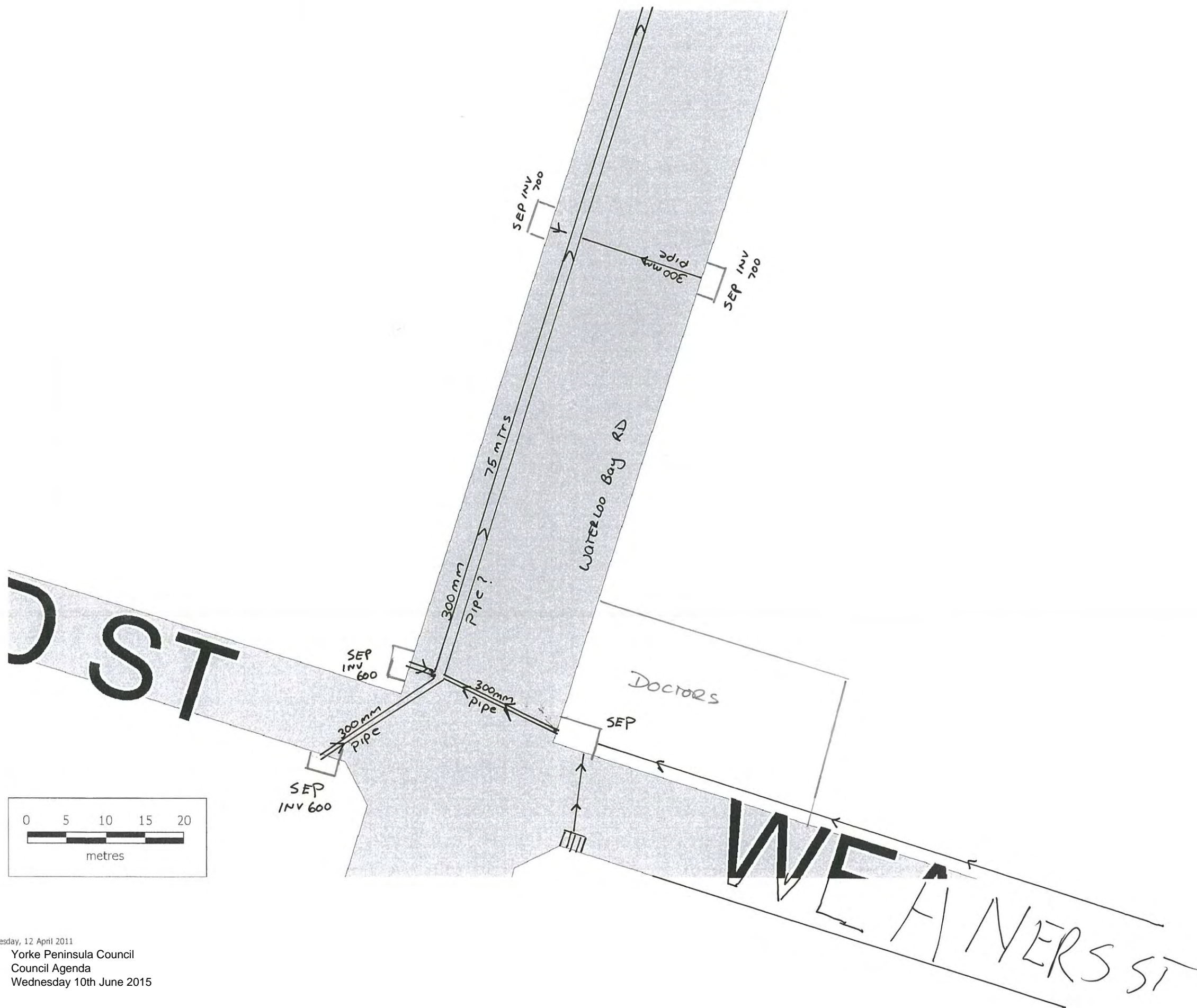
Large scale upgrades to the Minlaton Road drainage system would enable a higher standard of protection to be achieved, however such works are understood to be cost prohibitive for Council and have not been explored in this Study.

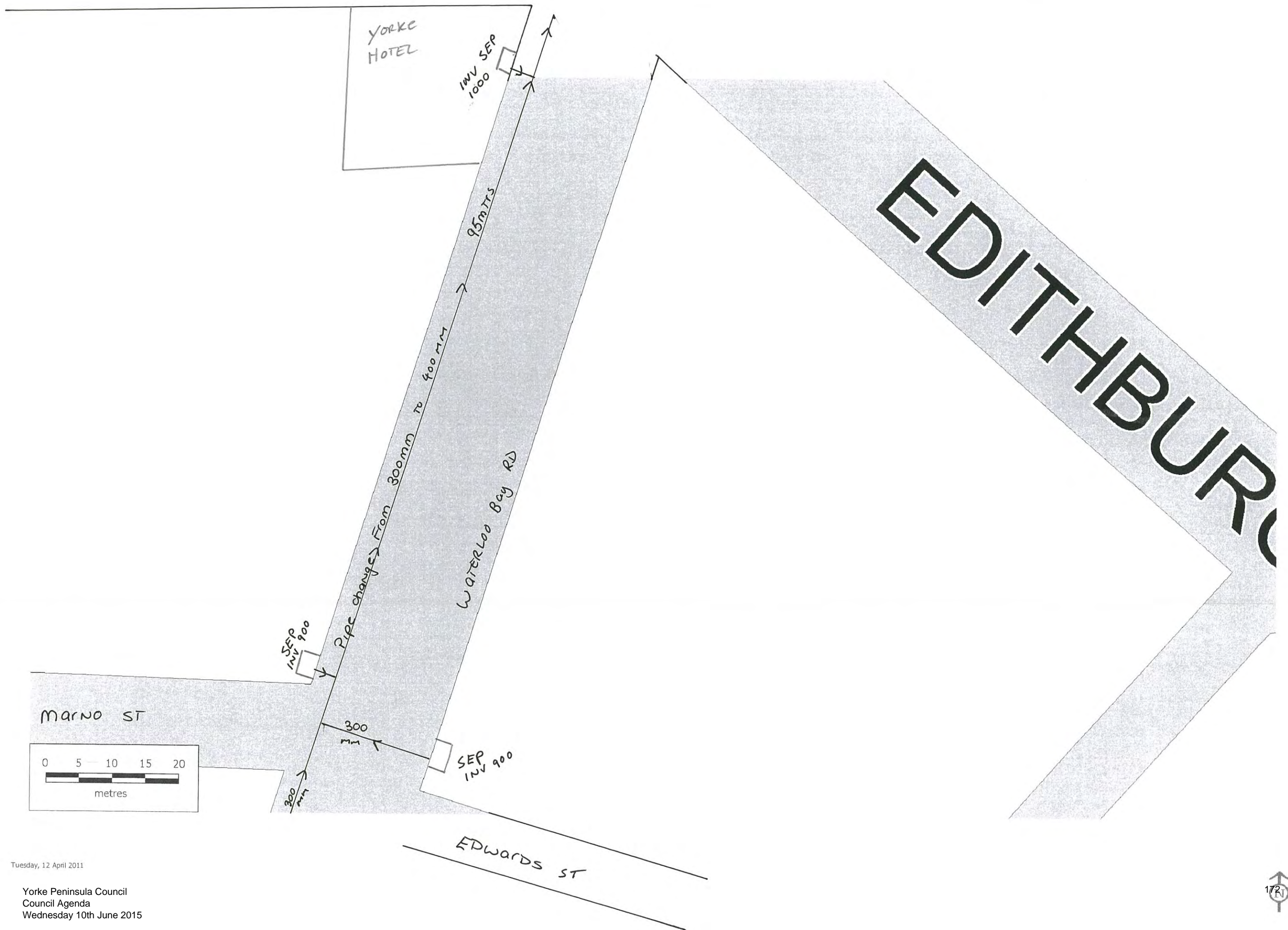


Appendix A

Council Drainage Plans

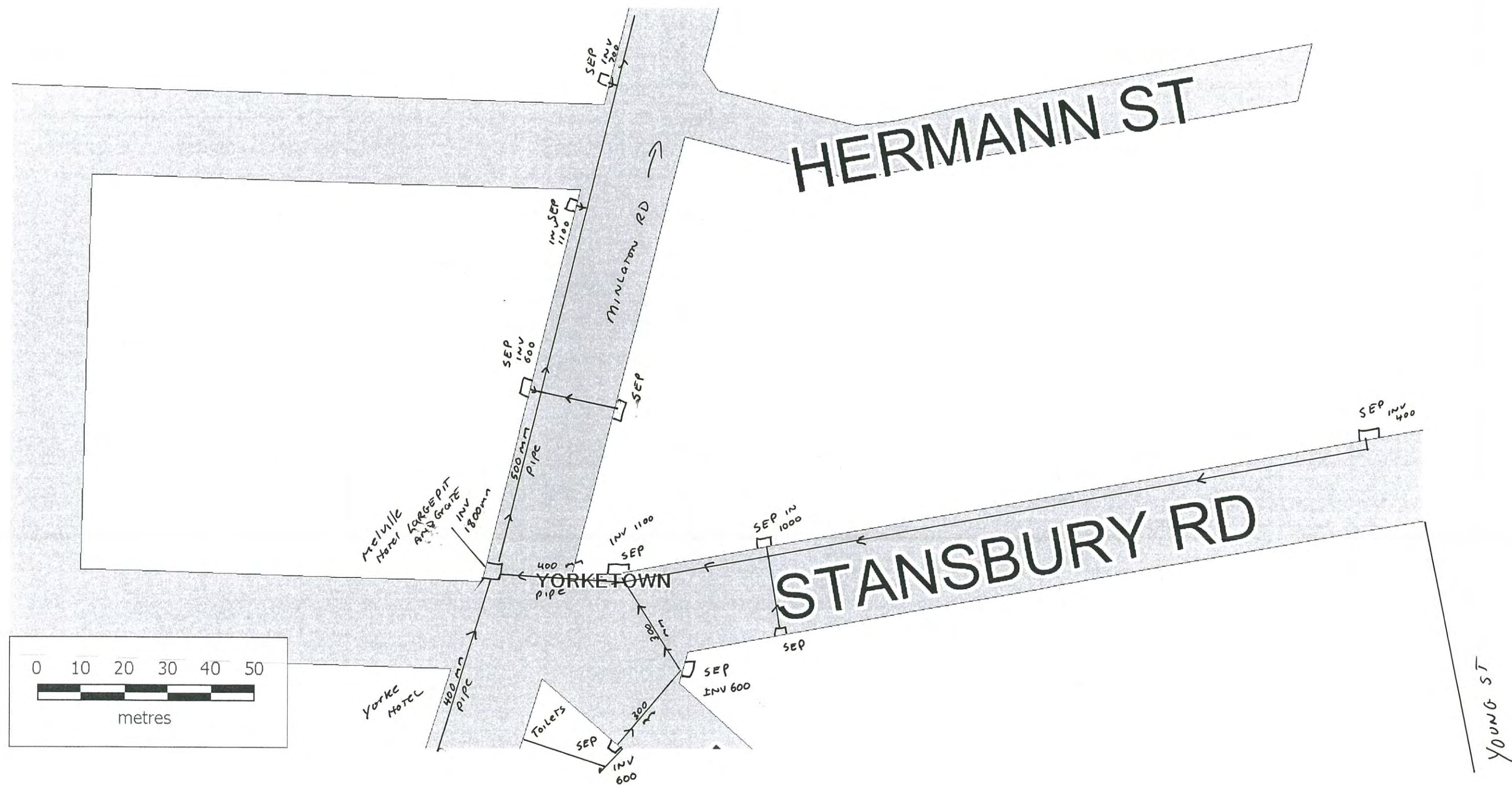




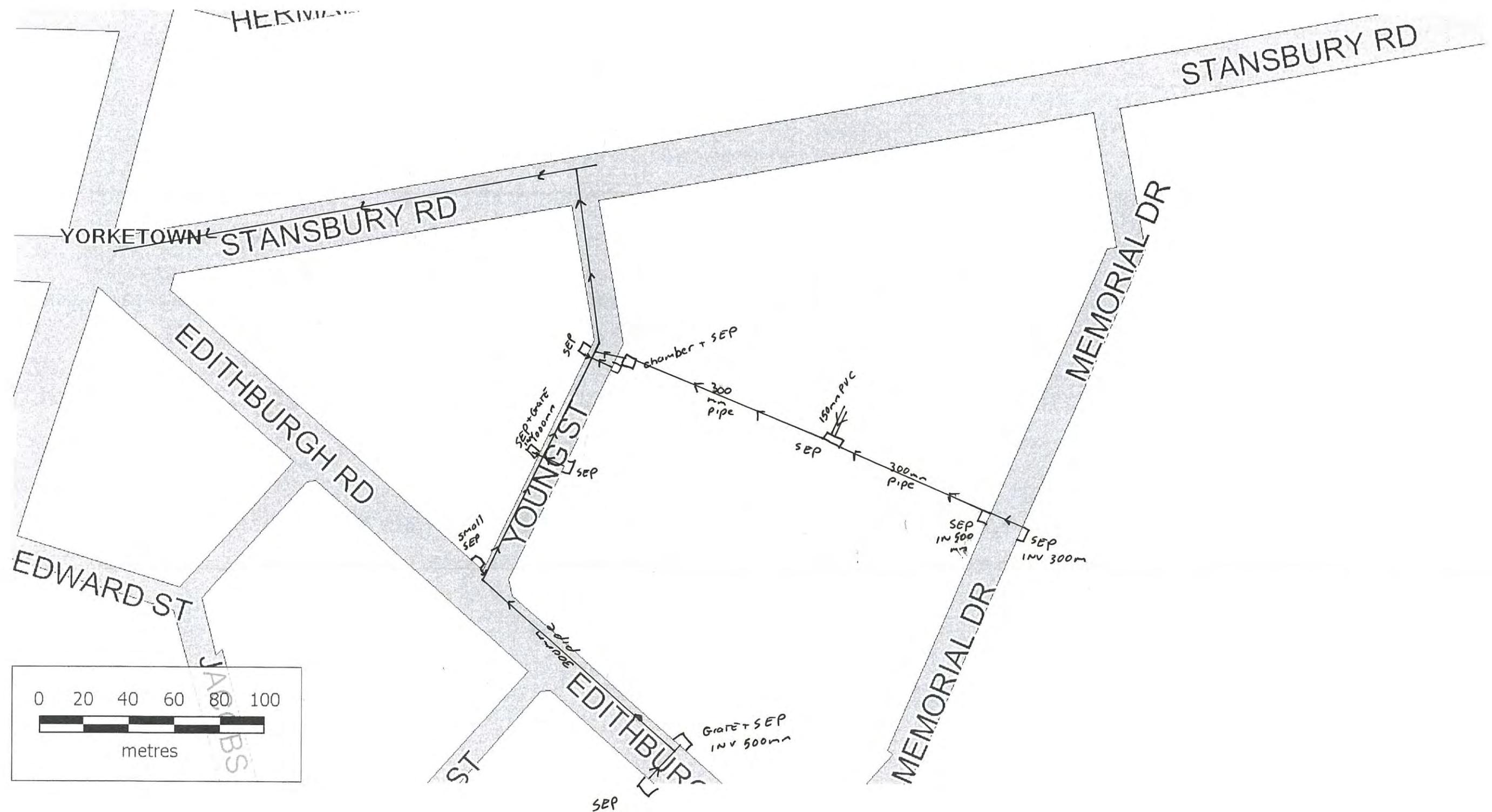


Tuesday, 12 April 2011

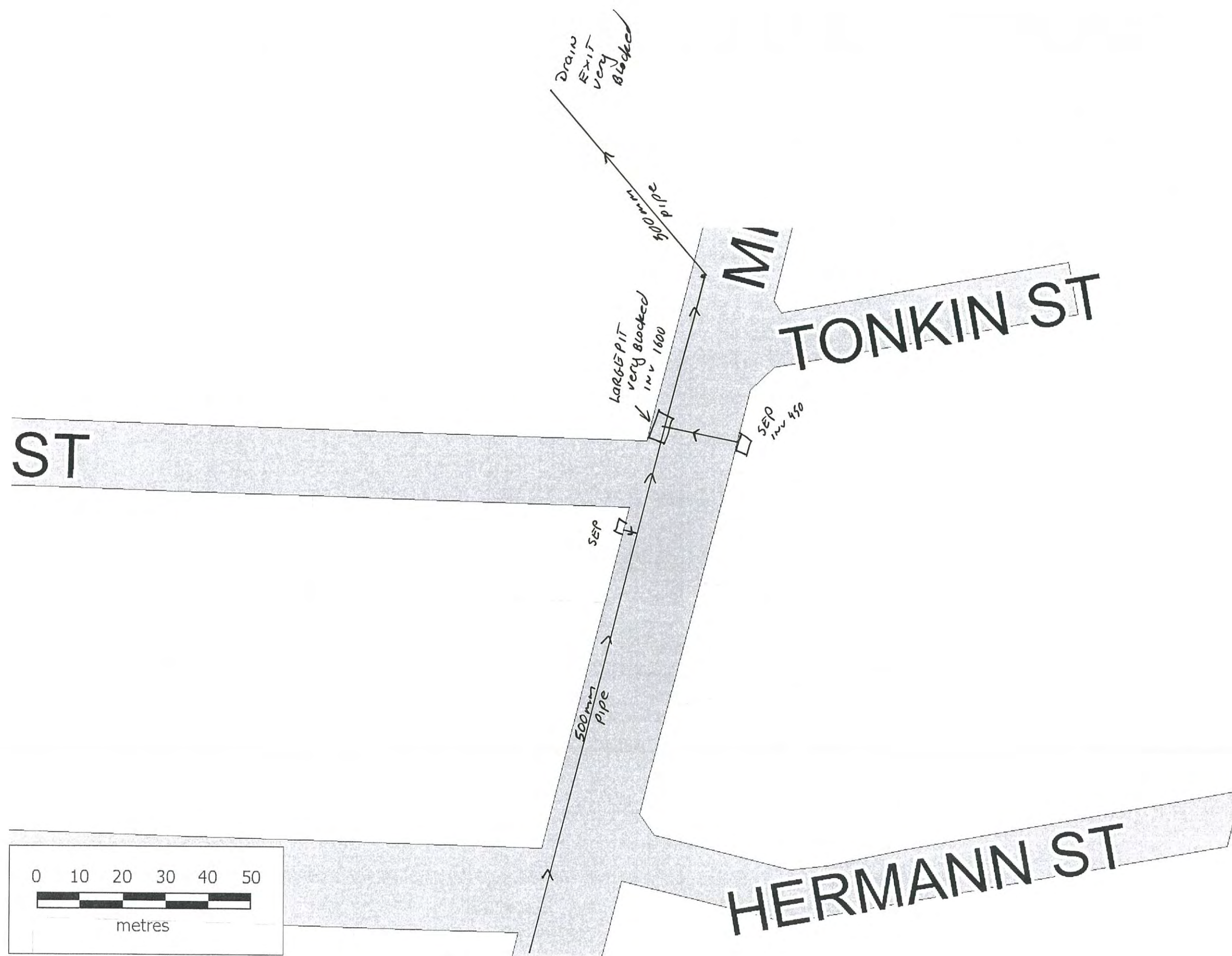
Yorke Peninsula Council
Council Agenda
Wednesday 10th June 2015



Tuesday, 3 May 2011



Tuesday, 3 May 2011



Tuesday, 3 May 2011

DIRECTOR ASSETS & INFRASTRUCTURE SERVICES

DA/ITEM 6.3

3. SPEED LIMIT REVIEW – WOOL BAY (File Ref:9.24.1.1)

INTRODUCTION

The purpose of this report is to advise Council of a request from the Wool Bay Progress Association to review the speed limits on the northern entrance to Wool Bay on Haywood Park Road.

RECOMMENDATION

1. That Council undertake a review of the speed limit buffer zones upon Haywood Park Road, Wool Bay in conjunction with the Department of Planning, Transport and Infrastructure (DPTI).

Or

2. That Council not undertake a review of the speed limit buffer zones upon Haywood Park Road, Wool Bay.

COMMENT

Council has received correspondence from the Secretary of the Wool Bay Progress Association seeking support from Council to have the speed limits approaching the northern edge of Wool Bay reviewed (refer attachment 1).

Requests for speed reform within Wool Bay is not uncommon as previous requests have been considered in 2006 and 2011. This said these requests concentrated on the southern entrance and focussed on 'B Double' movements, volumes and alleged excessive speeding. I am aware that these issues were discussed previously at Engineering Services and Council level, also by deputation of representatives of Wool Bay to staff and some Elected Members at the Maitland office. The outcomes of previous requests were that Council not support speed reform within Wool Bay.

History aside, the most recent requests focussed on concerns visitors, residents and workers have expressed while entering Haywood Park Road and the restricted sight distance due to roadside vegetation. I can advise that offending vegetation has been addressed with sight distance improved.

The need for the attention and removal / clearance of vegetation to improve sight distances at this intersection was identified through an audit of road crossings upon Council and DPTI roads associated with the Walk the Yorke Project. This audit on six road crossings was undertaken by three representatives of DPTI; the Senior Cycling and Pedestrian Advisor, the Support Officer Road and Marine Assets Safety and Services Division and a Field Support Officer, myself and the Operations Manager.

During the road crossing audit at this intersection at no time was any issue from DPTI staff identified of the 100km speed zone. However, previously reported it was the consensus of all parties that sight distance could be improved with roadside vegetation clearance applied, and I can advise this has already occurred.

This audit aside the request is before Council for a review of speed limits and I offer recommendations for consideration.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Strategic Plan

Key Theme: Sustainable Communities
1. Sustainable Infrastructure

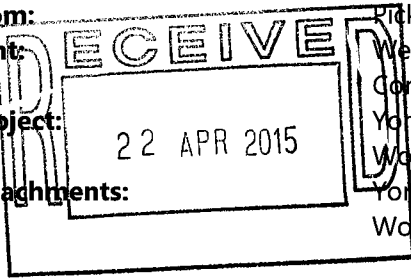
Strategic Goal: 1.1 Provide infrastructure assets that are sustainable and safe

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

No financial considerations at this stage. Road crossing audit undertaken for Walk the Yorke.

Corporate Email Address

From: Pickering Cottages <pickeringcottage@internode.net>
Sent: Wednesday, 22 April 2015 3:33 PM
To: Corporate Email Address
Subject: Yorke Peninsula Council Coringle rd corner
 Wool Bay Progress Association
Attachments: Yorke Peninsula Council Coringle rd corner
 Wool Bay Progress Association.docx



Item Number 2764-2015-2
GDS Number 20-67.2.1
Distribution copy to CEO EA ✓

Attention Andrew Cameron CEO

Dear Andrew

Have attached a letter regarding safety concerns at the Coringle Rd intersection on the main entrance to the town of Wool Bay – on the Northern side- and we were wondering if it could be presented to Council at their next meeting. I have sent a copy to our local representative Darren Braund.

Thanks

Regards

Dianne Sampson

Secretary Wool Bay Progress Association.



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Yorke Peninsula Council

P.O. Box 88

Minlaton

SA 5575

Wool Bay Progress Association

P. O. Box 57

Wool Bay SA 5575

23-4-15

To Yorke Peninsula Council,

I am writing on behalf of the Wool Bay Progress Association to ask for your support to have the speed limits approaching the sweeping corner on the Northern edge of the town reviewed.

This is a very busy corner, with traffic coming off of Coringle Rd onto the main road on one side and workers returning from and going to work at Kliens Point on the other side of the road. Traffic coming off of Coringle Rd includes, large trucks and farm machinery, as well as local traffic and tourists.

The Walk the Yorke Walking Trail, now also crosses the road at this particular corner.

According to the signs, traffic coming from the town of Wool Bay is able to reach a speed of 100kmph before reaching this corner.

For traffic coming the other way that is travelling from Stansbury at 100kmph, the only indication that they may need to exercise some caution, comes from a sign that at the time of writing this letter, is totally covered by the branch of a tree. This sign is a 75kmph sign.

Visitors, residents, and workers from Kliens Point have all expressed their concerns regarding speed of approaching vehicles, and lack of visibility for both on coming traffic and traffic waiting to enter the road.

For Kliens Point workers their vision to enter the road is also restricted at the moment by trees on either side of their entry point, forcing them to actually drive out onto the road before they have clear vision of oncoming traffic.

Our Progress Association is very concerned about this extremely high safety issue and ask for Council support and assistance to address it by whatever means is necessary.

We thank you in anticipation

Regards

Dianne Sampson

Secretary

Wool Bay Progress Association.

DIRECTOR DEVELOPMENT SERVICES

DA/ITEM 6.4

1. AUTHORISATION LAND MANAGEMENT AGREEMENT

(File Ref: 9.24.1.1)

INTRODUCTION

This report is to seek authorisation from Council for the Mayor and Chief Executive Officer to execute a Land Management Agreement relating to development at Allotment 1, Diosma Drive, Foul Bay.

RECOMMENDATION

That Council authorise the Mayor and Chief Executive Officer to sign and affix the Common Seal on the relevant documents relating to the Land Management Agreement over land described as Allotment 1 in Deposited Plan 59140 in the area named Foul Bay, Hundred of Coonarie.

COMMENT

Mr Josef Nemeth ("the Owner") has requested Council to execute documents to permit a Land Management Agreement (LMA) to be registered on the Title of Allotment 1 Deposited Plan 59140 in the area named Foul Bay of Coonarie ("the Land"), commonly known as Lot 1 Diosma Drive, Foul Bay.

The LMA was offered as part of development application 544/1032/2015 seeking to construct a new dwelling and garage upon the Land.

The Land is within the Coastal Settlement Zone in the Yorke Peninsula Council Development Plan and within 100 metres of the high water mark. Due to the proximity of the Land to the coast, the allotment is considered to be at some risk from erosion and/or coastal inundation.

The Owner has agreed to enter into a LMA committing to the erection of a dwelling which is transportable or modular such that permits ready removal from the site and furthermore has agreed that in the event of imminent and unacceptable risk, shall, upon reasonable notification from Council, remove the said dwelling from the land if so directed by Council.

The LMA also provides for indemnity to the Council and its Officers from any claims arising out of ownership of the land in the event of any loss or damage to persons or property created due to the location of the Land.

The LMA will be registered on the Title of the Land and will be binding on the current and future owner of the Land.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Section 38(1) of the Local Government Act 1999, provides that the Common Seal of a Council must not be affixed to a document except to give effect to a resolution of the Council.

Strategic Plan

Key Theme: Sustainable Communities

2. Progressive & Sustainable Development

Strategic Goal: 2.3 Continue to guide sustainable and integrated land use and development through the Development Plan and assessing and monitoring development applications.

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Costs associated with the registration of the LMA are borne by the Owner.

BETWEEN:

YORKE PENINSULA COUNCIL
(“the Council”)

AND

<INSERT OWNERS NAMES>
(“the Owner”)

**LAND MANAGEMENT AGREEMENT
BY DEED**

THIS DEED is made the

day of

2015

BETWEEN:

YORKE PENINSULA COUNCIL of 8 Elizabeth Street MAITLAND SA 5573 (“the Council”) of the one part

And

THE PERSONS NAMED IN ITEM 1 OF THE SCHEDULE of the address specified in Item 1 of the Schedule (hereinafter with its successors and assigns, as the case may be, referred to as “the Owner”) of the other part

RECITALS:

- A. The Owner is the registered proprietor of an estate in fee simple in the whole of the land comprised SPECIFIED IN Item 2 of the Schedule (“the Land”)
- B. Save and except the Owner and the person(s) specified in Item 3 of the Schedule, if any, as at the date of this Deed no other person has any legal interest in the Land.
- C. By a Development Application Numbered 544/1032/2015 (“the Application”) the Owner has sought Development Plan Consent from the Council pursuant to the provisions of the Development Act 1993 (“the Act”) to construct a dwelling on the Land in accordance with the plans described in Item 4 of the Schedule (“the Dwelling”).
- D. The Council is prepared to grant Development Plan consent to the Dwelling provided the Owner agrees to remove the Dwelling from the Land, if, in the reasonable opinion of the Council, the Dwelling becomes subject to an unacceptable risk of damage as a consequence of coastal erosion and/or storm surge flooding and/or sea level rise or other such risk as identified in clause 3 of this Deed.

- E. The Owner has obtained independent legal advice as to the content and effect of this Deed.
- F. Pursuant to the provisions of Section 57A(2) of the Act the Owner has agreed with the Council to enter into this Deed relating to the future development, management, preservation and conservation of the Land subject to the terms and conditions hereinafter mentioned.

NOW THIS DEED WITNESSES and IT IS AGREED by and between the parties;

1. RECITALS

- 1.1.** The parties acknowledge and declare both that the matters referred to in the recitals to this Deed are true and correct in every particular and that the recitals shall form part of this Deed.

2. DEFINITIONS AND INTERPRETATION

2.1. Definitions

In this Deed, unless the context otherwise requires, the following words and expressions shall have the following meanings:

- 2.1.1. “the Council” means the Yorke Peninsula Council and includes any lawful successor to it;
- 2.1.2. “the Land” means the land specified in Item 2 of the Schedule and includes any improvements situated thereon;
- 2.1.3. “the Owner” means the person named in Item 1 of the Schedule as the Owner and includes all persons who at any time during the Term are registered as the proprietor of an estate in fee simple in the Land;
- 2.1.4. “the Schedule” means the Schedule attached to this Deed;
- 2.1.5. “the Term” means the period commencing on the date of execution of this Deed and continuing until this Deed is mutually surrendered by an agreement between the Owner and the Council.

2.2. Interpretation

Subject to any inconsistency of subject or context the following rules of construction shall be used in the interpretation of this Deed:

- 2.2.1. Words and phrases used in this Deed that are defined in the Act, or in the Regulations made under the Act, have the meanings ascribed to them by the Act or the Regulations as the case may be;
- 2.2.2. References to any statute or subordinate legislation include all statutes and subordinate legislation amending, consolidating or replacing the statute or subordinate legislation referred to;
- 2.2.3. The term “person” includes a corporate body;
- 2.2.4. The term “the Dwelling” shall mean the dwelling proposed to be constructed on the Land described in the plans on Item 4 of the Schedule and which has or will be an approved development under the Act;
- 2.2.5. Words importing the singular number or plural number are to be taken to include the plural number and the singular number respectively;
- 2.2.6. Words importing any gender include both genders;
- 2.2.7. Where two or more persons are bound hereunder to observe or perform any obligation or Deed whether express or implied they are bound jointly and each of them severally;
- 2.2.8. Clause headings are provided for reference purposes only and are not to be resorted to in the interpretation of the Deed;
- 2.2.9. The requirements of the Deed are at all times to be construed as additional to the requirements of the Act and any other legislation affecting the Land;
- 2.2.10. Nothing contained in this Deed shall fetter the Council in the exercise of its discretion as the Relevant Authority under the Act.

3. ACKNOWLEDGMENTS OF THE OWNER

- 3.1. The Owner acknowledges that a development approval to construct a building or structure on the Land does not provide any assurance of safety or imply that the land is safe in any way from any of the risks specified in clause 3 of this Deed or from any other risk which may occur in relation to

the Land or on or in the vicinity of the Land.

3.2. The Owner acknowledges that prior to entering into this Deed it has inspected the Land and it further acknowledges that it is aware that the full risks of and/or associated with the Land and/or its state and condition are unknown.

3.3. The Owner acknowledges that, by virtue of the nature and situation of the Land, the Land is or may be subject to many risks which the Owner acknowledges may occur on or in respect of the Land at any time, such risks include, but are not limited to the following, namely:

3.3.1. the risk of flooding, inundation or deluge of the Land and/or any improvements, vehicles, boats, other vessels, facilities or services situated on the Land (whether such flooding, inundation or deluge is caused or contributed to by the act or omission of man or occurs as a result of a natural process or both);

3.3.2. the risk of erosion to and of the Land and/or to any of the improvements and/or natural features on, adjacent to or in the vicinity of the Land, whether such erosion is caused or contributed to by the act or omission of man or occurs as a result of a natural process or both, (including, but not limited to, erosion of river banks, sea walls, revetments, levees, embankments, retaining walls, groynes, breakwaters on, adjacent to or in the vicinity of the Land);

3.3.3. the risk of loss of life, injury, loss or damage to person or property on, in or in the vicinity of the Land (including damage to any improvements situated in, on, or in the vicinity of the Land and including loss of amenity or value of the Land or any improvements situated thereon) howsoever caused (including, not limited to), by:

3.3.3.1 the occurrence of either or both of the risks specified in subclauses 3.3.1 and 3.3.2;

3.3.3.2 any undermining or loss of support to any structures, facilities, improvements, services, vehicles, boats or other vessels situated in, on or in the vicinity of the Land due to sand/soil drift or the blowing out of sand/soil from under or the accumulation of sand/soil on, against or over such structures, facilities, improvements, services, vehicles,

boats or other vessels;

3.3.3.3 dislodgement, throwing up, washing up and/or deposition of material, rocks, debris, timber, concrete and/or construction material or any structure, vehicle, boat or other vessel or part thereof;

3.3.3.4 the collapse or partial collapse of any structure or objects or debris from any structure or objects (including, but not limited to, locks, weirs, seawalls, revetments, retaining walls, groynes, breakwaters, jetties, ranges, walkways, wharves, boardwalks, buildings, fences, outbuildings, vehicles, boats or other vessels) situated in, on or in the vicinity of the Land howsoever caused, whether such collapse, partial collapse or debris arises or occurs before, during or after a storm or high tide or otherwise.

3.4. The Owner acknowledges that prior to entering into this Deed it has received independent legal advice as to the content and effect of this Deed.

4. UNDERTAKINGS OF THE OWNER

4.1. The Owner shall ensure that the Dwelling is transportable/modular or other such construction that permits ready removal from the site.

4.2. If, in the reasonable opinion of the Council, the Land including the Dwelling is subject at any time to an unacceptable risk of damage as a consequence of coastal erosion and/or storm surge flooding and/or sea level rise, the Owner shall at the reasonable direction of the Council:

4.2.1. remove the Dwelling from the Land; and

4.2.2. remove any other nominated building or structure from the Land within a reasonable time stipulated by the Council.

4.3. The costs and expenses incurred by the Owner in relation to any action taken by the Owner pursuant to clause 4.2 of this Deed shall be borne by the Owner.

4.4. The Owner shall at all times during the Term and at its expense comply with and meet all requirements of the Department of Health (or such other body or agency who from time to time determines the required standards for septic tanks and waste control systems) in respect of any septic tank and/or

waste control systems situated or installed on the Land either at or after the date of this Deed (including, but not limited to, the making of any alterations, additions or replacement to and the maintenance of such septic tank or waste control systems to the extent time to time required by the Department of Health (or such other body or agency who from time to time determines the required standards for septic tanks and waste control systems)).

- 4.5.** The Owners shall at all times during the Term use its best endeavours to minimise the risk referred to in clause 3 of this Deed (including, but not limited to, undertaking such protective and/or protection measures and/or works as the circumstances from time to time reasonably require) **PROVIDED ALWAYS THAT** the Owner shall have no obligations under clause 4.5 if the necessary approvals for any proposed works to minimise the said risks have been refused under the relevant statute by the relevant authority.

5. RELEASE

- 5.1** The Owner uses, occupies and keeps the Land at the risk in all things of the Owner and the Owner hereby releases to the full extent permitted by the law the Council and its officers and servants from all past, present and future claims, demands, actions, losses, costs and expenses which the Owner has, may have had or may assert in respect of the Land and/or in respect of any loss of life, injury, loss or damage to person or property suffered or occurring in, on or in the vicinity of the Land howsoever caused and/or in respect of the occurrence in, on or in the vicinity of the Land of any of the risks referred to in clause 3 of this Deed.

6. INDEMNITY

- 6.1.** The Owner shall indemnify and keep indemnified the Council, its officers and servants against all past, present and future claims made by the Owner or by any persons who are not parties to this Deed and against all demands, actions, proceedings, judgements, orders, damages, costs, losses and expenses which the Council, its officers or servants may suffer or incur rising out of the use, occupation or ownership of the Land (including, without limitation, the risks referred to in clause 3 of the Deed) howsoever caused

(whether directly or indirectly or by negligence or otherwise).

7. OPERATION OF THIS DEED

7.1. The parties expressly declare and agree that the provisions of the Deed shall not be binding or impose any obligation upon them unless and until the Deed is registered and a memorial thereof entered on the Certificate of Title for the Land pursuant to the provisions of Section 57A(14) of the Act in priority to any other registrable interest in the Land save and except for the estate and interest of the Owner therein.

8. RESCISSION

8.1. If any development authorisation obtained for the Development is not granted, or if granted, lapses or expires by virtue of the provisions of the Act without being implemented by the Owner, the Council agrees to rescind the Deed at the request of the Owner and the reasonable costs of and incidental to the preparation, stamping and registration of the Deed of Rescission shall be borne by the Owner.

9. COMPLIANCE

9.1. The Owner shall at all times during the Term use its best endeavours to ensure that all occupiers, lessees and/or licensees from time to time of the Land comply with the provisions of this Deed.

10. COUNCIL'S POWERS OF ENTRY

10.1. The Council or any employee or authorised officer of the Council may at any time enter into or upon the Land for the purposes of:

10.1.1. inspecting the Land or any building thereon;

10.1.2. exercising any other powers of the Council under this Deed or pursuant to law.

11. VARIATION AND WAIVER

11.1. This Deed may not be varied except by a supplementary Deed signed by the Council and the Owner.

11.2. The Council may waive compliance by the Owner with the whole or any part

of the obligations of the Owner herein contained but no such waiver is effective unless expressed in writing and signed by the Council.

12.NOTICES

12.1.Any direction from the Council under clause 4.2 shall be in writing and shall be deemed to be served upon the Owner if it is served in accordance with clause 12.2 of the Deed.

12.2.Notice for the purpose of this Deed is to be taken to be properly served on the Owner if it is:

12.2.1. posted to the Owner at the Owner's last address known to the Council; or

12.2.2. any method prescribed by the Development Regulations 2008 for the service of a notice.

13.NOTING OF THIS DEED

13.1.Each party must do and execute all such acts, documents and things as are necessary to ensure that as soon as is possible after the execution of this Deed by all necessary parties, this Deed is noted by the Registrar-General against the Certificate of Title for the Land pursuant to Section 57A(5) of the Act.

14.COSTS

14.1.The Owner is to bear the costs of and incidental to the negotiation and preparation of this Deed and the stamping and registering to note this Deed on the Certificate of Title to the Land.

14.2.The Owner hereby agrees to indemnify the Council and keep the Council forever indemnified in respect to the whole of its costs and expenses (including without limitation legal costs and expenses) of and incidental to the implementation of this Deed including the enforcement of its terms.

15.GOVERNING LAW

15.1.The law governing the interpretation and implementation of the provisions of this Deed is the law of South Australia.

16. GENERAL PROVISIONS

16.1 If any provision of the Deed shall be found by a court of competent jurisdiction to be invalid or unenforceable in law then and in such case the parties hereby record that it is their intention that such provision be severed from this Deed and that the remaining provisions are to be effective and enforceable according to their terms.

16.2 This Deed contains the whole Deed between the parties in respect of the matters referred to herein.

17 REGISTRATION

17.1 The Owner hereby consents to and requests registration of this Deed pursuant to Section 57A(14) of the Development Act 1993.

EXECUTED as a Deed

THE COMMON SEAL of the **YORKE PENINSULA**)
COUNCIL was hereto affixed in)
the presence of:)

.....
Mayor

.....
Chief Executive Officer

SIGNED by **Josef Nemeth**).....

In the presence:

.....
Witness

.....
Name

.....

The person named in Item 3 of the Schedule, if any, who has a legal interest in the Land by virtue of the interest specified therein **HEREBY CONSENTS** to the Owner entering into this deed.

THE COMMON SEAL of the person described in)
ITEM 3 of the SCHEDULE, if any, was hereunto)
affixed in the presence of:)

.....

THE OWNER HEREBY CERTIFIES pursuant to Section 57A(12) of the Act that no other person has a legal interest in the land.

SIGNED by **Josef Nemeth**).....

In the presence:

.....

Witness

.....

Name

SCHEDULE

ITEM 1 **Full Name of Owner:**

Josef Nemeth

Address of Owner:

PO Box 235 Glenelg, South Australia 5045

ITEM 2 **Land Description:**

The whole of the land comprised within Certificate of Title Register Book Volume 5953 Folio 522 otherwise referred to as Allotment 1 Deposited Plan 59140 in the area named Foul Bay Hundred of Coonarie.

ITEM 3 **Full Name of person with legal interest in the Land (if any) and details of interest in the Land:**

.....

ITEM 4 **Plans of the Dwelling:**

Attached hereto

DIRECTOR ASSETS & INFRASTRUCTURE SERVICES

ITEM 8 – CONFIDENTIAL

1. FIVE (5) 4X2 CAB CHASSIS UTILITIES TENDER 126/2015 (File Ref: 9.24.1.1)

INTRODUCTION

The purpose of this report is for Elected Members to consider awarding the tender for the supply of five (5) 4x2 Cab Chassis Utilities (tender number 126/2015).

RECOMMENDATION

Section 90(3)(k) Order

1. That pursuant to Section 90(2) of the *Local Government Act 1999*, the Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Executive Assistant to the CEO and Mayor, Director Corporate and Community Services, Director Development Services and Director Assets and Infrastructure Services.

The Council is satisfied that, pursuant to section 90(3)(k) of the Act, the information to be received, discussed or considered in relation to agenda item 8 Five (5) 4x2 Cab Chassis Utilities is confidential information relating to –

“(1) tenders for the supply of goods, the provision of services or the carrying out of works;”

Accordingly, the Council is satisfied that the principle which states the meeting be conducted in a place open to the public has been outweighed in the circumstances.

Section 91(7) Order

2. That having considered agenda item 8 Five (5) 4x2 Cab Chassis Utilities Tender in confidence under section 90(2) and (3)(k) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the agenda report, and supporting documentation relevant to agenda item 8 titled Five (5) 4x2 Cab Chassis Utilities Tender be retained in confidence for a period of 12 months.

COMMENT

It is recommended that the public be excluded for consideration of this item to enable consideration in confidence under Section 90(3)(k) of the *Local Government Act*.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

Sections 90 & 91 - Local Government Act 1999

FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

Not applicable.