



# Notice of Meeting

## Alexandrina Council Meeting

**Notice is hereby given to His Worship the Mayor and Councillors that the next meeting of Council will be held in the Alexandrina Council Community Chambers “Wal Yuntu Warrin” 11 Cadell Street, Goolwa on Monday 18 July 2022 commencing at 5.00pm.**

Your attendance is requested.

A recording of the Council meeting will be placed on [www.alexandrina.sa.gov.au](http://www.alexandrina.sa.gov.au) as soon as practicable following the meeting.

A handwritten signature in black ink, appearing to read "Nigel Morris".

Nigel Morris

**Chief Executive Officer**

14 July 2022



**AGENDA FOR THE ALEXANDRINA COUNCIL MEETING**  
**TO BE HELD ON MONDAY 18 JULY 2022 COMMENCING AT 5.00PM**  
**IN THE COUNCIL COMMUNITY CHAMBERS “WAL YUNTU WARRIN” GOOLWA**

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## **REPORT AND AGENDA**

**FOR THE COUNCIL MEETING TO BE HELD ON MONDAY 18 JULY 2022  
IN THE ALEXANDRINA COUNCIL COMMUNITY CHAMBERS  
“WAL YUNTU WARRIN”, 11 CADELL STREET GOOLWA  
COMMENCING AT 5.00PM**

An audio recording of this meeting will be made for minute-taking purposes and will last the length of the open meeting. The audio file will be available on the Council website after the draft Minutes have been circulated.

### **PRESENT**

### **APOLOGIES/LEAVE OF ABSENCE**

#### **LEAVE OF ABSENCE**

A request has been received from Cr Bronwyn Lewis seeking leave of absence from attending Council meetings. Cr Lewis is seeking a leave of absence for a period commencing 18 July 2022 and concluding 13 August 2022 inclusive.

#### **Recommendation**

**That Cr Bronwyn Lewis be granted leave of absence from attending Council meetings for a period commencing 18 July 2022 and concluding 13 August 2022 inclusive.**

### **IN ATTENDANCE**

### **GALLERY**

### **LOCAL GOVERNMENT PRAYER**

Almighty God, we humbly beseech thee to grant thy blessing upon the works of this Council, guide us in our deliberations for the advancement and the true welfare of the people of the district.

### **ACKNOWLEDGMENT OF TRADITIONAL OWNERS**

The Alexandrina Council and its communities acknowledge the Ngarrindjeri people as the traditional custodians of the lands and waters of our Council district.

### **CONFLICT OF INTEREST**

Elected Members are reminded of the requirements for disclosure by Members of any conflict of interest 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 by legislative exception.

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

### **1. CONFIRMATION OF MINUTES**

Minutes of the Alexandrina Council meeting held on 20 June 2022, and Special Council meeting held on 4 July 2022.

#### **Recommendation**

**That the Minutes of the Alexandrina Council meeting held on 20 June 2022, and Alexandrina Council Special meeting held on 4 July 2022, be received as true and correct records.**

**2. ADJOURNED DEBATE**

**2.1 Adjourned Debate - Alexandrina Sustainable Agricultural Round Table - Appointment of Industry Member Representatives**

**File Ref: 9.24.003**

**Responsible Officer: Matt Grant (General Manager Growth)**

**Report Author: Lisa O'Donoghue (Manager Economic Development)**

Adjourned debate from 20 June 2022 Council Meeting, Item 9.2, minuted resolution (ACM221540).

*Councillors who spoke to the motion are: Cr Rebbeck (in moving) and Cr Maidment.*

**Moved Cr Rebbeck seconded Cr Maidment**

**1. That Council amends the Alexandrina Sustainable Agricultural Round Table Terms of Reference as follows:**

**a. The Round Table membership is to comprise:**

- **The Mayor (ex-officio and Chair)**
- **A maximum of three (3) Councillors**
- **Between six (6) and 12 industry representatives with at least one from each of the following areas:**
  - **Agriculture**
  - **Viticulture**
  - **Horticulture**
  - **Forestry**
  - **Fishing.**

**2. That Council appoints Tom Adams, David Basham (non-voting), Beck Burgess, John Byrne Nathan Duffield, Trish Eats, Neil Harvey, Mel Hollick, Lian Jaensch, Trevor Linke, Chris Littlejohn and Rob Parken as Industry Member Representatives to the Alexandrina Sustainable Agricultural Round Table until June 2024.**

**FORMAL MOTION**

**ACM221541 Moved Cr Scott seconded Cr Carter**

**That this matter be adjourned for consideration at the July Council meeting, pending clarification on non-voting members.**

The outcome being TIED, the Presiding Member exercised his casting vote FOR the motion and declared the motion **CARRIED**

**Community Strategic Plan Impact:**

**LIVEABLE**

**GREEN**

## **CONNECTED**

### **Report Objective**

To seek Council's approval to amend the Alexandrina Sustainable Agricultural Round Table Terms of Reference and appoint twelve (12) industry member representatives to the revitalised Alexandrina Sustainable Agricultural Round Table (ASART).

### **Executive Summary**

On 20 September 2021, Council adopted the Terms of Reference to revitalise ASART, appointed Councillors Melissa Rebbeck and Michael Scott to the roundtable and endorsed the Agricultural Sector Innovation Conversation to be held in November 2021.

The Agricultural Sector Innovation Conversation needed to be postponed several times due to challenges imposed by the COVID19 environment at the end of 2021 and in early 2022. The event was held on 9 April 2022 in the Tooperang Hall and over thirty (30) agribusiness representatives attended. Following this event and awareness of Council's intentions the Administration received eight (8) expressions of interest to join the new ASART.

This event was followed by a three (3) week communications campaign to encourage industry representatives to become members of the new round table. A further three (3) expressions of interest were received.

Eleven (11) submissions in total have been received with Milang Ag Bureau requesting two (2) representatives reflecting their broad agribusiness representation across Eastern Alexandrina. Administration is seeking Council approval to amend the ASART Terms of Reference to accommodate the appointment of twelve (12) industry representatives.

### **Recommendation**

- 1. That Council amends the Alexandrina Sustainable Agricultural Round Table Terms of Reference as follows:**
  - a) The Round Table membership is to comprise:**
    - **The Mayor (ex-officio and Chair)**
    - **A maximum of three (3) Councillors**
    - **Between six (6) and 12 industry representatives with at least one from each of the following areas:**
      - **Agriculture**
      - **Viticulture**
      - **Horticulture**
      - **Forestry**
      - **Fishing.**
- 2. That Council appoints Tom Adams, David Basham (non-voting), Beck Burgess, John Byrne Nathan Duffield, Trish Eats, Neil Harvey, Mel Hollick, Lian Jaensch, Trevor Linke, Chris Littlejohn and Rob Parken**

## **as Industry Member Representatives to the Alexandrina Sustainable Agricultural Round Table until June 2024.**

### **Context**

In 2008, Alexandrina Council commissioned Urban and Regional Planning Solutions (URPS) to prepare a Rural Areas Strategy and Action Plan. The first action in the plan was to establish the Alexandrina Sustainable Agriculture Round Table (ASART) to recognise and support the farming sector.

ASART was established in February 2010 following an expression of interest process for membership through farming groups and those people who had contributed to the development of the Rural Areas Strategy and Action Plan. The first meeting of the group was held on 25 March 2010.

Since establishment, ASART has achieved a range of outcomes including informing planning policy, developing guides to assist hobby farmers moving into the region, informing Council of issues hindering the sector such as roadside vegetation clearance requirements and roadside weed management. A number of these items are now managed by the relevant areas of the Administration as 'business as usual'.

On 15 March 2021, Council resolved to undertake a review of the ASART Terms of Reference (ToR) with the aim to engage and support the agricultural sector to achieve economic growth.

Council approved the appointment of Councillors Keily, Bradford and Scott as the Elected Member representatives to a working group to review the ToR at the 21 June 2021 Council Meeting (ACM21035).

A meeting with the working group was held on 9 August 2021 to determine the purpose, potential objectives and content of a new Terms of Reference that would revitalise ASART.

The working group proposed a more defined ASART membership which would consist of:

- The Mayor (Ex-officio);
- Two (2) Elected Member representatives as appointed by Council;
- Six (6) industry representatives with at least one from each of the following areas; agriculture, viticulture, horticulture, forestry and fishing industry; and
- A Landscape Board (Hills & Fleurieu) representative.

Membership would be for a two (2) year term and the appointment of ASART members would be a decision of Council. Initial appointment of Elected Members will be until November 2022 to align with the Local Government elections.

It was also proposed that Council engage the sector by holding an Agricultural Sector Innovation Conversation in November 2021 and undertake an Expression of Interest (EOI) process to form a new ASART. The Agricultural Sector Innovation Conversation was renamed the 'Agribusiness Conversation' for clarity as an industry engagement event.



On 20 September 2021, Council adopted the Terms of Reference, appointed Councillors Melissa Rebbeck and Michael Scott to ASART and endorsed the Agricultural Sector Innovation Conversation to be held November 2021.

**ACM211148 Moved Cr Rebbeck seconded Cr Keily**

***That Council adopts the reviewed Terms of Reference for the Alexandrina Sustainable Agricultural Round Table at Attachment 9.4, with the inclusion of the Carbon Neutral Plan.***

**CARRIED UNANIMOUSLY**

REFER ATTACHMENT 9.2(a) (page 72)

*The Mayor called for nominations for two Elected Member representatives to be on the Alexandrina Sustainable Agricultural Round Table. Cr Coomans nominated Cr Scott – Cr Scott accepted. Cr Bradford nominated Cr Rebbeck – Cr Rebbeck accepted.*

**ACM211149 Moved Cr Stewart seconded Cr Maidment**

- 1. That Council appoints Councillors Melissa Rebbeck and Michael Scott, as the Elected Member Representatives on the Alexandrina Sustainable Agricultural Round Table (ASART) until November 2022.***
- 2. That Council endorses hosting an Agricultural Sector Innovation Conversation in November 2021.***
- 3. That Council authorises Administration to make changes to the Alexandrina Sustainable Agricultural Round Table Terms of Reference of a minor technical or formatting nature.***

**CARRIED UNANIMOUSLY**

**General Analysis**

The Agribusiness Conversation was held at the Tooperang Hall on 9 April 2022 with over thirty (30) farmers and agribusinesses in attendance.

The aim of the event was to:

- Deliver an overview of Federal and State Government plans and initiatives;
- Present updates on regional Agribusiness projects;
- Share ideas and about economic growth in the Agribusiness sector;
- Provide feedback and ideas on Council's role to support the sector; and
- Promote the revitalised Alexandrina Sustainable Agribusiness Roundtable (ASART) and how industry can get involved.

The session was facilitated by Nicole Halsey, UPRS and included presentations from:

- Mr Stephen Shotton, Regional Development Manager, Regional Development Australia Adelaide Hills, Fleurieu & Kangaroo Island; and
- Mr David Gerner, Agtech Program Manager, Wine Australia.

At the event a short survey was distributed for attendees to provide feedback. The survey sought information from industry on the role Council could play to support the sector, the challenges they are currently facing and what further economic development support they required. Eight (8) expressions of interest were received from the event to be involved in a revitalised ASART.

REFER ATTACHMENT 9.2(b) (page 75)

Following the event, a three (3) week communication program was rolled out from 13 May 2022 until 10 June 2022, to formally seek expressions of interest to join ASART which included:

- Public notices (Victor Times, Fleurieu Sun, Southern Argus)
- Alexandrina Council website and social media
- Business Alexandrina newsletter and social media

A further three (3) were received making 11 expressions of interest in total (Milang Ag Bureau as one (1) expression of interest requesting two (2) representatives on ASART.

On the 14 June 2022 a review of the EOI submissions was undertaken by the selection panel consisting of Mayor Parkes, Cr Rebbeck, Manager Economic Development and Manager of Strategic Development. Cr Scott was an apology. In determining the membership, the key criteria as set out in the Terms of Reference is that there must be at least one (1) from each of the following areas:

- Agriculture;
- Viticulture;
- Horticulture;
- Forestry; and
- Fishing Industry.

### **Applications**

Eleven (11) expressions of interest were received for ASART membership. A summary of the applicants is provided below.

<b>Name &amp; Business</b>	<b>Location and Industry</b>	<b>Biography</b>
<b>Tom Adams</b> Kuitpo View Pastoral	Finniss Beef Cattle	Tom has been in the Alexandrina council area all his life. He operates a 6th generation family farm at Langhorne Creek and now at Blackfellows Creek running beef cattle at Kuitpo.
<b>David Basham</b>	Finniss Dairy	David Basham is a long-term resident and third generation dairy farmer in the Alexandrina Council area with experience in working with industry bodies, reference groups and programs that support sustainable agribusiness. Being heavily involved in the dairy industry, David formed the Fleurieu Dairy Farmers' Collective Bargaining Group and achieved revolutionary changes that had a lasting impact nationwide. He served as the President of the South Australian Dairy Farmers Association and then advanced to

		becoming the President of the Australian Dairy Farmers. David was a member of the Dairy Industry Development board and participated in the Australian Rural Leadership Program in 2007.
<b>Beck Burgess</b> Beck Burgess Consulting & Little Pete Brewing	Langhorne Creek Consulting	Beck is based in Langhorne Creek and leases and operates a wine grape growing business on the northern end of the township. Her core focus is growing and utilising sustainable yet modern day grape growing practices. She has recently formed Beck Burgess Consulting to continue supporting primary producers across a range of industry sectors to implement and support practice change for the longevity and sustainability of farming businesses. And prior to this was employed as Farm Performance Lead and Senior Extension Officer with Dairy SA.
<b>John Byrne</b> Feather & Peck	Mount Compass Poultry	John is involved in a collaborative cluster of small South Australian farms, producing high-quality eggs profitably and ethically, whilst sustainably regenerating pasture. Collaborating with and supporting like-minded farmers, John believes in ethical production that regenerates family farms through sustainable pasture improvement, animal welfare and profitability.
<b>Nathan Duffield</b> ND & JA Giles	Strathalbyn Allied Industry	Nathan is part of the supply chain of machinery and dealing direct with farmers of many crop types and sees this as an advantage to the ASART group. He employs 26 local staff from around the area and believes it is key that we keep the agricultural industry sustainable and at the forefront.
<b>Trish Eats</b> Private Land Owner	Tooperang Livestock	Trish's family still farms in Tooperang, with beef cattle, hay production, and a little dabbling in sheep. She has recently returned from life / work in Queensland, where she was the livestock practical coordinator at the University of Queensland, School of Veterinary Science. She moved to Queensland in 2015 to complete a PhD in viral respiratory disease in cattle but changed focus to the wellbeing of farmers and workers in animal agriculture. Trish has recently separated from an extension role with Dairy SA and has previously worked overseas as an Ag. Advisor, primarily in sheep health and husbandry. Her aim is to address the loss of good employees out of industry, as labour access is a significant limitation to sustainability across agricultural industries in Australia.
<b>Neil Harvey</b> Private Land Owner and Chris Littlejohn	Woodchester / Milang Agriculture – Grain	Neil is President of the Milang Ag Bureau which is the second largest in SA. Their members represent all aspects of agriculture including Broadacre cropping, sheep, cattle, dairying, and viticulture. They have members from Mt Compass, Goolwa, Finniss, Milang, Langhorne Creek, Strathalbyn, and Woodchester. The Milang Ag Bureau have requested a 2 <sup>nd</sup> person from the Bureau to be part of the committee being Chris Littlejohn
<b>Mel Hollick</b> Peninsula Providore	Tooperang Horticulture	After a 21-year wine industry career, spanning from bottling lines, sales and marketing to wine making, in 2019 Mel took the jump to become full time in their Peninsula Providore Farm business. Aiming to leave their properties in greater condition than when they started their farming journey, farming principles concentrate on soil health for the

		sustainability of the land, the business and the people within and touched by it. Mel is heavily involved in the Olives SA board, and is the current chair of Fleurieu Food.
<b>Lian Jaensch</b> Langhorne Creek Grape & Wine Inc.	Langhorne Creek Viticulture	Lian is the Executive Officer for Langhorne Creek Grape and Wine Incorporated and has held the position for two decades. She attended ASART meetings on behalf of the Langhorne Creek wine region in the past and hopes to be able to continue to bring a wine industry viewpoint to the table while also providing balanced input to general discussions for the sustainable future of primary production in the Alexandrina Council area.
<b>Trevor Linke</b> Rural Business Support	Alexandrina Services	Trevor is employed with Rural Business Support. He has current experience in working with farmers on Kangaroo Island and in the Alexandrina Council area and understands the financial pressures on farmers and issues that affect their personal and enterprise success. Trevor is also the Chairman of the Diverse Farming Committee within the Royal Show Society and on the Executive Board.
<b>Rob Parken</b> Parken Livestock	McHarg Creek Beef Cattle	RG Parken trading as Parken Livestock is located in McHarg Creek and is part of the Farm Product Raw Material Merchant Wholesalers Industry. Rob has been involved in agriculture in the area for well over 40 years. He likes to keep an eye on what is happening in the industry and has volunteered locally for a long time including being appointed the CFS Chairman for 25 years and assisting on the Ashbourne Hall Committee.

Having undertaken the evaluation process, the panel recognises the applicants' significant skills and experience across multiple areas of the sector and therefore recommends an amendment to the ASART Terms of Reference to allow the twelve (12) aforementioned individuals that have expressed interest be accepted as members to ASART.

A minor amendment to the ASART Terms of Reference has been made reflecting the number of industry representatives.

The panel believes that in making these recommendations a significant amount of expertise across the agricultural sector will be represented to provide information, advice and recommendations to the Alexandrina Council from a cross section of industries and stakeholders on strategic issues affecting the agricultural, viticulture, horticulture, forestry and fishing industry within the Alexandrina Council district and opportunities to grow the sector.

### **Comparative Analysis**

It is common practice for Council's to establish advisory groups and committees to represent their local economy and to best understand the opportunities and constraints at the local level.

The total value of exports, domestic and international, from the Alexandrina Local Government Area was \$554.3 million in 2019-20 with Agriculture, Forestry and Fishing exports accounting for \$191 million (34.5%).

Based on the importance of a sustainable, high yielding agricultural sector to the wellbeing and prosperity of the Alexandrina community it is important to

deeply understand the sector and build strong partnerships to best define Council's role and ability to deliver effective support for tangible outcomes

### **Financial and Economic Implications**

ASART activity will be funded through the Economic Development operating budget as part of the Economic Development Strategy 2022-2027 implementation. Any large scale, significant projects requiring additional resourcing will come before Council for consideration. Council's Economic Development Strategy 2022–27 aligns with the Council's vision and enacts a philosophy of 'regenerative' economic development. Alexandrina aims to build a resilient economy which purposefully sustains its people, environment, culture, and history. An advisory group will be important to ensure successful implementation of the Economic Development Strategy.

### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting this recommendation is considered low as Council has previously resolved to do this. This recommendation ensures suitably qualified people form the committee to ensure that recommendations to council reflect the current needs and aspirations of the sector.

The newly formed ASART will also be considering the long term impact of the sector and potential to positively influence Council's carbon neutral and climate change aspirations.

### **Additional Information**

#### **Officer Comments 18 July 2022**

Following Council direction at its meeting held 20 June 2022 a short briefing was held on 11 July 2022 to discuss membership of ASART.

The ASART Terms of Reference as they stand state that each member is able to vote on a matter with recommendations being made by majority vote. Therefore there is no provision for non-voting members. It is procedurally unfair to disallow a member to participate in a voting process.

The recommendation has been revised so that all members are treated as equal and are able to participate in collective decision making in accordance with the Alexandrina Sustainable Agricultural Round Table Terms of Reference.

### **Revised Recommendation**

- 1. That Council amends the Alexandrina Sustainable Agricultural Round Table Terms of Reference as follows:**
  - b) The Round Table membership is to comprise:**
    - **The Mayor (ex-officio and Chair)**
    - **A maximum of three (3) Councillors**
    - **Between six (6) and 12 industry representatives with at least one from each of the following areas:**
      - **Agriculture**
      - **Viticulture**

- **Horticulture**
  - **Forestry**
  - **Fishing.**
2. **That Council appoints Tom Adams, David Basham, Beck Burgess, John Byrne Nathan Duffield, Trish Eats, Neil Harvey, Mel Hollick, Lian Jaensch, Trevor Linke, Chris Littlejohn and Rob Parken as Industry Member Representatives to the Alexandrina Sustainable Agricultural Round Table until June 2024.**

**3. PRESENTATIONS/DEPUTATIONS**

**4. PETITIONS**

**5. QUESTIONS WITH NOTICE**

**6. QUESTIONS WITHOUT NOTICE**

**7. NOTICE OF MOTIONS**

**7.1 Cr Carter - Goolwa Wharf / Oscar W**

**File Ref: 9.24.003**

**Responsible Officer: Nigel Morris (Chief Executive Officer)**

**Report Author: Matt Grant (General Manager Growth)**

**Moved Cr Carter**

- 1. That regardless if additional funding is achieved for the Goolwa Wharf, that under both plans B and D:
  - a. That at the completion of the Goolwa Wharf renovation that the Paddle Steamer ‘Oscar W’ remain adjacent to the Wharf Shed.**
  - b. That the volunteer’s facilities to support and service the Oscar W be located within the Wharf Shed in accordance with plan D.****
- 2. That the Goolwa Wharf Master Plan Option B be updated to illustrate that the plan currently showing the new dedicated building for volunteers to support the operation and maintenance of the Paddle Steamer Oscar W be changed to a commercial space made available for commercial tenancies to build at their cost.**

**Officer Comments 18 July 2022**

The changes to the Wharf Plan as proposed in this Notice of Motion is reflective of the previously tabled Option C considered by Council at its meeting held 7 March 2022.

The main difference between the endorsed Option B and Option C is the reference to Element 9 as a privately funded, future development site rather than a purpose built facility for the operations of the PS Oscar W.

The following is extracted from Attachment 1 to Report Item 3.1 from the 7 March 2022 Agenda (page 45 onwards).

**“6.4.3 OPTION C**

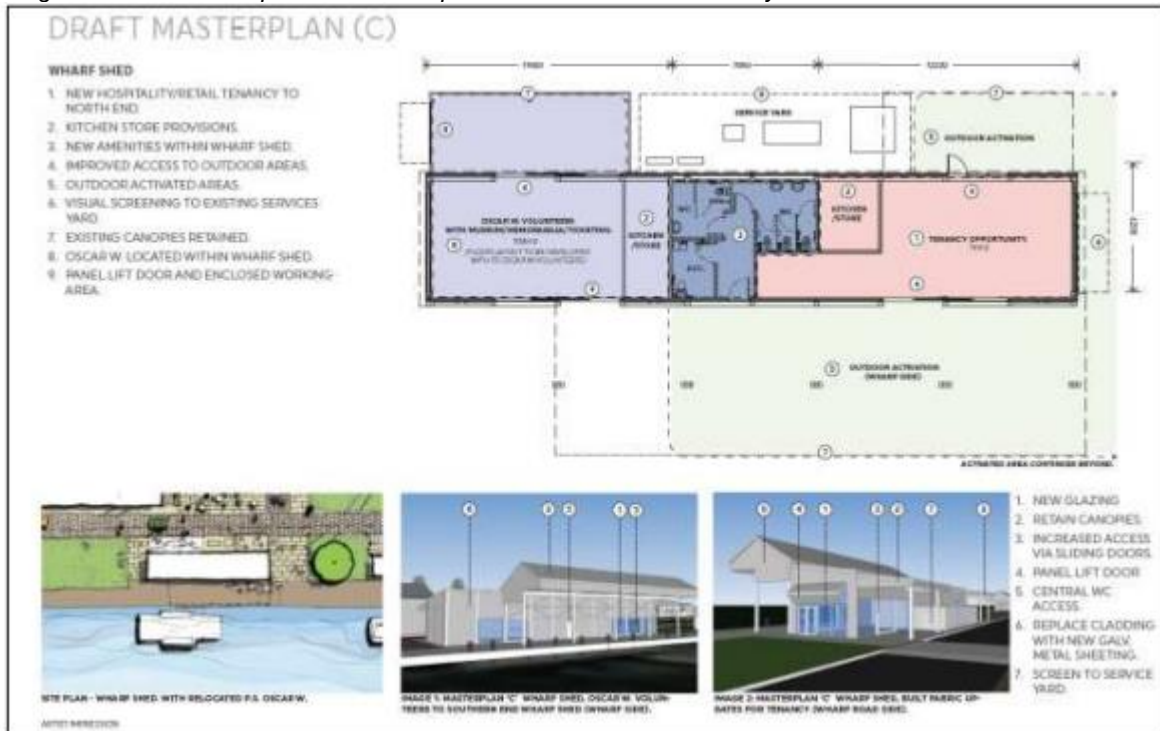
*Option C Concept Master Plan shown below (refer Attachment 9) provides a consistent approach to Option A and B in delivering public realm upgrades, however it reduces building and usage opportunities for the Goolwa Wharf Precinct.*



Figure 18: Draft Concept Master Plan Option C



Figure 19: Draft Concept Master Plan Option C – Wharf Shed Floor Layout



#### 6.4.3.1 Design Elements

- No new purpose built, dedicated facility for the Friends of the Oscar W volunteers. This area will instead be grassed and allocated for a potential future development (subject to private developer interest and investment).
- Maintaining the Oscar W and Volunteers in south end of the Wharf Shed.

#### 6.4.3.2 Views and Outcomes

Option C forgoes one of the retail/hospitality tenancy opportunities (and hence ongoing income stream for Council) and maintains the PS Oscar W and volunteers in south end of the Wharf Shed with an expanded working / service area adjacent the building (west side). The northern side would be maintained as the retail/hospitality tenancy offering as per Option A. The opportunity to enhance the identity of the PS Oscar W through the dedicated facility is also lost.

This option will require Council to introduce strict operating guidelines and safe working methods for operational and maintenance activities associated with the boat. Given the more prominent pedestrian environment being created within the Precinct area, maintenance and operational activities such as delivery of wood by large trucks, loading of wood to the boat via the portable conveyor, noise from maintenance activities, and use of power tools on the Wharf will need to be carefully managed and potentially undertaken outside of day-to-day business operating times.

The area to the south where the new Oscar W and volunteers dedicated building was proposed, will now be a grassed finish and ear-marked for a future opportunity by a private developer or investor (subject to interest).

The objective of the new PS Oscar W facility is to provide:

- A significantly improved facility and much need space that can cater for Volunteer operations. The building will be in the order of 20m x 6m (final dimensions to be worked through with the Volunteers) and include 2 large veranda areas on both sides of the building providing full weather protection for the volunteers and patrons.
- A dedicated and larger working area (both internal and external) to enable the Volunteers to carry out their maintenance in a safe environment.
- A dedicated driveway that will allow large commercial vehicles to deliver wood and other supplies (at present the vehicle parks on the main pathway on the north side of the shed in front of the existing toilets).
- Ticketing booth that can function both internally and externally.
- 'Back of house' and meeting area for lunch and meetings, including heating and cooling system.
- Toilet and shower facilities for use by the Volunteers.
- Storage area within the building for materials (paints, nuts, bolts, power tools etc.)
- A museum and memorabilia area that will showcase some of the history of the wooden boats and PS Oscar, as well as 'connect' with the Signal Point Experience Centre exhibition
- Further enhance the identity of the PS Oscar through their own facility, and create the opportunity to provide educational opportunities for schools, community groups and tourists to learn more about the wharf precinct and paddle steamer boating era.

A critical requirement for Option C will require Council, in conjunction with the Volunteers, to introduce strict operating guidelines and safe working methods for safe operational and maintenance activities associated with the boat. Given the more prominent pedestrian environment and activity being created within the Precinct area (particularly around the Wharf Shed and Goods Shed area), maintenance and operational activities such as delivery of wood by large trucks and commercial vehicles, loading of wood to the boat via the portable conveyor, noise from maintenance activities, maintenance activities conducted on wharf and adjacent lawn areas, and use of power tools on the Wharf will need to be carefully managed and potentially undertaken outside of day-to-day business operating times.

Unlike conventional boats, the PS Oscar W is heavy in mass and can be challenging to navigate (using its original controls). The relocation of the Boat 40 metres south from its current location to the south end of the Wharf at the new facility will significantly improve the safe operating distance between the Spirit of Coorong boats and PS Oscar W paddle steamer.

Under Option C, the area to the south where the new Oscar W and volunteers dedicated building was proposed, would be a grassed area and ear-marked for a future opportunity by a private developer or investor, subject to interest. Further investigation will be required to ascertain whether this area can be allocated as a future developable opportunity.

The Council resolution from the 7 March 2022 meeting also required the following:

*“Further information on Element 9 ‘Future Development Opportunity’ of the Plan and the use and space allocation within the Wharf Shed will be presented to a future meeting of Council.”*

In response to this requirement of the resolution, the Administration is in the process of progressing a special piece of investigatory work and expert opinion, which will assist inform this position. Further information on this will be provided in a Wharf Project Update report in August 2022 along with outcomes of stakeholder roundtable meeting(s).

Until this piece of work is completed and presented to Council, it is not yet known whether the land area at the south end of the Wharf is a viable commercial development opportunity.

### Financial Implications

Budget figures for each Option were provided on page 67 of Attachment 1 to Report Item 3.1 from 7 March 2022 Agenda.

There is an estimated marginal cost saving to Council of \$140K selecting Option C over Option B, noting an external funding contribution difference of \$440K is forgone.

Table 9: Co-contribution Funding Summary

		Option B (\$m)	Option C (\$m)	Option D (\$m)
<b>Existing Budget</b>		7.50	7.50	7.50
<b>Project Cost (incl contingency)</b>		15.46	14.89	10.20
<b>Variance:</b>		7.96	7.39	2.70
<b>FINANCIAL CONTRIBUTIONS</b>	<b>Federal Government</b>	3.98	3.69	-
	<b>State Government</b>	1.99	1.85	1.35*
	<b>Council</b>	1.99	1.85	1.35

\*Due to quantum and scale and lack of economic benefit, it is unlikely both tiers of Government would further fund.

Revenue streams for new lease space and outdoor dining for the Council has been estimated as:

Option B: \$40,489 per annum

Option C: \$19,441 per annum

### Return on Investment

As outlined on page 62 of Attachment 1 to Report Item 3.1 from 7 March 2022 Agenda, it is expected that the annual number of visitors to the Alexandrina LGA region will grow by around 5 per cent per annum under Option D (Base Case), whereas the number of visitors will increase by 20 per cent per annum under Option B and 15 per cent under Option C.

Based on the projected growth in visitor numbers and profile of visitor expenditure, the impact of visitor expenditure over the 10 years to 2030/31 on the Alexandrina LGA economy are presented as follows:

Table 7: Cost – Economic Impact (Operating)

	GRP (\$m)	JOBS (Fte)
<b>Option A</b>	12.0	142
<b>Option B</b>	12.0	142
<b>Option C</b>	8.0	95
<b>Option D</b> (extract from Project Business Plan 2019)	3.5	40

If this Notice of Motion is endorsed it will reduce the long term benefits of the project by 49 FTE (ongoing) and \$4.0M Gross Regional Product.

### **Operational and Risk Management**

If this Notice of Motion is endorsed a number of measures and controls will be required to safely manage the volunteers maintenance activities associated with operating the PS Oscar W in this location and its interface with the public realm. Option B was designed to mitigate these risks and meet the operational needs of the volunteers as they originally requested. This included a dedicated workshop and storage area, meeting area and lunch room, and ticketing and memorabilia / museum zone. This was not able to be easily accommodated in the Wharf Shed.

## **8. REPORTS OF THE ADMINISTRATION**

### **8.1 Heritage Advisory Committee - Minutes of the 7 July 2022 Meeting**

**File Ref:** 9.24.003

**Responsible Officer:** Sally Roberts (Manager Strategic Development)

**Elected Member Reps:** Councillors Craig Maidment and Margaret Gardner

#### **Report Objective**

To receive the Minutes of the Heritage Advisory Committee meeting held 7 July 2022.

#### **REFER ATTACHMENT 8.1 (page 1)**

#### **Recommendation**

**That the minutes of the Heritage Advisory Committee meeting held on 7 July 2022 be received.**

#### **Discussion**

The key discussion points from the meeting are as follows:

- Julie Jordan was to attend to talk about the proposed National Heritage listing of the Goolwa Wharf, however, she was unable to attend. A general discussion of the Committee resulted in a motion to support the proposal.
- It was decided that the 2023 Heritage Awards will be held at Milang.
- Reminder of the Heritage Talk for Kids coming up on 13 July 2022 as part of the Library School Holiday Program.
- Further discussion and resolution for additional road names associated with the Hickinbotham residential development at Strathalbyn.
- Hosking Williams have been engaged to undertake the audit of the Council owned heritage listed buildings. 49 of the 80 buildings will be able to be audited with the budget available.
- The restoration of High Street, Strathalbyn phone box has been completed. A photo of the volunteer group and the history / story of the phone box is being compiled so recognition can be features in the paper and Council newsletter.

## 8.2 Support to Community Group for National Heritage Listing of Goolwa Wharf

**File Ref:** 9.24.003  
**Responsible Officer:** Matt Grant (General Manager Growth)  
**Report Author:** Sally Roberts (Manager Strategic Development)

### Report Objective

To obtain Council's endorsement of a letter of support for the proposal to seek National Heritage listing for the Goolwa Wharf Precinct as requested by Julie Jordan and Richard Bulmer.

### Executive Summary

Correspondence was received by Council on 16 June 2022 from Ms J Jordan and Mr R Bulmer outlining their proposal to seek National Heritage listing for the Goolwa Wharf precinct. The basis of the nomination is the fact that Goolwa was Australia's first river port and the location of Australia's first public railway that ran between Goolwa and Port Elliot. In addition, this is only one of two places in the world that offers a 'steam to steam' experience with the Oscar W paddle steamer and the Cockle Train being at the Wharf.

As part of the application process the applicant must obtain a letter of support from the land owner or manager of the place of which Council is both. Given the positive outcomes of the Goolwa Wharf Precinct becoming Nationally Heritage listed, a letter of support has been prepared of which Council's endorsement is sought.

**REFER ATTACHMENT 8.2(a) (page 5)**

**REFER ATTACHMENT 8.2(b) (page 8)**

### Recommendation

**That Council authorises the signing of the letter of support, as outlined in Attachment 8.2(b) for the proposal to seek National Heritage listing for the Goolwa Wharf Precinct.**

### Context

A deputation by Ms J Jordan regarding a proposal to seek National Heritage listing of the Goolwa Wharf Precinct was made to Council at the 20 June 2022 meeting. This followed correspondence received from Ms Jordan outlining the reason for seeking the National Heritage listing and requesting a letter of support from Council.

As the nominees of the listing are not the owners of the land, a letter of support is required from the land owner, of which in this instance Council is one.

A copy of the correspondence which provides a summary and rationale for the nomination and the process is attached.

### General Analysis

The Goolwa Wharf Precinct has long been recognised as a place of significance with the area becoming a State Heritage Area in 1986. This listing recognises the significance of the wharf and the buildings within the precinct;

being the first major shipping port to be established in South Australia and the southern terminal for trade on the River Murray. Council has had a long association with ensuring the integrity of the Wharf precinct is maintained, while balancing its appeal as a popular visitation area by both locals and visitors alike.

The proposal to list the Wharf on the National Heritage List, if successful, would therefore further enhance the importance of the area to Australia's European Settlement story and ensure that development that is sympathetic to the historical importance of the area is undertaken.

Given that the area is already State Heritage Listed, any development that Council undertakes must be in accordance with the requirements of the *Heritage Places Act 1993* and the *Planning, Development and Infrastructure Act 2016*. If listed on the National Heritage List it would mean that the area is also managed by the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), which is a Commonwealth Act. Under the EPBC Act, a land owner is responsible to determine if an activity will have a significant adverse impact on the identified National Heritage values of the place. If so, then it must be referred to the Federal Minister administering the EPBC Act for a decision. If not, then development can proceed without any referral.

In terms of the Goolwa Wharf Precinct Revitalisation project, it is not considered that being listed on the National Heritage List would impact on the delivery of the project, as it does not adversely impact on the heritage integrity of the buildings or wharf itself. There is also support of the project from State Heritage and a clear understanding from Council about the importance of this area both from a European and Indigenous heritage perspective. It is understood such a listing would further enhance the Wharf as a tourism destination, as many people seek out such unique places for holiday experiences.

The importance of heritage to Council is reflected with the recent decision of Council (ACM221490) to support the development of a Heritage Alexandrina Strategy, which would be Council's first heritage strategy. The Heritage Alexandrina Strategy will provide the framework for a unified approach to the management and activation of heritage within the Alexandrina region. The Strategy will be designed to guide Council, business and the community in successfully preserving and interpreting the region's heritage for future generations. In developing the Strategy, a series of principles for heritage management influenced by the methodology of The Burra Charter: The Australia International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural Significance, 2013, will be identified, and specifically will be: 'Identify and Understand, Value and Protect, Partnerships and Education, Leadership and Promotion'. By instilling these principles across all areas of the organisation as well as educating the community it will result in a unified and successful approach to heritage management. This strategy could also extend to ensure that any future National Heritage listing is recognised but with this strategy in place the understanding of heritage importance will hopefully grow within the organisation and into the community.

Given Council's long association with ensuring that our heritage is protected, enhanced and leveraged it is recommended Administration provide a letter of support for the National Heritage listing nomination application.



### **Comparative Analysis**

Council has been party to the Mount Lofty Ranges Agrarian Landscape World Heritage bid which, in the first instance, National Heritage listing was being sought. From the knowledge gained from that process, it is understood what such a listing can do for an area, from both a protection perspective as well as the positive impact it can have on the local economy through increased visitation.

### **Financial and Economic Implications**

There are no financial or economic implications in adopting this report and recommendation.

### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting this recommendation is considered low as Council is only being asked to provide a letter of support with the application being managed by local persons.

### 8.3 **Update on the Lot 10 Langhorne Creek Road, Strathalbyn Master Plan Project**

**File Ref:** 9.24.003 3.71.052

**Responsible Officer:** Matt Grant (General Manager Growth)

**Report Author:** Sally Roberts (Manager Strategic Development)

#### **Community Strategic Plan Impact:**

**LIVEABLE**

**GREEN**

**CONNECTED**

#### **Report Objective**

To provide a report to Council on the progress of the Lot 10 Langhorne Creek Road, Strathalbyn (Lot 10) Master Plan project and to seek acceptance of the expression of interest received from the Strathalbyn Harness Racing Club to participate in the Lot 10 Langhorne Creek Road Stakeholder Group (stakeholder group) for consideration of possible relocation to Lot 10.

#### **Executive Summary**

The development of Lot 10 has been a discussion point for Council and the community since the preparation of the Strathalbyn Town Plan in 2014. Prior to this and during the town planning process and subsequent Development Plan Amendment for the Strathalbyn township and surrounds, the Strathalbyn Harness Racing Club (SHRC) were in discussion with Council to relocate to Lot 10 from their Milne Road property.

The most recent activity in relation to the Lot 10 project has been the formation of a stakeholder group in September 2021 consisting of representatives from the parties interested in locating to the Lot 10 site, and the decision to engage a consultant to review previous work undertaken and prepare a Master Plan. This occurred in March 2022. At this stage the SHRC were not an active party in the discussions. The commencement of the Master Plan process occurred in April guided by the stakeholder group and with input from the community.

A draft high level concept plan was presented at a Council workshop on 20 June 2022, and this will be discussed with the stakeholder group at its next meeting scheduled to take place in July 2022. Since the workshop, correspondence has been received from the SHRC formally expressing an interest in being included in discussions and reinstating their interest in potential relocation to Lot 10 from their Milne Road property. Given the long history of the SHRC interest in locating to Lot 10 this is an opportunity to have them represented on the stakeholder group in order to further discussions.

#### **Recommendation**

- 1. That Council receives the report.**
- 2. That Council resolves to include the Strathalbyn Harness Racing Club as part of the Lot 10 Langhorne Creek Road Stakeholder Group.**

## **Context**

The future development of Lot 10 has been discussed by Council, in consultation with the community since the preparation of the Strathalbyn Town Plan in 2014. The preparation of a Concept Plan for the site was undertaken in 2016 to assist with the investigations to rezone the land for recreation purposes as part of the Strathalbyn Township and Environs Development Plan Amendment (DPA). At that time a number of interested stakeholders looking to locate to the site were consulted in order to inform the concept plan.

The DPA was approved in 2018 and from there further negotiations and investigations were undertaken in consultation with the SHRC, who had interest in relocating to the site from their Milne Road property. In February 2021 Council resolved not to proceed with the project at that point in time by 'laying the item on the table', however at the 21 June 2021 Council meeting a Notice of Motion (Item 5.1 ACM211027) was put forward to progress the project by convening a meeting of other interested parties to discuss the future land use options for Lot 10. This motion was supported and in establishing the stakeholder group the two Angas-Bremer Ward Councillors, one Strathalbyn Ward Councillor and the Mayor were to be included.

A meeting was held with the other interested groups on 3 August 2021 to discuss their interest in being part of reviewing the concept plan and their level of current interest in locating to the site.

A report was then brought to the 20 September 2021 meeting (ACM211152) where it was resolved to engage a consultant to assist in preparing a master plan and the stakeholder group members were formally appointed.

The current Lot 10 Langhorne Creek Road, Strathalbyn Project Steering Group comprises of the Mayor, three elected members and representatives from the following recreation and sporting groups, as interested parties for the site location:-

- Strathalbyn and District Basketball Association
- Strathalbyn Strikers Football Club
- Eastern Fleurieu School
- Strathalbyn Agricultural Society Inc.
- Strathalbyn Model Aircraft Club
- Strathalbyn Cricket Club
- Strathalbyn Campdraft.

The first meeting of the stakeholder group was held on 12 October 2021 at which the project was discussed and the needs of the groups recorded which assisted in informing the content of the consultants brief. Following further refinement the tender process was commenced and a consultant engaged.

With the consultant now engaged progress has been made in the preparation of the proposed master plan with stakeholder group and community input sought at separate sessions in April 2022. A draft Master Plan was then presented to a Council workshop on 20 June 2022.

## **General Analysis**

Following the June Council workshop, Council was advised via a letter from the SHRC that a board meeting was held on 26 June 2022, at which they unanimously resolved to sell their Milne Road property and officially expressed an interest in relocating to Lot 10. Subsequent conversations with the SHRC

have revealed that they are open to various land tenure options and working with the other interested parties to further the Master Plan. This decision by the SHRC is a good opportunity to invite a representative of the SHRC onto the stakeholder group so that further discussions can be undertaken and the draft Master Plan further refined.

### **Comparative Analysis**

By engaging a consultancy with previous experience in this field provides Council with the knowledge that best practice and other examples can be drawn on to provide the best outcomes for Lot 10.

### **Financial and Economic Implications**

No further financial implications will be incurred by this decision.

### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting this recommendation is considered low as it is only seeking to invite another party onto the established stakeholder group.

## 8.4 Harbour Masters Residence - Next Steps

**File Ref:** 9.24.003

**Responsible Officer:** Nigel Morris (Chief Executive Officer)

**Report Author:** Matt Grant (General Manager Growth)

**Community Strategic Plan Impact:**

**LIVEABLE**

**CONNECTED**

### **Report Objective**

To assist Council's direction on the future use of the Harbour Master Residence building, Goolwa and recommend community consultation commence on potential options.

### **Executive Summary**

Council owns the Harbour Masters Residence building and adjoining land. It is currently under utilised and vacant. There are a range of various options to be explored to determine the best future use of the strategic asset. This report provides information and a suggested approach to better understand the options and implications for long term, best use of the site.

Progressing investigations on 3 scenarios and seeking community feedback on them is recommended.

### **Recommendation**

1. **That the Administration progress investigations on the future use options of the Harbour Masters Residence building and adjoining land and undertake the necessary research work on the following scenarios;**
  - **Scenario 1 - Retain with Community Use,**
  - **Scenario 2 - Retain with Commercial Lease, and**
  - **Scenario 3 - Sale of the entire Site (In one Line).**

**That Council resolves to commence public consultation, in accordance with Council's Public Consultation Policy, and informs the Community that Council is current investigating the three scenarios and seeks the Community feedback on the three scenarios along with any other ideas they have for the future of the Harbour Masters Residence;**

2. **That a report be brought back to Council on completion of the public consultation process and after the November 2022 elections on the results of the investigations of the three scenarios and the community consultation process.**

### **Context**

The Harbour Masters Residence is a key asset owned outright by Council, positioned strategically between Cadell St and the Goolwa Wharf Precinct. The building is a 450m<sup>2</sup> residence built in 1859 and is located on two titles of 4891m<sup>2</sup> within the State Heritage listed Goolwa Wharf Precinct. The site has

three street frontages plus significant exposure to Cadell Street and is the key entry site to the Goolwa Wharf Precinct.

The building was originally constructed to house the Superintendent of the horse-drawn railway. It is classified as operational land and excluded from community land requirements.



Figure 1. Subject Area

Planning undertaken in 2012 identifying future opportunities and priorities developing the Goolwa Wharf Precinct identified the building as a future development site with a preference for tourism accommodation. The Goolwa Harbour Master's Residence "Tourism Accommodation Investigation Report" commissioned in April 2013 indicated a 4-5 star, 25 – 35 room offering being a commercially viable proposition to meet domestic demand at that time.

Community engagement was undertaken on the 2012 Goolwa Wharf Precinct future plan recommendations with a majority of feedback supporting use of the building as higher end accommodation to fill an identified gap in the accommodation market.

### **Previous Council decisions**

At the Council meeting held 5 December 2016 Council endorsed the calling for an Expression of Interest from interested parties to purchase or lease the property. (Decision ACM16449).

In February 2017 the site went to market and McGees Property representing Council negotiated with a preferred purchaser to develop the site.

At the 19 June 2017 Council meeting it was endorsed that the Chief Executive Officer negotiate a contract for sale with a preferred proponent to develop the site with 9 single storey and 6 two storey accommodation including restaurant, high end bar and meeting rooms (Decision ACM17255).

In December 2017 Council reconsidered some conditions and amended the previous June 2017 resolution of Council (Decision ACM17512).

The negotiation process did not proceed further.

Since then 3 briefings have been held with Council providing information and seeking direction.

### **General Analysis**

Since 2017, the building has been used intermittently for short term hire use such as an antique fair, markets on the lawns and by the Electoral Commission. The building has also been used for storage purposes.

Progress in the immediate vicinity has included the Goolwa Wharf Precinct Revitalisation project receiving funding, a detailed masterplan endorsed and external funding received for the Signal Point Building to create the Signal Point Experience Centre, including internal fit out and an immersive storytelling exhibition space.

Over the past 18 months, there have been a number of unsolicited approaches from commercial operators to lease or purchase the building.

Given the current term of Council (2018 – 2022) had not formally considered the matter a confidential briefing was held in March 2021 to introduce the topic, provide the background and seek direction on the future desired use of the Harbour Masters Residence. The information was presented in the current context and how activating the site could best achieve the objectives of the Goolwa Wharf Precinct Revitalisation Project, enhance and leverage the historically important site, activate Cadell Street and grow the local economy.

Since Council had considered the previous sale of the property, a number of related external environmental factors and activities have taken place impacting the future use decision options.

The Goolwa Wharf Precinct Concept design was approved by Council in March 2022 with additional external funding being sought and procurement underway. The future use of the Harbour Masters Residence has been considered in the concept design refinements.

Other external factors influencing the potential of the site and financial status of Council include:

Since mid-2020 the regional property market has been strong with 7% increase in average Goolwa values (sales) and record minimum days on market, often 'sale unseen'.

Record tourism visitation levels has been recorded with the Fleurieu Peninsula ranked the number one regional destination in South Australia, indicating strong demand for local accommodation. This is evident by an increase in private sector investment in the region, such as the G'Day Group investment acquiring and upgrading the Goolwa Holiday Caravan Park and McCracken Country Club (Victor Harbor). There still remains a substantial gap in the market for 4-5 star accommodation.

### **Work Undertaken 2021**

A confidential briefing was held in October 2021 where Land Economist and Strategic Property adviser, Mr Geoff Hayter (Property & Advisory) provided his strategic property planning and commercial analysis on the site, responding to a brief to:

- Build on Council's previous work and experience with the site and surrounds

- Consider current external environmental factors
- Provide professional assessment and opinion
- Recommend a way forward for Council

Property & Advisory's work indicated the following steps were required to determine the future strategy for the site.

1. Consider Council's objectives and determine priorities:
  - Greater activation of the Goolwa Wharf Precinct
  - A whole-of-town economic outcome
  - Achieve 'highest and best use' for the site
  - Influence over development and land use outcomes
  - Occupation of the existing building
  - Proper management of heritage asset
  - Revenue, whether from sale or lease
  - Any other?
2. Potential opportunities and constraints to achieve Council's objectives:
  - Council's capital expenditure capacity and will
  - Council's desire for influence and control
  - Condition of the building
  - Working with a heritage asset
  - Local community attitude to change and development
  - Regional economics
  - Project feasibility

Property & Advisory came to the conclusion there were seven (7) options for the site that required consideration against the aforementioned steps. These being:

1. Retain ownership, upgrade for community use
2. Retain ownership, upgrade for commercial lease
3. Sell vacant land, retain and upgrade house
4. Council as developer
5. Sale in one line
6. Joint venture
7. Do nothing

Property & Advisory's advice following this evaluation was in line with the previous Council decision in 2017 to sell the building and adjoining land as one sale for tourism accommodation in a style and built form that complemented the



immediate area remained the best option. Informal feedback received from Elected Members on this advice was mixed including:

- Need to consult the community given the amount of time passed
- Consider future use in relation to the Wharf Precinct Revitalisation Plan
- Progress sale as per 2017 council decision and utilise development approval process to control the development outcome.
- Sell and utilise the sale funds for Wharf project
- It is a key asset, do not sell
- Consider conversion and improvements for community use

A further briefing was held on 28 May 2022 recapping the independent specialist advice and testing a proposed approach forward, as outline in this report.

### **Proposed Next Steps**

Based on feedback received at the confidential briefings held on 22 October 2021 and 28 May 2022 it is recommended that the Administration progress detailed investigations on the three (3) scenarios to enable Council to be in a position to make a fully informed decision. The three scenarios for further investigation are recommended as follows and will involve the following work:

#### **Scenario 1 - Retain with Community Use**

Undertaking the following investigations:

- Conduct a detailed building audit and cost estimate to make the building compliant for community use. (Currently building code DDA deficient).
- Seek cost estimates to upgrade any building services
- Undertake User Demand analysis
- Scope the estimated ongoing cost associated with maintaining as a community use building
- Quantify the opportunity cost (economic) of not progressing alternative options.

#### **Scenario 2 - Retain with Commercial Lease**

Undertaking the following investigations:

- Conduct a detailed building audit and cost estimate to make the building compliant for community use. (Currently building code DDA deficient).
- Seek cost estimates to upgrade any building services
- Undertake User Demand analysis (soft test market, non-committal)
- Investigate any Change of Use implications
- Scope the estimated ongoing cost associated with maintaining the building as the owner versus tenant cost recovery

- Quantify opportunity cost (economic and social) of not progressing alternative option.

### **Scenario 3 - Sale of the entire Site (In one Line)**

Undertaking the following investigations:

- Forecast financial impact of a sale on the long term financial plan
- Develop principles for design and development as parameters around what can be developed (tied to a development approval)
- Potential timelines for progressing dependant on settlement periods and development approval process
- Investigate any Change of Use implications
- Future development design principles

Concurrently, it is proposed to undertake an open longer term, community consultation process seeking feedback on these 3 scenarios and also invite ideas from the community what they might think is the best use of the site. This would include an 'Open Ideas' option for identifying other opportunities.

A report would be presented to Council in late 2022 or early 2023 on the community consultation findings and the investigations of each scenario to assist Council understand the detailed implications, opportunities and constraints to determine the next steps. The Community Land Management Status of the site can also be reviewed at this time.

### **Comparative Analysis**

Nil.

### **Financial and Economic Implications**

There are no financial or economic implications with adopting this recommendation as it is purely seeking community feedback and this process will be funded via the adopted 2022-23 operational budget.

The outcomes and directions resulting from the community consultation will likely have a range of financial implications which will be tabled at a future Council meeting for consideration.

### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting this recommendation is considered low as consultation will exceed Council's public consultation policy requirements by being open for an extended period of time and inviting community suggestions under an 'Open Ideas' section.

## 8.5 Fleurieu Regional Assessment Panel - Operations Report 2020-2022

**File Ref:** 9.24.003 3.14.020

**Responsible Officer:** Matt Grant (General Manager Growth)

**Report Author:** Matt Atkinson (Manager Development Assessment)

### **Community Strategic Plan Impact:**

**LIVEABLE**

**GREEN**

**CONNECTED**

### **Report Objective**

To provide Council with a summary of the operations of the Fleurieu Regional Assessment Panel (FRAP) for the recently completed two-year term (1 August 2020 to 31 July 2022).

### **Executive Summary**

During the reporting period, the FRAP met on 19 occasions and determined a total of 53 Development Applications. Of these applications, 46 were approved, five (5) were refused and two (2) were deferred. Only four (4) applications were determined against the recommendation of staff.

31 Development Applications were located within the Alexandrina Council area and 22 Development Applications were located within the District Council of Yankalilla area.

One (1) planning appeal was submitted in relation to a decision made by the FRAP and this matter was resolved by way of an agreed compromise plan in the ERD Court, such that the matter did not need to proceed to a Hearing.

The FRAP considered one (1) review of an Assessment Manager decision (to refuse an application for a dwelling in a Limited Dwelling Overlay part of Currency Creek). In this instance, the Panel determined to uphold the Assessment Manager's decision and to confirm the refusal.

The most noticeable trend was the increase in Development Applications that were required to be determined by the Panel following the commencement of the *Planning, Development and Infrastructure Act 2016*. Within the last year, the Panel determined more than twice the number of Development Applications (37 applications) than the previous year (16 applications).

### **Recommendation**

**That the report titled Fleurieu Regional Assessment Panel - Operations Report 2020-2022 be received.**

### **Context**

The Fleurieu Regional Assessment Panel (FRAP) is nearing the completion of its initial two (2) year term. The purpose of this report is to provide an update on the operations and decisions made by the Panel during this initial term.

### **Attendance**

A summary of the Panel Members and their meeting attendance is provided in the table below.

Member	Role	Meetings attended	
		2020/21 (8 meetings)	2021/22 (11 meetings)
John Hodgson	Presiding Member	8	11
Sue Giles	Independent Member	8	10
Simon Weidenhofer	Independent Member	7	N/A
Kate Shierlaw	Independent Member	8	7
Cr Peter O'Neil	Elected Member	8	1
Cr Craig Maidment	Elected Member	N/A	10
Ross Bateup	Independent Member	N/A	10
Michael Doherty	Deputy Member	N/A	2

#### Development Applications

During the 2020-2022 term of the Fleurieu Regional Assessment Panel, the Panel determined 53 Development Applications across 19 meetings. A summary of the DA's determined during the reporting period is provided in the table below.

Year	DA's determined	Alexandrina Council	DC of Yankalilla	Approved	Refused	In accordance with recommendation?
<b>2020-2021</b>	16	9	7	15	1	16
<b>2021-2022</b>	37	22	15	31 (+2 deferred)	4	33
<b>Total</b>	53	31	22	46	5	49

The table below provides a summary of the Development Applications that were determined by the Panel under the **Development Act 1993**, during the reporting period.

<b>Nature of Development</b>	<b>Council</b>	<b>Notification Category</b>	<b>Representations opposing?</b>	<b>Decision</b>	<b>In accord with recommendation?</b>
Rural dwelling	Yankalilla	Category 2	Yes	Approved	Yes
Rural dwelling	Yankalilla	Category 3 Non-Complying	Yes	Approved	Yes
Fitness Centre	Alexandrina	Category 3	Yes	Approved	Yes
Telecommunications Facility	Alexandrina	Category 2	Yes	Approved	Yes
Land Division	Yankalilla	Category 3 Non-Complying	N/A	Refused	Yes
Tourist Accommodation	Alexandrina	Category 3 Non-Complying	No	Approved	Yes
Training Centre	Alexandrina	Category 3	Yes	Approved	Yes
Rural Dwelling	Yankalilla	Category 2	Yes	Approved	Yes
Land Division	Alexandrina	Category 3 Non-Complying	No	Approved	Yes
Strawberry Fields	Yankalilla	Category 2	Yes	Approved	Yes
Child Care Centre	Alexandrina	Category 3	Yes	Approved	Yes
Rural Dwelling	Yankalilla	Category 2	Yes	Approved	Yes
Consulting Rooms	Alexandrina	Category 3 Non-Complying	No	Approved	Yes
Bakery Drive-through	Alexandrina	Category 2	Yes	Approved	Yes
Child Care Centre (variation)	Alexandrina	N/A	No	Approved	Yes
Olive Grove extension	Yankalilla	Category 3	No	Approved	Yes
Nursing Home	Yankalilla	Category 1	N/A	Approved	No

Tourist Accommodation	Alexandrina	Category 3 Non-Complying	Yes	Approved	Yes
Rural Land Division	Alexandrina	Category 3 Non-Complying	No	Approved	Yes
Rural Land Division	Alexandrina	Category 3 Non-Complying	Yes	Refused	No
Solar Farm	Alexandrina	Category 3	Yes	Approved	Yes

The table below provides a summary of the Development Applications that were determined by the Panel under the **Planning, Development and Infrastructure Act 2016**, during the reporting period.

<b>Nature of Development</b>	<b>Council</b>	<b>Notification Category</b>	<b>Representations opposing?</b>	<b>Decision</b>	<b>In accord with recommendation?</b>
Gym & Consulting Rooms	Alexandrina	Notified	Yes	Approved	Yes
Retail Fuel Outlet	Alexandrina	Notified	Yes	Approved	Yes
Consulting Rooms	Alexandrina	Notified	Yes	Approved	Yes
Outbuilding (shed)	Alexandrina	Notified	Yes	Approved	Yes
Outbuilding (ancillary accommodation)	Alexandrina	Notified	Yes	Approved	Yes
Dwelling additions	Alexandrina	Notified	Yes	Approved	Yes
Dwelling additions	Alexandrina	Notified	Yes	Approved	Yes
Hotel additions	Alexandrina	Notified	Yes	Approved	Yes
Two-storey dwelling	Alexandrina	Notified	Yes	Approved	Yes
Two-storey dwelling	Alexandrina	Notified	Yes	Approved	Yes
Three-storey dwelling	Alexandrina	Notified	Yes	Approved	Yes
Two-storey dwelling	Yankalilla	Notified	Yes	Approved	Yes
Two-storey dwelling	Yankalilla	Notified	Yes	Approved	Yes
Two-storey dwelling	Yankalilla	Notified	Yes	Approved	Yes

Two-storey dwelling	Yankalilla	Notified	Yes	Approved	Yes
Function Centre	Alexandrina	Notified	Yes	Refused	Yes
Three-storey dwelling additions	Alexandrina	Notified	Yes	Refused	Yes
Review of Assessment Manager decision	Alexandrina	N/A	N/A	Decision confirmed (refused)	N/A
Tourist Accommodation	Alexandrina	Notified	Yes	Deferred	No
Outbuilding (garage)	Yankalilla	Notified	Yes	Approved	Yes
Two-storey dwelling	Yankalilla	Notified	Yes	Deferred	No
Surf Lifesaving Club	Yankalilla	Notified	Yes	Approved	Yes
Caravan Park Cabins	Yankalilla	Notified	Yes	Approved	Yes
Normanville Foreshore	Yankalilla	Notified	Yes	Approved	Yes
Two-storey dwelling	Yankalilla	Notified	Yes	Approved	Yes
Two-storey dwelling	Yankalilla	Notified	Yes	Approved	Yes
Interpretive Centre	Yankalilla	Notified	Yes	Approved	Yes
Two-storey dwelling	Yankalilla	Notified	Yes	Approved	Yes
Two-storey dwelling	Alexandrina	Notified	Yes	Approved	Yes
Two-storey dwelling	Alexandrina	Notified	Yes	Approved	Yes
Two-storey dwelling	Yankalilla	Notified	Yes	Approved	Yes
Appeal compromise	Alexandrina	N/A	N/A	Compromise position agreed	Yes

### Analysis

The number of Development Applications determined by the Panel more than doubled in the last 12 months (37 in 2021/22, compared to 16 in 2020/21), due to the commencement of the *Planning, Development and Infrastructure Act 2016* (PDI Act).

Under the PDI Act, Development Applications are now notified if they exceed the recommended height or boundary development lengths prescribed in the Planning and Design Code (unless determined minor).

As a result, we are now presenting applications to the Panel for dwellings (17 applications) and outbuildings (3 applications) that were previously determined by staff under the *Development Act 1993*.

Of these additional residential applications, it is noted that all of them were determined in accordance with the staff recommendation (one application was deferred but then ultimately approved).

The increase in Development Applications being presented to Assessment Panels is consistent across the State and, as such, Planning and Land Use Services (PLUS) are considering refinements to the Planning and Design Code that may reduce the number of residential applications being presented to Assessment Panels.

### **Meeting Venues**

Panel meetings were held across three (3) venues during the reporting period, including the Yankalilla Council Chamber, the Alexandrina Council Chamber (Goolwa) and the Strathalbyn Library.

### **Policy Recommendations**

The FRAP also has the ability to identify, advocate and advise Council on a range of policy matters, particularly where they have identified gaps or inconsistencies in Policy while assessing Development Applications.

The Panel noted a lack of relevant policy within the Planning and Design Code that relates to building on or near ridgelines, particularly in relation to farm buildings and outbuildings on rural land. It was noted that very large structures can be deemed either 'Accepted' Development or 'Deemed to Satisfy' (DTS) Development (up to 500 square metres in floor area), without any consideration of the building's siting on the land.

This came to light while assessing a building that was located on top of a hill. It was acknowledged that if the roof was pre-coloured or painted, then the 'outbuilding' would have been either Accepted development or DTS (depending on the overall height). Notwithstanding, it was clear that any structure in this location would have an unreasonable impact on the rural character and the outlook from neighbouring land.

Administration have raised this issue with Planning and Land Use Services for consideration with future Code Amendments.

### **Financial and Economic Implications**

Panel Members are paid a sitting fee of \$450 per meeting (including Elected Members), the Presiding Member receives \$600. In addition, Panel Members are reimbursed for the travel expenses to attend meetings and associated site inspections.

During the 2020/21 financial year, the cost to Council associated with the Panel operations was \$19,100 (50% of the total cost in accordance with the shared cost model).

During the 2021/22 financial year, the cost to Council associated with the Panel operations was \$12,808 (with one meeting remaining in this term). The reduced cost for the 2021/22 financial year is associated with efficiency improvements as the FRAP and the shared service model matures.



Additional costs may be incurred by Council in the event that a Planning Appeal is lodged in relation to a development located within the Council area. In the reporting period, there was one (1) appeal relating to a Planning decision made by the Panel within the Alexandrina Council area. However, this matter has been settled by compromise and, as such, no additional legal costs have been incurred by Council.

### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting this recommendation is considered low as the report is provided for information purposes only and relates to the operations of a separate authority under the PDI Act.

**8.6 Appointment of Members to the Fleurieu Regional Assessment Panel (FRAP) - 2022-2024**

**File Ref:** 9.24.003  
**Responsible Officer:** Matt Grant (General Manager Growth)  
**Report Author:** Matt Atkinson (Manager Development Assessment)

**Community Strategic Plan Impact:**

**LIVEABLE**

**GREEN**

**CONNECTED**

**Report Objective**

To adopt the recommendations made by the Fleurieu Regional Assessment Panel's Assessment Manager for the appointment of the Panel Members for the next two (2) year term (until July 2024).

**Executive Summary**

The Fleurieu Regional Assessment Panel (FRAP) was constituted by the Minister for Planning in July 2020 to determine prescribed matters within the Alexandrina Council and District Council of Yankalilla areas. The Minister, via a Government Gazette Notice, provided the authority for the constituent Councils to appoint Members of the FRAP, by agreement of both Councils.

The current Panel has reached the end of its initial two (2) year term and the constituent Councils are required to appoint a Panel for the next two (2) year term.

The current Panel is eager to continue with the exception of the Presiding Member, John Hodgson, who is retiring. The existing Deputy Independent Member, Michael Doherty, has experience as a Presiding Member and has expressed an interest in being appointed as the Presiding Member of the FRAP.

It is recommended that the existing Independent Panel Members be reappointed for the following two (2) year term, with Michael Doherty replacing John Hodgson as Presiding Member.

Given the November 2022 Local Government elections, the Elected Member representatives can only be appointed until the end of the current Council term. With this in mind and given the experience and training of the current Elected Member representatives on the Panel, it is recommended that Cr O'Neil return as the Elected Member representative for the remainder of the Council term, with Cr Maidment deputising, consistent with the current cycle.

Following the Local Government elections, each Council will need to appoint an Elected Member representative for the remainder of the FRAP term.

## Recommendation

1. **That Council endorse the appointment of the following persons as Members of the Fleurieu Regional Assessment Panel (FRAP) for a two (2) year term commencing on 1 August 2022; in accordance with Section 84 (1) (c) of the Planning, Development and Infrastructure Act 2016:**
  - **Michael Doherty – Presiding Member;**
  - **Sue Giles – Independent Member;**
  - **Kate Shierlaw – Independent Member;**
  - **Ross Bateup – Independent Member;**
  - **Cr Peter O’Neil – Elected Member Representative (until the end of the current Council term); and**
  - **Cr Craig Maidment – Deputy Elected Member Representative (until the end of the current Council term); and**
2. **That Council delegate the power for the Assessment Manager of the FRAP to appoint a Deputy Independent Member, provided that the person holds current Level 2 accreditation in accordance with the Planning, Development and Infrastructure Act 2016.**

## Context

At its meeting held on 17 September 2019, Council agreed to the establishment of a Regional Assessment Panel with Alexandrina Council (ACM19282).

Following the Council resolution, the Chief Executives of the District Council of Yankalilla and Alexandrina Council wrote to the Minister for Planning to request that the Minister constitute a Regional Assessment Panel for the areas of the District Council of Yankalilla and Alexandrina Council.

On 23 July 2020, the Minister for Planning constituted the Fleurieu Regional Assessment Panel via the South Australian Government Gazette. The Gazette Notice included procedures for the appointment of Panel Members, which provided the constituent Councils the ability to appoint Members directly (i.e. without the need for the endorsement of the Minister).

At their relevant meetings held in February 2020, the District Council of Yankalilla and Alexandrina Council endorsed the appointment of the following Panel Members:

- John Hodgson – Presiding Member;
- Sue Giles – Independent Member;
- Don Donaldson – Independent Member;
- Simon Weidenhofer – Independent Member;
- Cr Peter O’Neil – Elected Member representative;
- Kate Shierlaw – Deputy Independent Member; and
- Cr James Stewart – Deputy Elected Member representative.

Prior to the commencement of the FRAP on 31 July 2020, Don Donaldson resigned from the Panel to pursue another opportunity and the appointed Deputy Independent Member, Kate Shierlaw, was elevated to the Panel proper, leaving the Panel with no Deputy Independent Member.

On 4 December 2020, Cr James Stewart withdrew as the Deputy Elected Member representative on the FRAP due to changes in his employment and competing priorities. At its meeting held in December 2020, Alexandrina Council nominated Cr Craig Maidment as their representative on the FRAP. Cr Maidment would serve as the Deputy Elected Member representative until 31 July 2021 and then would interchange with Cr Peter O'Neil as the sitting Elected Member on the Panel until the end of the current term.

Following the full implementation of the PDI Act on 21 March 2021, Simon Weidenhofer resigned from the FRAP. At that time, Simon had not received the required accreditation to enable him to continue on the Panel.

At their meetings held in July 2021, the Alexandrina Council and the District Council of Yankalilla appointed Ross Bateup as an Independent Member and Michael Doherty as a Deputy Independent Member for the remainder of the Panel's 2020/22 term.

The Panel membership has remained unchanged since that time.

### **Independent Panel Members**

Over the last couple of months, the Panel's Assessment Manager has sounded out the existing Panel Members to determine their interest in continuing on the Panel. With the exception of the Presiding Member, the remaining Panel Members have expressed an interest in serving for another term.

The Panel's Presiding Member, John Hodgson, has advised that he is retiring from all of his working commitments and will not be continuing on the Panel.

Two (2) of the current Independent Panel Members, Sue Giles and Michael Doherty, have expressed an interest in becoming the Presiding Member.

Sue Giles is a Strategic and Policy Planner that has provided excellent service to the Fleurieu Regional Assessment Panel and the previous Yankalilla Council Assessment Panel, however she does not have any experience as a Presiding Member.

Michael Doherty is a Planning Lawyer that is the current Presiding Member of two (2) other Assessment Panels including the City of Victor Harbor and the Town of Walkerville. Michael brings planning and legislative experience to the Panel, which will fill a void left by the outgoing Presiding Member.

It is recommended that Michael Doherty be appointed Presiding Member.

The existing independent Panel Members bring a range of experience, qualifications, professions and opinions to the Panel, resulting in balanced and well considered decision making.

It is recommended that the current independent Panel Members be reappointed to the Panel for another two (2) year term.

All of the recommended Panel Members hold Level 2 accreditation.

## **Elected Member Representatives**

During the initial Panel term, the District Council of Yankalilla was represented by Cr Peter O'Neil and Alexandrina Council was represented by Cr Craig Maidment.

Cr O'Neil served as the sitting Member for the first 12 months, with Cr Maidment serving as the Deputy Elected Member (following Cr James Stewart's resignation). The roles were reversed for the second 12-month period, to provide both of the constituent Council's equal representation on the Panel.

It is recommended that this arrangement continue and that Cr O'Neil and Cr Maidment be reappointed as the Elected Member representatives on the Panel, with Cr O'Neil initially resuming as the sitting Member.

With the Local Government elections set to occur in November 2022, the new Council will need to appoint the Elected Member representative to the FRAP at that time.

Councillors O'Neil and Maidment have the benefit of training on Panel operations, the PDI Act, the Planning and Design Code and have experience serving on the Panel. They both make valued contributions to the Panel and have a good relationship with the independent Panel Members and staff.

If either (or both) of the Elected Member representatives are returned to Council following the Local Government elections, then it is recommended that the existing Elected Member representatives be reappointed at that time to continue the alternating Panel membership.

Notwithstanding the recommendation, the new Council will be able to nominate another Elected Member representative should they wish to do so.

The Elected Member representatives are not required to hold Level 2 accreditation.

## **Analysis and Recommendations**

The Fleurieu Regional Assessment Panel has functioned well over the initial two (2) year term. The current Panel brings a range of expertise and experience, resulting in balanced and well considered decision making.

It is recommended that Council appoint the following persons to the Fleurieu Regional Assessment Panel:

- Michael Doherty – Presiding Member;
- Sue Giles – Independent Member;
- Kate Shierlaw – Independent Member;
- Ross Bateup – Independent Member;
- Cr Peter O'Neil – Elected Member representative (Yankalilla); and
- Cr Craig Maidment – Elected Member representative (Alexandrina).

Further, it is recommended that Council delegates to the Panel's Assessment Manager the power to appoint a Deputy Independent Member to the Panel. The Deputy Member would substitute in when there is an early apology from one of

the Independent Members. A Deputy Independent Member is required to hold Level 2 accreditation.

### **Financial and Economic Implications**

The reappointment of the Panel is accommodated within Council's existing budget.

### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting this recommendation is considered low as it will ensure that Council has appointed an appropriately qualified and experienced Regional Assessment Panel in accordance with the requirements of the Planning, Development and Infrastructure Act 2016.

If the Council determines not to endorse the recommended Panel, there is a risk that the two (2) constituent Councils may not agree on the Panel membership. In such circumstances, the Council may need to extend the existing Panel temporarily in order to facilitate expressions of interest and further reports to both Councils.

## 8.7 Goolwa Aquatic Building - Level One (1) Regular and Casual Community Use

**File Ref:** 9.24.003

**Responsible Officer:** Kathryn Gallina (General Manager Wellbeing)

**Report Author:** Kathryn Gallina (General Manager Wellbeing)

**Community Strategic Plan Impact:**

**LIVEABLE**

**CONNECTED**

### **Report Objective**

To provide an update on the opportunities for Level 1 of the Goolwa Aquatic Building to be utilised as a regular and casual hire space for Community including associated costs and logistics.

### **Executive Summary**

At the Council meeting 16 May 2022 Council considered a report on the Goolwa Aquatic Building – Level One (1) Tenancy Options. Council resolved (ACM221493):

*That Council grant consent for Administration to progress Option 2 as provided in this Report as a Venue Hire Space and a further report be provided to Council by July 2022 on the associated logistics and costs of progressing this Option.*

In late June 2022, Council has again been approached by a commercial party who has interest in the long-term usage Level 1 of the Goolwa Aquatic Building,

Administration seek approval to pursue this option to ensure optimum activation of the building. The additional investment required for Level 1 of the Goolwa Aquatic Building and knowledge that Council already has a number of buildings available for regular and casual community activation may also not justify an additional asset for this purpose.

### **Recommendation**

**That Council notes the progress made on ACM221493 of 16 May 2022 in regards to the use of Level 1 of the Goolwa Aquatic Building, and further notes that recent commercial interest in the property will be explored prior to a future report to Council.**

### **Context**

Level 1 of the Goolwa Aquatic Building operated as the Fleurieu Function Centre under a commercial tenancy with Council for five (5) years. Following the departure of Fleurieu Function Centre from the Goolwa Aquatic Building in August 2020, Level 1 of the venue has remained vacant.

Council has for some time sought alternative pathways to see the venue activated from a community, commercial or tourism perspective, based on its premium location.

## General Analysis

Alexandrina has a number of facilities that are available for regular and casual community use. Council has also invested in a number of other venues that are yet to gain full activation and return on investment, and which are located in close vicinity to the Goolwa Aquatic Building. These venues include:

- the Goolwa Oval Recreational Precinct,
- the planned upgrade to the Signal Point Building and
- the neighbouring Chart Room.

These venues are yet to realise a full return on investment. Administration is in the process of looking at a system that will enable streamlined booking of venues and facilities as well as hire 'prospectus' to increase site activation, utilisation and income streams.

As outlined previously, the Goolwa Aquatic Building requires investment to address building defects and condition upgrades to make suitable for occupancy. These works are in the 2022/23 approved budget and the project scope is currently underway to address the maintenance and repair works required.

The building also requires maintenance including rust removal and protective treatment on the steel balcony structure, external painting and balcony floor treatment.

Occupancy of Level 1 has been placed on hold to allow these works to be undertaken to improve the standard and appeal of the facility. At this stage the forecast cost of delivering these repairs and upgrades is estimated in the capital works program for 2022/23 as \$90,000. The budget of \$90,000 will deliver the following structural improvements and visual upgrades to the facility:

- Unprotected exposed timbers
- Egress from the balcony areas
- Exit door widths
- Door and staircase thresholds
- Treat and cut out rust on steel balcony structure
- Balcony flooring treatment

While utilising Level 1 of the Goolwa Aquatic Building as a community venue for hire would complement the adjoining commercial tenancy (Bombora on the River Café) the community tenancy (GAC) while providing an active zone on the waterfront and fulfilling a number of community activation strategies, it would be without financial return for a space of this commercial prominence. Administration therefore, remains of the view that community demand does not justify the need to operate the Goolwa Aquatic Building as another community venue hire space. Furthermore, due to current budgetary constraints and council appetite for alternative revenue streams including maximising existing assets, a viable commercial venture represents the best opportunity to gain a new revenue stream and optimise a return on investment for Council.



A previous business that expressed interest from the EOI process undertaken in January 2021 has recently approached Council expressing interest. This may be a viable commercial opportunity to activate the venue and achieve financial return for Council. At the time of writing this report, this 'live' enquiry is being explored.

When the previous commercial EOI process was undertaken, Alexandrina was in the midst of the pandemic which further compounded concern with respect to the suitability of the venue for commercial hire due to changing COVID-19 restrictions and associated uncertainties, which resulted in many businesses concentrating on core operations as opposed to expansion opportunities.

Although there is always a negotiation process with a new commercial tenant regarding quantum of rent and value of any fit out works to meet the individual commercial tenant requirements, Administration believe that they could achieve some financial return for the aforementioned works plus ongoing revenue if a commercial operator could be identified.

It should also be noted that the current works budget of \$90,000 does not extend to the upgrading of the flooring or improvement to the entrance appearance (tiling and paint. To ensure the floor finish is fit for purpose, the final floor finish will need to be negotiated with the successful operator or a further consideration of Council funding. Improving the entrance area would also be advantageous to make the building and space more aesthetically appealing with any improvements will be dependent on available budget.

### **Comparative Analysis**

Nil

### **Financial and Economic Implications**

It is recognised that there is no revenue for Council while Level 1 of this building remains vacant. There are upgrade refurbishment costs associated with any future use of this premise which are programmed to occur as part of the capital works program for 2022/23 (\$90,000).

A Market approach for a commercial lessee, will provide a commercial return to Council however this amount is unknown, at this stage.

A Venue Hire Space (Casual Hire), provides short term activation opportunities at limited 'make good' cost to Council, however, return from hire fees would not cover Administrative costs associated with managing the venue as a hire facility or gain any return on investment arising from the upgrade.

There remains strong community, commercial and tourism benefit in activating this premises and ensuring that the premium waterfront location is effectively utilised.

### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting any of the recommendations contained in the Report are considered low as these recommendations will provide a more informed and financially beneficial outcome for Council and the Community.

## 8.8 Goolwa Oval Recreation Precinct Stage 1 and Stage 2 Budget and Masterplan Update

**File Ref:** 9.24.003

**Responsible Officer:** Nigel Morris (Chief Executive Officer)

**Report Author:** Lee Graham (Manager Projects and Design)

**Community Strategic Plan Impact:**

**LIVEABLE**

**GREEN**

**CONNECTED**

### **Report Objective**

To update Council on the completion of Stage 1 and status of Stage 2 of the Goolwa Oval Recreation Precinct Budget and Masterplan.

### **Executive Summary**

Stage 1 of the Goolwa Oval Masterplan has successfully delivered a new facility and associated landscaping works for use by the sporting clubs and community. Administration has continued to work closely with the user groups to enhance the facility and surrounds. These improvements have been due to changing requirements by the user groups and implementation of usage/operational efficiencies.

Following completion of Stage 1 and as part of the commencement of Stage 2, a cost vs budget review was undertaken to ensure funds remained within the total available for both stages. The review confirmed that \$4.5m is available to deliver Stage 2. Detailed development of the Stage 2 concept is underway in consultation with the user groups.

### **Recommendation**

**That Council note:**

- 1. The successful completion of Stage 1 of the Goolwa Oval Masterplan (new facility construction and associated landscaping works).**
- 2. The remaining budget of \$4.5m to continue the implementation of the Goolwa Oval Masterplan in Stage 2.**
- 3. That the Stage 2 Masterplan and Prudential Report will be presented to the August 2022 Council Meeting on completion of the development and consultation with the user groups.**

### **Context**

The Goolwa Oval Masterplan has been a project in development since early 2019 with a total cost estimated, at the time, of \$10.1m. Administration were successful in grant funding to complement Council funds to begin the works for the new facility as Stage 1 for a budget of \$3.2m in late 2020.

In parallel, Administration continued to source grant funding for the remaining stages of the project within the Masterplan and were successful in late 2021 with a \$5m grant for a substantial part of the Masterplan, now defined as

Stage 2. This will include new courts, playground area, toilet, lighting, parking and Lions shed refurbishments amongst others.

Work began on consultation with the user groups to review the Masterplan since its inception in 2019. This consultation has continued with additional works required as part of Stage 1 resulting in \$500,000 being utilised from Stage 2. These works were aligned to Stage 2 with additional landscaping and functionality of the new facility being a priority. Stage 2 has a remaining budget of \$4.5m and the latest Masterplan currently being consulted and developed with the user groups has an estimate within that allocation. The Stage 2 Masterplan and Prudential Report will be presented to Council on completion of the development and consultation with the user groups.

Separate to the Masterplan, Administration will also continue to work with the sporting clubs on the management model for the facility including the establishment of a Committee as resolved at the 21 March 2022 meeting (ACM221429).

### **General Analysis**

In 2020 the tender process began for the construction of a contemporary facility to support a wide variety of user groups whilst meeting key objectives set out in the supporting grant funding.

Following the award of a design and construct contract, the design was presented to Council and the user groups who offered feedback and changes prior to construction in early 2021.

The contemporary modern facility was opened for use in November 2021 and provided:

- Two large change rooms with toilet and shower facilities, first aid rooms and an operable wall divider between the two rooms to provide a larger multi-use and flexible space.
- Two medium sized change rooms with toilet and shower facilities.
- Umpires room with toilet and shower facilities.
- Six secure storage rooms for club use.
- A 29m<sup>2</sup> room for gymnasium and fitness classes.
- A lift to provide access between ground and first floors.
- 214m<sup>2</sup> of multi-purpose social space providing elevated views of the oval.
- Large kitchen and canteen area with high quality cabinetry and commercial grade electrical equipment.
- Bar with high quality cabinetry, basins/sinks, fridge and storage space.
- Public amenities with male toilets, female toilets and all accessible, gender neutral toilet with shower and baby change table.
- First floor office space for administration duties and storage for tables and chairs.
- Timekeepers box with elevated views.

- Air conditioning in the multi-purpose social room, kitchen/canteen, administration office, bar, timekeepers box and first aid rooms.
- Keyless, proximity card access security system.
- External paved ramps located North and South of the building for pedestrian and disabled access to the first floor constructed to Australian Standard and *Disability Discrimination Act 1992* (DDA) compliance.
- Bleachers at front of building to provide undercover seating to the public.
- 15kW solar power system.
- Two large underground rainwater storage tanks supplying the toilet cisterns and irrigation.
- Grassed mounds for public viewing of oval activities.

During completion of the construction several additions were requested by one of the user groups and Administration in relation to the ongoing operation of the space and as a requirement to ensure an interface with the Stage 2 funding model.

These additions to the core building included, CCTV security and swipe card access, soft furnishings, coaches boxes, car park construction at the building rear, various items requested by the Goolwa Port Elliot Football Club (GPEFC) and interface landscaping to connect with Stage 2 works.

These additions totalled \$500,000 and have been drawn from the Stage 2 budget as they relate to the overall Masterplan objectives.

The current forecast for the remaining works, given Stage 2 is entirely grant funded, is \$4.5m. There is no current expectation that further funding will be required to achieve the scope requirements of the grant funding for Stage 2.

Administration are in the process of finalising a Prudential Report for Stage 2 works in line with section 48 of the *Local Government Act 1999* and Council's Prudential Management Policy. This report is being prepared by an external party and is expected to be presented to Council in August 2022 for consideration.

Administration is working with the YMCA of South Australia and Mission Australia to engage a range of community groups, clubs and individuals in delivering innovative and inclusive physical activity opportunities. This includes modified sporting formats that are inclusive of and suitable for seniors and people living with a disability, for example, community exercise programs.

Consultation of the Masterplan, including its future Stage 3, has been extensive with eight meetings held between March and May 2022 with six user groups including Croquet, Hockey, Cricket, Tennis, Football and Lions to ensure all parties support the overall Masterplan. The Stage 2 Masterplan will also be presented to Council concurrently with the Prudential Report in August 2022.

Administration have considered options for an alternative grounds layout that captures additional car-parking, however, this option would have presented other obstacles to the cohesion of some activities and potential over-runs in the projects total cost.

Stage 3 is in the long term financial plan 2023/24 with a budget of \$2.3m subject to a 50% grant funding award. Grant funding is yet to be secured.

### **Comparative Analysis**

Nil

### **Financial and Economic Implications**

As noted, \$4.5m remains in the budget to fund the Goolwa Oval Masterplan. Cost estimates for Stage 2 will be presented with the Masterplan at the August 2022 Council meeting.

### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting the recommendations is considered low-medium risk. The Stages have been reviewed to confirm the cost estimates are accurate and delivery is within the Grant obligations.

## 8.9 Clayton Bay Lighting - Dark Skies

**File Ref:** 9.24.003

**Responsible Officer:** Elizabeth Williams (Acting General Manager Environment)

**Report Author:** Jonathon Smyth (Manager Assets)

**Community Strategic Plan Impact:**

**LIVEABLE**

**CONNECTED**

### **Report Objective**

To seek approval of the Council to upgrade and energise (switch on) street lighting in Clayton Bay, and to provide advice on the process of gaining accreditation under the International Dark-Sky Places program.

### **Executive Summary**

Public street lighting has been an ongoing issue in Clayton Bay and in October 2019 (ACM19318) Council resolved to retain a lower number of street lights while Administration consulted with the community and investigated technical solutions to embrace the low light ambitions of the community.

58 street lights are currently installed in Clayton Bay, however only 12 lights are operational. 46 luminaires are non-energised (not switched on) and all 12 operational lights are comprised of mercury vapour 80-watt luminaires that are fitted to existing light columns posts or stobie poles.

Legal advice has confirmed that legislation states that all road lighting where it is provided (to Australian Standards) should be functioning and energised (switched on).

Approval is sought to proceed with a lighting upgrade to install and energise environmentally sensitive warm tone 3,000 Kelvin LED luminaires to 58 existing points of lighting infrastructure already constructed in Clayton Bay, with the removal of the existing old technology low efficiency 80 watt mercury luminaires.

In addition, it is proposed that Council undertake further consultation with the Clayton Bay residents and the Clayton Bay Community Association Incorporated to determine the level of support for a community-run committee to assist with the accreditation application process and manage ongoing requirements should Clayton Bay receive Dark Sky Community accreditation.

### **Recommendation**

- 1. That Council approve the procurement, installation, and activation of 58 (fifty eight) Sylvania Street LED MK3 in a 3,000 Kelvin (warm tone colour temperature) at a cost estimate of \$50,000 and an ongoing tariff cost of \$3,536.84 per annum with SA Power Networks who will also manage faults, maintenance and replacement.**

2. **That Council undertakes community consultation, in accordance with Council's Public Consultation Policy, with the Clayton Bay residents and Clayton Bay Community Association Inc. to determine the level of support to create a community committee to facilitate the application process and manage a Dark Sky Community in Clayton Bay.**
3. **That the results of the community consultation be presented to Council after the November 2022 Council elections.**

### **Context**

Clayton Bay is situated adjacent Lake Alexandrina and the lower Murray River and part of the lower lakes and Coorong Region. The town settlement is contained in an area of approximately two square kilometres in size. It is located 30km from Goolwa by road and has a population of approximately 350 residents with a proportion of holiday houses. Clayton Bay sits adjacent a *Wetland of International Importance* under the *Ramsar Convention on Wetlands*.

Previous reports to Council have addressed key decisions and events surrounding public lighting provision and use in Clayton Bay. These can be found on the following dates:

16 December 2019	ACM19412
21 October 2019	ACM19318
3 December 2007	ACF07617
18 June 2007	ACS0783
5 March 2007	ACF07151
18 December 2006	ACS06222

A decision from Council in 2007 to Electricity Trust of South Australia (ETSA) (now known as SA Power Networks) had instructed ETSA to deactivate a majority of road lights installed as part of Pelican Waters land division. The road lighting was to remain de-energised until a time that development had reached a level that necessitated a review of the lighting.

During 2019 several complaints pertaining to the provision of street lighting (or lack of street lighting) associated with land development in Clayton Bay were received by Council and by SA Power Networks.

The matter of street lighting activation was raised from within the Clayton Bay residents. Residents moving in to Pelican Waters land division were requesting to have street lights activated either directly to SA Power Networks or to the Council. Prior to 2019, approximately 10 street lights may have been energised and following a series of resident requests, up to 31 lights may have been energised according to advice provided by SA Power Networks.

Rather than have the 31 street lights active (per the residents request) the Council at the 21 October 2019 Council meeting, agreed to retain the lower

number of street lights to 12 while Administration consulted with the community and investigated technical solutions to embrace the low light ambitions of the community.

The road lighting conversation in Clayton Bay has shifted focus with the opportunity to consider procuring environmentally sensitive road lighting that meets the minimum criteria as recommended by the International Dark-Sky Association (IDA). SA Power Networks has recently made available a warm tone 24 watt LED with a cut off lens that directs light downwards with minimal upward waste light spill. The installation of this luminaire would not affect a future attempt to gain accreditation into one of the International Dark-Sky Association's Dark Sky Communities program.

The Clayton Bay community during 2019 community consultation had been supportive of moving towards Dark-Sky accreditation but at the time, there was little understanding of what was required to achieve this accreditation. A large part of the IDA accreditation process includes a commitment from the community, a community driven committee, appropriate lighting advocacy from the community, lighting policy alignment, impacts on private land and private development into the future. This was not discussed during 2019 consultation with the community.

A Council briefing in June 2022 regarding Clayton Bay Lighting provided a background to what the IDA is about and what is involved in accreditation.

To summarise some key points, the IDA is not advocating no light – only responsible usage. The IDA recommends that all outdoor lighting should:

- Only be on when needed
- Only light the area that needs it
- Be no brighter than necessary
- Minimise blue light emissions
- Eliminate upward-directed light.

The Clayton Bay Road Lighting Audit and review by a specialist consultant has provided advice to the Administration on appropriate road lighting infrastructure to meet our legal requirement to light the road reserve to minimum Australian Standards while also meeting the recommended criteria under the International Dark-Sky Association guidelines.

## **REFER ATTACHMENT 8.9 (page 9)**

### **General Analysis**

#### ***Road lighting infrastructure***

SA Power Networks manage road lighting on behalf of Council's and State Government. Councils pay an annual tariff per light that SA Power Networks manage for associated services and ultimately the replacement of the light.

Since 2016, SA Power Networks have been installing white tone (4,000 Kelvin) LED lighting across South Australia, as the new standard in street lighting. The light change-overs are occurring continually where old lighting has faulted or reached the end of their useful life. The predominant light being changed out is



the 80 watt mercury vapour luminaire. This is the most common light in the Alexandrina Council.

More recently a warm tone energy efficient 24 watt LED has become available which fits a more environmentally sensitive requirement. The Sylvania Street LED MK3 comes in a cut-off (flat bottomed) "Aeroscreen" luminaire and in a warm tone (3,000 Kelvin) in 24 watt. According to a report prepared by the specialist consultant on 6 October 2021, the 24 watt 3,000K LED is suitable as a direct replacement for the phased out 80 watt mercury vapour luminaire currently installed at 43 locations in Clayton Bay.

58 points of light service are currently installed in Clayton Bay. Of the 58 points of road lighting, 12 lights are currently energised. To meet our legal obligations and as road manager, we must have all 58 points of road lighting energised.

The Sylvania 24 watt Street LED is the light being installed in the River Murray Dark Sky Reserve and replacing their old lighting ordinance. The 24 watt Street LED is suitable for use in a Dark Sky Reserve as it has a colour temperature of no more than 3,000 Kelvins. The International Dark-Sky Association recommends that only warm tone light sources at or below 3,000 Kelvins be used for all outdoor lighting.

White light and lighting with more blue in its spectrum has been shown to harm human health and endanger wildlife. The Sylvania 24 watt Street LED can be fitted to tilt bracket infrastructure to allow for a precise adjustment for a horizontal lighting service. The luminaire comes in a flat-bottomed Aeroscreen lens option to restrict upward-directed light.

The Sylvania 24 watt Street LED is also smart city lighting compatible allowing remote wireless control over public lighting installations. While this lighting is capable of wireless control, this is not part of any current procurement proposals and may be a consideration in the future.

### ***International Dark Sky Community***

The IDA has a Dark Sky Places program that has five Dark Sky categories. Dark Sky Places categories include the following:

- International Dark Sky Communities
- International Dark Sky Parks
- International Dark Sky Reserves
- International Dark Sky Sanctuaries
- Urban Night Sky Places.

The characteristics of Clayton Bay appear to fit within the International Dark Sky Communities criteria. The definition of an International Dark Sky Community, is as follows:

*An international Dark Sky Community (IDSC) is a town, city, municipality or other similar political entity that has shown exceptional dedication to the preservation of the night sky through the implementation and enforcement of quality lighting policies, dark-sky education and citizen support of the ideal of dark skies.*

The goals for IDSC are as follows:

- To identify communities with exceptional commitment to and success in pursuing dark sky preservation and restoration, and their promotion of quality outdoor lighting.
- To promote improved outdoor-night time quality of life for residents and visitors
- To support protection of human healthy, nocturnal habitats, public enjoyment of the night sky and its heritage, and/or areas ideal for professional and amateur astronomy.
- To provide local, national and international recognition for such communities.
- To promote the ideals of the International Dark-Sky Association (IDA) by encouraging communities to identify dark skies as a valuable community asset and aspiration.

Further to IDSC eligibility requirements noted in the *International Dark-Sky Community Designation Guidelines* (see attachment), there are strict minimum requirements for all communities that must be met. Consideration must be given with regard to the minimum requirements as noted on page 4 – 8 of the Guidelines. The Guidelines are available at attachment 8.9(a) or on the URL [www.darksky.org](http://www.darksky.org).

International Dark-Sky Places (IDSP) provides a typical accreditation timeline for the accreditation process:

Phase 1: Initial inquiry (45 days)

Phase 2: Formal Application (1-3 years)

Phase 3: Certification (90-150 days).

To support the accreditation process for Clayton Bay, a Lighting Plan for Clayton Bay is required. This can be based on details and recommendations within the consultant's Clayton Bay Lighting Report.

A Lighting Policy based on the strict criteria referenced in the Dark Sky Guidelines is required that will affect all outdoor lighting (private and road lighting).

Participation from a wide base of stakeholders will be essential in the efforts to pull together the application submission. Skill-sets from backgrounds in astronomy, management, technical skills, teaching, mentoring, events and organisation will be necessary to obtain. A volunteer base for ongoing commitment to lighting audits, reporting, community engagement and events is crucial to the success of maintaining accreditation.

Resourcing for application preparation and community engagement will be required by Council. However, the success of the submission will be dependent on the support of the Clayton Bay community. Should the community be willing to participate in this venture and support the IDSC application process, a supporting letter from elected representatives of the Community such as from the Mayor and/or Council is required. Additional letters of support from community organisations, clubs, groups, universities, astronomical groups, etc. will provide additional weight in the submission. Details are contained in the

IDSC Guidelines. Therefore it is important that the Community take the leadership and own this initiative if it is to be successful.

### **Comparative Analysis**

#### River Murray Dark Sky Reserve and Clayton Bay

The Mid Murray Dark Sky Reserve covers an area of 3,200km<sup>2</sup> and was accredited in 2019. Swan Reach Conservation Park is the reserves 'dark core', which is surrounded by populated areas where the community apply Dark Sky principles. Night sky brightness is routinely checked at the reserve's 'core' that must be equal or darker than 21.5 magnitudes per square arc second (a metric of darkness). The higher the reading of magnitudes per square arc second, the darker the sky is.

Mid Murray Council is currently establishing a section 41 Committee to oversee the River Murray Dark Sky Reserve policy and management. Mid Murray Council is pursuing a Code Amendment, to introduce related development policies into the Planning and Design Code. In the meantime, the Mid Murray are managing road lighting and development via a Light Management Plan and Dark Sky Policy.

With reference to the online resource [www.lightpollutionmap.info](http://www.lightpollutionmap.info), Clayton Bay achieves a similar level of Dark Sky darkness as the distance from Adelaide and the protection from the Mount Lofty Ranges is similar to that of the Mid Murray Dark Sky Reserve.

Clayton Bay, while not formally assessed, registers a sky darkness level of approximately 21.96 magnitudes per square arc second. This darkness reading is comparable to other towns within the Mid Murray Dark Sky Reserve:

- Sedan, with an area of approximately 0.2 square km has 17 local road lights and 1 arterial light and has a night sky darkness reading of 21.96 magnitudes per square arc second
- Cambrai, with an area of approximately 0.3 square km has 33 local road lights and 9 arterial road lights and has a night sky darkness reading of 24.94 magnitudes per square arc second
- Swan Reach, with an area of approximately 0.8 square km has 36 local road lights and 13 arterial road lights and has a night sky darkness reading of 21.9 magnitudes per square arc second.
- Blanchetown, with an area of approximately 1 square km has 76 local road lights and 37 arterial road lights and has a night sky darkness reading of 21.7 magnitudes per square arc second

Should Clayton Bay upgrade and energise 58 Sylvania Street LED's in 3000 kelvin warm tone 24 watt luminaires, it is unlikely to have an impact on the night sky darkness readings.

Mercury lighting is being phased out by SA Power Networks under the Minamata Convention on Mercury. It is an international treaty that seeks to protect human health and the environment from the effects of mercury contamination. LED lighting is the direct replacement.

## **Financial and Economic Implications**

The Clayton Bay lighting upgrade has been budgeted in the 2022/23 capital program with the lighting upgrade estimated at \$50,000 and ongoing tariff costs of \$3,536.84 per annum

### *IDA Accreditation:*

\$350 USD annual membership

\$350 USD submission administration fee

The total cost for developing a submission for IDA Accreditation will be dependent on experts engaged, volunteer support and the Clayton Bay communities involvement and willingness. The duration for the submission will likely carry over several financial years as per advice from IDA.

It should be noted that Mid Murray Council seconded a planning officer for one day per week for a period of 12 months to assist with their IDA submission.

## **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of not adopting the first recommendation to energise 58 points of road lighting infrastructure is considered high. The current lighting arrangement does not meet Australian Standards and therefore poses a high risk of potential civil liability, uninsured liabilities or reputational damage.

The risk of adopting the second recommendation to consult with the Clayton Bay Community on a potential IDA Accreditation submission is considered low. A further report will be brought to Council should the outcome of the consultation result in the Clayton Bay community wanting to pursue IDA Accreditation.

## 8.10 Shannons Adelaide Rally Strathalbyn Town Stage Proposal

**File Ref:** 9.24.003

**Responsible Officer:** Kathryn Gallina (General Manager Wellbeing)

**Report Author:** Janet Alexander (Events Coordinator)

**Community Strategic Plan Impact:**

**LIVEABLE**

**CONNECTED**

### **Report Objective**

To present changes to the Shannons Adelaide Rally (Rally) Strathalbyn Town Stage proposal following the briefing presented by the Rally Director, Tim Possingham to Elected Members at the Council meeting held 16 May 2022 and Council's resolution (ACM221530) of 20 June 2022.

### **Executive Summary**

The Shannons Adelaide Rally has determined that the planned dynamic vehicle rally activity through the township of Strathalbyn will be put on hold and reviewed with a vision to run the event in 2023.

### **Recommendation**

- 1. That Council receives the report and supports the revised event via the 2022/23 Events operational budget.**
- 2. That the \$23,000 allocated to this initiative as part of the 2022/23 budget be removed at the first quarter budget review.**

### **Context**

The Rally Event Director has advised Administration that at present they are encountering escalating costs of infrastructure. This paired with regulatory changes that affect the competitive element of the event has led to keeping the Strathalbyn township element as a street-party type event only rather than a competitive event on closed roads. As a result the previously sought \$23,000 sponsorship will not be required for the 2022 event.

### **General Analysis**

The revised event will include stalls and activities in the Soldiers Memorial Gardens, a vehicle regroup alongside the Gardens and the route will pass-by key motoring businesses such as Collectable Classics and Gilbert's Motor Museum on open roads as the existing speed limits. The revised event will be delivered in partnership with the Strathalbyn Rotary Club.

### **Comparative Analysis**

Nil

### **Financial and Economic Implications**

Council's contribution for the revised event is estimated to be approximately \$2,000 to \$3,000 to assist with event management logistics in Strathalbyn. This would be funded from the existing events operating budget.

It is anticipated the revised event will attract a considerable crowd and some immediate economic benefit to the region is expected with positive impacts to be realised for years to come.

### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting this recommendation is considered low as the costs for the revised event can be accommodated within the existing events operational budget.

## 8.11 Lease and Licence Policy - April to June 2022 Quarterly Report

**File Ref:** 9.24.003

**Responsible Officer:** Elizabeth Williams (General Manager Resources)

**Report Author:** Lisa Hoyle (Manager Property & Procurement Services)

**Community Strategic Plan Impact:**

**LIVEABLE**

**CONNECTED**

### Report Objective

To provide Elected Members with an overview of tenure activities executed by Administration between 1 April 2022 and 30 June 2022.

### Executive Summary

This report provides an overview of the administrative activities undertaken this quarter under delegated authority in accordance with Council's Lease and Licence Policy.

### Recommendation

**That Council receive and note the Lease and Licence report for 1 April 2022 to 30 June 2022.**

### Context

The Lease and Licence Policy was adopted at the 17 February 2020 Council Meeting (*ACM20481*) and further reviewed and endorsed at the 15 February 2021 Council Meeting (*ACM21879*). The Policy ensures best practice and consistency in the administration of lease and licensing tenure matters.

### General Analysis

This Quarterly Report captures those activities granted under delegation for the period 1 April 2022 to 30 June 2022.

Date	Tenant	Activity
7 April 2022	Middleton Arts and Crafts	Land owners consent given for the installation of concrete steps, landing and handrail at the rear of the Middleton Hall located at 35 Goolwa Road Middleton, to be placed within the lease area in accordance with DA 22006809.
23 May 2022	Rotary Club of Encounter Bay - Market Licence Goolwa Wharf	Following EM Portal of 12 May 2022 Holding Over Clause 4.4 of market licence applied,

		commencing 1 July 2022 until further notice.
23 May 2022	Rotary Club of Encounter Bay - Market Licence Lakala Reserve Port Elliot	Following EM Portal of 12 May 2022 Holding Over Clause 4.4 of market licence applied, commencing 1 July 2022 until further notice.
23 May 2022	Cittaslow Goolwa - Market Licence Goolwa Wharf.	Following EM Portal of 12 May 2022 Holding Over Clause 4.4 of market licence applied, commencing 1 July 2022 until further notice.
31 May 2022	South Coast Bottle and Can Co Pty Ltd	Deed of Variation for minor lease amendments to update maintenance schedule and lease area (to reflect site redevelopment and existing on-ground operations), include new 'common areas', new toilet access and ongoing cooperation with existing tenants terms and conditions
14 June 2022	Milang Railway	Letter of no objection to track extension as identified in their original proposal to Council for the current lease area, subject to a range of conditions with no Development Application required.
14 June 2022	Armfield Slip	Letter of no objection to electrical cabling from Plot 4 to the Main Meter Board in the Goolwa Community Precinct for power supply, with no Development Application required.

The Lease and Licence Policy permits Administration to continue to support, encourage and engage with community groups and commercial operators in a clear, transparent and consistent manner.

### **Comparative Analysis**

The ability for Administration to use delegated authority to consent to minor tenure activities has provided efficiencies in processing tenure matters within practical timeframes.



### **Financial and Economic Implications**

There are no financial implications for Council associated with providing land owners consent to minor Development Approvals, minor site works and Holding Over clauses of third party agreements.

### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting this recommendation is considered low as all administrative processes outlined in this Report were undertaken in accordance with legislative obligations and the requirements of the Lease and Licence Policy.

All consultations, referrals and/or public notifications required under the *Planning, Development and Infrastructure Act 2016* continue to be undertaken as part of the development assessment process.

**8.12 Strathalbyn Model Aircraft Club Inc. - New Lease Request at Lot 10 Langhorne Creek Road, Strathalbyn**

**File Ref:** 9.24.003  
**Responsible Officer:** Elizabeth Williams (General Manager Resources)  
**Report Author:** Lisa Hoyle (Manager Property and Procurement Services)

**Community Strategic Plan Impact:**

**LIVEABLE**

**CONNECTED**

**Report Objective**

To consider a request from the Strathalbyn Model Aircraft Club Incorporated for a new lease over a portion of Lot 10 Langhorne Creek Road, Strathalbyn, for ongoing community model aircraft purposes.

**Executive Summary**

The Strathalbyn Model Aircraft Club Incorporated are seeking a new lease to continue to operate a community focused model aircraft club from their current location on a portion of Lot 10 Langhorne Creek Road, Strathalbyn.

It is proposed that a five year lease be offered to the Club until the longer term use of the Lot 10 Langhorne Creek site is determined. It is noted that the Strathalbyn Model Aircraft Club Incorporated would prefer a ten year lease.

**REFER ATTACHMENT 8.12(a) (page 23)**

**Recommendation**

- 1. That Council grants consent to a five year Ground Lease to the Strathalbyn Model Aircraft Club Incorporated for continued occupancy of a portion of Lot 10 Langhorne Creek Road Strathalbyn, Certificate of Title Volume 5802 Folio 870, for the purpose of a community model aircraft club, in accordance with the following terms:**
  - a. Five (5) year community ground lease.**
  - b. Commencement date of 1 November 2022.**
  - c. Peppercorn rental in accordance with Council's Fees and Charges for Community use.**
  - d. That all services, insurances and improvements to the site remain the ownership and responsibility of, and at the cost of the Lessee.**
- 2. That the Mayor and Chief Executive Officer be authorised to sign and seal the ground lease agreement.**

## **Context**

The Strathalbyn Model Aircraft Club Incorporated (Club) have occupied a portion of Lot 10 Langhorne Creek Road, Strathalbyn, by lease agreement with Council since 2003. Initially provided for five (5) years, Council endorsed a 10 year lease (5+5) in 2008.

Their most recent lease expired in January 2018 with the Club remaining on site under the holding over clause of their lease while the future redevelopment of Lot 10 Langhorne Creek, Strathalbyn was progressed.

The redevelopment of Lot 10 Langhorne Creek, Strathalbyn remains ongoing. A briefing on the matter was most recently tabled at the 20 June 2022 Council Briefing. Over the years, the Strathalbyn Model Aircraft Club Incorporated have maintained their interest in continuing to occupy their current location by lease and, retained a presence as an interest group on the Lot 10 Steering Group as referenced in previous Council Briefings and Council Reports over the years.

## **General Analysis**

The Club have operated in accordance with the holding over clause of their lease since January 2018 on an understanding that the redevelopment of Lot 10 Langhorne Creek Road was to progress considerably. The complexities associated with the redevelopment have made interim tenure negotiations challenging and ultimately, has resulted in the Club operating under the holding over clause of their lease for the last three (3) years.

The Club have worked positively with Administration over these years to further a new lease while shifting timeframes and redevelopment options for the site continue to be explored. While these discussions continue, the Club have reapproached Council requesting a 10 year lease (5+5 year), to provide support and surety to the community and, to allow the Club to get on with the business of operating a sustainable community facility.

It is recognised that the current 'month by month' lease tenure (per the holding over clause of their lease) is far from ideal and has hindered the Club's development. Council understands that stability of tenure is of significant benefit to the Club in obtaining grant funding, attracting and retaining Club members, improving the facility for its users and building Club and town confidence.

As per all leases, an asset rationalisation clause would apply to the lease to provide future flexibility for Council to revisit the tenancy during any stage of the lease term, should an alternate or modified area of use be required or should any future redevelopment require the lease to end.

As an existing user, the Club retain an embedded interest and desire to stay on site as part of any future redevelopment and will continue to be engaged with the project as it progresses.

## **Comparative Analysis**

A 10 year (5+5) lease term is in accordance with Council's Lease and Licence Policy (Policy) for existing community groups, however given the uncertainty with future site design a five (5) year lease term is proposed at this stage.

## **REFER ATTACHMENT 8.12(b) (page 25)**

The new lease site would replicate the Club's current lease area, as identified in the attachment to this Report. Any proposed future redevelopment of Lot 10

intends to retain the Model Aircraft Club in its current location for the foreseeable future. Therefore a new lease for their current area would remain relatively unaffected by any future redevelopment.

Public consultation is not required in relation to this lease, as the premises are classified as operational land, exempt from the classification of community land since 2002.

### **Financial and Economic Implications**

A 'Reserve Rental' fee of \$315 was applied at the commencement of their 2003 lease as the 'minimum general rate set by Alexandrina Council annually'. In accordance with the current Lease and Licence Policy, no annual fee is proposed to apply to any future lease as there are no general sales to the public proposed.

If supported, the lease would be prepared as a ground lease, where all improvements to the site remain under the ownership of the Club.

All services, insurances, maintenance and capital improvement obligations also remain the responsibility of the Lessee.

The Group can apply for a 75% Discretionary Rate Rebate if desired.

### **Risk Management**

When referencing the Alexandrina Council's Risk Management Matrix, the risk rating associated with the adoption of the recommendation contained in this report is considered low as all statutory requirements have been met.

The lease would be prepared to 'future proof' Council for any redevelopment of Lot 10 Langhorne Creek Road, Strathalbyn, while providing the Club and its community with interim recognition and support.

**8.13 Strathalbyn Arts and Crafts Group Inc - New Lease Request for 9 High Street, Strathalbyn**

**File Ref:** 9.24.003  
**Responsible Officer:** Elizabeth Williams (General Manager Resources)  
**Report Author:** Lisa Hoyle (Manager Property and Procurement Services)

**Community Strategic Plan Impact:**

**LIVEABLE**

**CONNECTED**

**Report Objective**

To consider a request from the Strathalbyn Community Arts and Crafts Group Incorporated for a new lease of 9 High Street, Strathalbyn for ongoing community shop purposes.

**Executive Summary**

The Strathalbyn Community Arts and Crafts Group Incorporated have approached Council seeking to continue to operate a community arts and crafts shop from 9 High Street, Strathalbyn for a further term of 10 years, on expiry of their current five (5) year lease agreement.

**REFER ATTACHMENT 8.13(a) (page 26)**

**Recommendation**

- 1. That Council grants consent to a 10 year lease (5+5), to the Strathalbyn Community Arts and Crafts Group Incorporated for continued occupancy of 9 High Street, Strathalbyn, Certificate of Title Volume 5780 Folio 549, for the purpose of a community based arts and crafts facility in accordance with the following terms:**
  - a. 10 year (5+5 year) community building lease.**
  - b. Commencement date of 1 November 2022.**
  - c. \$500 rental per annum in accordance with Council's Minor Commercial/Community Fees and Charges.**
  - d. That all services, insurances and maintenance responsibilities are at the cost of the Lessee.**
- 2. That the Mayor and Chief Executive Officer be authorised to sign and seal the community building lease agreement.**

**Context**

The Strathalbyn Community Arts and Crafts Group Incorporated (Group) ran a community arts and crafts shop from a portion of the Council building located at 22 Commercial Road, Strathalbyn (commonly referred to as the 'Old Corporation Building') since 2001.

The Group leased this site until 2016, where it was identified that the Old Corporation Building had potential for future use as Council office space or

provision of Council community programs due to its close proximity to the Strathalbyn Council / Library Office and public pool. On expiry of their lease in 2016, the Group remained in the Old Corporation Building under the holding over clause of their lease during early 2017 while a new location was considered.

In November 2017, the Group relocated to 9 High Street, Strathalbyn (commonly referred to as the 'old library/institute') under a five (5) year lease which expires 31 October 2022, with no further rights of renewal (ACM17465). The building is recognised as a local heritage place and had previously been utilised by Council's Community Connect as part of the former Commonwealth Home Support Services program.

### **REFER ATTACHMENT 8.13(b) (page 27)**

The Group advises that the move greatly enhanced business, with part of the success contributed to the diversity of products on offer. They operate as a not-for-profit organisation with a current volunteer base of 25 persons.

### **General Analysis**

With the current five (5) year lease expiring in October 2022, the Group have approached Council seeking to remain at 9 High Street, Strathalbyn for a further 10 year term.

The current and proposed new lease area is contained to the footprint of the building only, with ablution facilities available via the adjacent Strathalbyn Town Hall. The remainder of the land forms part of the Town Hall common area.

If supported, the new lease would be prepared on similar terms and conditions to the current lease where general maintenance, insurances and service provisions remain the responsibility of the Group, with Council responsible for replacing building infrastructure at end of useful life.

There are no alternative tenancy uses currently envisioned for this building. If Council considered utilising this building for a commercial enterprise, options will potentially be limited due to the building size (90m<sup>2</sup>), absence of internal fixtures and waste water constraints. If Council determined to investigate a commercial tenancy further, a future report would be required inclusive of tender and rent valuation costings, timeframes and building upgrades required to make it fit for an intended commercial use.

Another option is to use this building for Council storage purposes which would be an underutilisation of this space in comparison to the site activation and community networking achieved by the Strathalbyn Arts and Crafts Group.

As per all leases, an asset rationalisation clause will apply to this lease which provides future flexibility for Council to revisit the tenancy during the lease term, should an alternate use of the building be required.

### **Comparative Analysis**

In accordance with Council's Lease and Licence Policy (Policy) for existing community groups, the lease is proposed for a term of 10 years (5+5). This is consistent with the Policy position of providing a term greater than five (5) years for existing tenants who have held a previous lease with Council, have met the terms and conditions of the lease and continue to contribute to the wellbeing of the community.

Public consultation is not required in relation to this lease, as the premises are classified as operational land exempt from the classification of community land in 2002.

### **Financial and Economic Implications**

A rental fee of \$500.00 per annum, plus annual review by CPI was applied to their current five (5) year lease.

An annual rental fee of \$500 (ex GST) is proposed to apply to a new lease, in accordance with Council's Fees and Charges for Minor Commercial / Community Use, as there are anticipated sales to the general public from this site.

All services, insurances and maintenance obligations remain the tenant's responsibility.

The Group can apply to receive the maximum 75% Discretionary Rate Rebate if desired.

### **Risk Management**

When referencing the Alexandrina Council's Risk Management Matrix, the risk rating associated with the adoption of the recommendation contained in this report is considered to be low as all statutory requirements have been met.

**8.14 Partial Waiver of a Building Envelope Clause Contained in a Land Management Agreement between the Owner of 57 Waterport Road, Port Elliot and Alexandrina Council**

**File Ref: 9.24.003**

**Responsible Officer: Matt Grant (General Manager Growth)**

**Report Author: Sarah Longden (Senior Town Planner)**

**Community Strategic Plan Impact:**

**LIVEABLE**

**CONNECTED**

**Report Objective**

The owner of 57 Waterport Road, Port Elliot (Certificate of Title 5107/603) is seeking permission from Council to construct a domestic shed outside of a prescribed building envelope, as contained within a Land Management Agreement (LMA) that applies to the property.

This report is presented to the Council for the consideration of consenting to a partial waiver of Clause 2.7 of the LMA, to allow for a shed to be constructed outside of the building envelope.

**Executive Summary**

Development Application 22016061 was submitted to Council's Planning Department on 12 May 2022, seeking Planning Consent for the construction of a domestic shed at 57 Waterport Road, Port Elliot.

The subject land is encumbered by an existing LMA between the Council and the land owner. The LMA was established as part of a 1992 rural living land division which created 62 allotments within the Port Elliot area, between Waterport Road and Port Elliot Road.

The intent of the LMA was to ensure that a pleasant rural living character was maintained, by the establishment of building envelopes to restrict development, as well as requirements for open style rural fencing, high quality building materials and restrictions on the keeping of some animals. It is worth noting that building envelopes only apply to the 'outward facing' allotments along Port Elliot and Waterport Roads.

Following consideration of the LMA, the proposed development and the potential impacts arising from the proposed development, it is considered that the proposed shed siting, whilst being outside of the prescribed building envelope, is generally consistent with the prevailing pattern of development, and would not unreasonably compromise the open semi-rural character of the area.

**REFER ATTACHMENT 8.14(a) (page 29)**

**REFER ATTACHMENT 8.14(b) (page 41)**



## **Recommendation**

**That the Council consents to a partial waiver of Clause 2.7 of the Land Management Agreement registered to 57 Waterport Road, Port Elliot by permitting the Mayor and Chief Executive Officer to sign a letter of waiver to enable the proposed shed to be sited outside of the prescribed building envelope, in accordance with the plans submitted for Development Application 22016061 and subject to planning consent being granted.**

## **Context**

Land Division application 455/D021/92 was approved in 1992 which created sixty two (62) allotments within the Port Elliot area between Waterport Road and Port Elliot Road. An LMA was established on 1 January 1993 between the former District Council of Port Elliot and Goolwa and Bruce Charles Hubert Basham to ensure that an orderly, semi-rural development was established.

Allotments facing Waterport Road and Port Elliot Road were created with building envelopes in accordance with the annexed pegging plan, and Clause 2.7 of the LMA states that, "the owner shall not erect any dwelling or any other building having a floor area exceeding 10 square metres outside of the areas depicted as "building envelope" on the Plan contained in Attachment A".

The building envelopes were established to ensure consistent setbacks for structures within the development and to ensure the separation between buildings to maintain the open character and views through to the sea.

Development Application 22016061 was submitted to Council's Planning Department on 12 May 2022, seeking Planning Consent for the construction of a domestic corten clad shed at 57 Waterport Road, Port Elliot, with the proposed shed being located outside of the building envelope.

The proposed shed measures 7.5 metres by 16.25 metres (121 square metres) with a skillion roof up to 4.32 metres in height. The applicant also intends to demolish two existing smaller sheds, therefore reducing the overall number of structures on the land.

The applicant has been made aware that the proposed shed is situated outside of the building envelope and proposed an external cladding at variance with those prescribed by the LMA, and accordingly, the applicant has submitted a request to the Council seeking a partial waiver of the LMA.

## **General Analysis**

The LMA continues to serve a meaningful purpose, as the LMA has assisted in achieving better planning outcomes for development within this rural living estate, by ensuring that development maintains generous setbacks from Port Elliot Road and Waterport Road and ensuring that open style rural fencing is used, to maintain the pleasant semi-rural character of the area.

In consideration of a partial waiver to the LMA, the Council needs to be satisfied that the proposed siting, being outside of the envelope, is compatible with adjoining development and the semi-rural character of the area, and that the intent of the LMA is not compromised.



**Figure 1: LMA building envelopes along Waterport Road and the location of the proposed shed**

As per the above figure, particularly along the Waterport Road frontage, there are a number of instances where development has occurred outside of the prescribed building envelope (in white). In this instance, the proposed shed, marked with a yellow X in Figure 1 (bottom property) is not located any further to the rear of the property than existing development on nearby land. The furthest extent of development to the south on these properties is illustrated by the yellow line shown on the right hand side of Figure 1. The proposed development does not protrude south of the existing yellow line shown in Figure 1 and thus remains generally consistent with the prevailing pattern of development in the locality.

The proposed siting is considered to be equitable given similar instances of nearby development being located outside of their respective building envelopes.

With regard to the external cladding, whilst corten is a contemporary external cladding material, the outcome will result in an outbuilding that is unlikely to have greater impacts on the semi-rural character of the locality than those anticipated by the LMA. Corten is a weathered/rusted metal finish.

Further, the proposed shed and siting and material would not diminish the intent of the LMA, which ultimately seeks to enhance and retain an open, semi-rural character.

The shed is relatively small in scale in terms of anticipated shed sizes within rural living areas, and the shed is finished in appropriate materials which would complement the natural character of the area. The shed siting does not unreasonably restrict through-views from other properties towards the coast, and maintains adequate separation from allotment boundaries to ensure it does not dominate the landscape.

For the reasons described above, it is considered that a request for a partial waiver is reasonable.

### **Comparative Analysis**

Nil

### **Financial and Economic Implications**

There are no financial implications for Council resulting from the recommendation

### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting this recommendation is considered low.

The rationale behind the low rating is because the shed is relatively small in scale in terms of anticipated shed sizes within rural living areas, and the shed is finished in appropriate materials which would complement the natural character of the area. The shed siting does not unreasonably restrict through-views from other properties towards the coast, and maintains adequate separation from allotment boundaries to ensure it does not dominate the landscape. Further, the proposed shed and siting and material would not diminish the intent of the LMA, which ultimately seeks to enhance and retain an open, semi-rural character.

**8.15 Appointment of South Australian Wooden Boat Festival Committee Members**

**File Ref:** 9.24.003 4.38.059

**Responsible Officer:** Matt Grant (General Manager Growth)

**Report Author:** Lisa O'Donoghue (Manager Economic Development)

**Community Strategic Plan Impact:**

**LIVEABLE**

**CONNECTED**

**Report Objective**

To note Greg Hamilton and Bart O'Brien's resignation from the 2023 South Australian Wooden Boat Festival Committee (SAWBFC).

To seek Council's approval of the appointment of Stephen Conway as Acting Chairperson and approval of the appointment of Ruth Jurevicius and Kenn Fisher to the 2023 South Australian Wooden Boat Festival Committee (SAWBFC).

**Executive Summary**

The SA Wooden Boat Festival Committee (SAWBFC) is established pursuant to section 41 of the *Local Government Act 1999*, as an Advisory Committee to the Council.

The SAWBFC's Terms of Reference states that the Committee shall consist of up to 10 members as follows:

- (a) Chairperson;
- (b) Deputy Chair; and
- (c) Up to 10 Committee members including at least one (1) Elected Member.

There are currently six (6) members of the committee and two (2) seconded from sub-committees that have yet to be appointed officially to the committee:

- **Greg Hamilton** - Vice Chair (Acting Chairperson);
- **Bart O'Brien** - Committee Member;
- **Stephen Conway** - Committee Member;
- **Bryan Francis** - Committee Member;
- **Keith Brewin** - Committee Member;
- **Councillor John Carter** - Elected Member Representative; and
- **Ruth Jurevicius** and **Kenn Fisher** (sub-committee volunteers).

The Terms of Reference state in clause 3.7 that if a vacancy arises, the Committee will make a recommendation to the Council with respect to the appointment of a new Committee member to fill the vacancy in accordance with the membership composition contained within the Terms of Reference.

## REFER ATTACHMENT 8.15 (page 50)

Greg Hamilton and Bart O'Brien submitted their resignations in May 2022.

Steven Conway has agreed to be Acting Chairperson while the committee seeks another Chairperson.

Ruth Jurevicius and Kenn Fisher have been volunteering in the SAWBFC sub-committees and asked to join the SAWBFC in late 2021. They have not been officially appointed to the SAWBFC.

### Recommendation

- 1. To approve the appointment of Steven Conway as Acting Chair Person to the 2023 South Australian Wooden Boat Festival Committee.**
- 2. To approve the appointment of Ruth Jurevicius and Kenn Fisher to the 2023 South Australian Wooden Boat Festival Committee.**

### General Analysis

The SAWBF Committee is a section 41 Committee of Council with the term of office being for a period of two (2) years. The appointment of all Members will coincide with each biennial SAWBF.

The SAWBF Committee plays an important role in coordinating the biennial South Australian Wooden Boat Festival event. Council will receive Committee agendas and minutes to ensure Council is informed of the progress the Committee is making in preparation for this major community event.

The SAWBF Terms of Reference, in clause 3.8, stipulate that the Committee may appoint individuals as advisors / advisory groups to the Committee to assist with specific elements of the SAWBF as required.

### Members

A summary of the members is provided below:

Name	Term	Biography
Ruth Jurevicius	October 2021	Ruth has previously been a Technical and Further Education South Australia (TAFE SA) director for 12 years and has worked on organising events through being the Noarlunga TAFE SA Campus Manager. She is currently Acting Out of School Hours Care Director & Educator at the Goolwa Primary School and has published 'Frontline Service in Education' (Department of Education and Children Services) 1996, as well as 'TAFE SA Kangaroo Island Marketing Strategy' (Tourism & Hospitality) funded by Department of Further Education, Employment, Science & Technology (DFEEST) in 2011. Ruth brings strong skills to assist with the marketing of the SAWBF and the on-land program.

Kenneth Fisher	January 2022	Kenn has had significant experience in both conference management (Organisation for Economic Co-operation and Development Program on Educational Building) and in wooden boats. He has been a sailor since 11 years old although only recently has he worked using traditional boat building techniques. He is part owner of an 11.5 metre hitchhiker catamaran, an Iain Outhred lapstrake Gannet yacht and is building an Iain Outhred lapstrake Auk. As a University, TAFE and school campus master planner he offers useful skills to the Land Based Committee. Kenn also has links to architectural designers who can assist in the planning layouts for the Land Based activities which form a key part of the Wooden Boat Festival.
Stephen Conway	Early 2019	Stephen is highly involved in the local community and is on multiple committees. He is the Ex-CEO of the Tasmanian TAFE system, previously an executive director in TAFE SA, and has experience as the Acting Secretary of Education in Tasmania. Stephen is a member of the Wooden Boat Association and is knowledgeable in boats as he own several of his own. Stephen is a current rate payer of the Council and brings strengths to the on-water element of the program.

### **2023 SA Wooden Boat Festival Update**

A briefing will be held in August 2022 providing information on the progress of the 2023 event planning and any contingency considerations around planned wharf construction works.

Council is currently undertaking the procurement stage and appointment of a head contractor. The construction scheduling, staging and timing of works will be clearer at that point.

Administration will be working closely with the Committee over the coming weeks on event elements and options.

### **Comparative Analysis**

The current process for new SAWBFC members being approved by Council was established after the Goolwa Wharf Precinct Board was abolished in August 2018 (ACM18330) and the Terms of Reference were amended to establish the SAWBFC as a section 41 Committee of Council.

### **Financial and Economic Implications**

Nil

### **Risk Management**

Based on the Alexandrina Council's Risk Management Framework and Policy, the risk rating associated with the adoption of the recommendation in this report is low as the appointments are in accordance with the SAWBFC Terms of Reference.

## 8.16 Goolwa Tidy Towns - Request for Seat and Plaque

**File Ref:** 9.24.003

**Responsible Officer:** Elizabeth Williams (Acting General Manager Environment)

**Report Author:** Ben Wright (Manager Field Services)

**Community Strategic Plan Impact:**

**LIVEABLE**

**GREEN**

**CONNECTED**

### **Report Objective**

To seek Council consent for the installation of a memorial park seat on the footpath adjacent to the Chart Room, Goolwa overlooking the River Murray, to acknowledge community member Alan Jones, founding member of Goolwa Tidy Towns.

### **Executive Summary**

Council has received a request from Goolwa Tidy Towns to install a memorial seat and plaque overlooking the river on the footpath adjacent to the Chart Room, Goolwa.

### **REFER ATTACHMENT 8.16(a) (page 56)**

The intent of the request is to celebrate the 30 year anniversary of the Goolwa Tidy Towns volunteer group and acknowledge the significant community contribution made by founding member Alan Jones.

The Goolwa Tidy Towns, auspiced by Keep South Australia Beautiful (KESAB), have been awarded a Community Wellbeing Grant of \$3,000, subject to Council approval of the memorial park seat, to contribute towards the project.

### **Recommendation**

- 1. That Council approve the request from Goolwa Tidy Towns to install a memorial seat and plaque on the footpath adjacent to the Chart Room, as marked on the attached site map – refer attachment 8.16(b).**
- 2. That Council approve the plaque wording as nominated by the Goolwa Tidy Towns committee - refer attachment 8.16(c).**
- 3. That Council procure and install the seat and plaque in line with Council specifications and recover the \$3,000 Community Wellbeing Grant already paid for this project.**

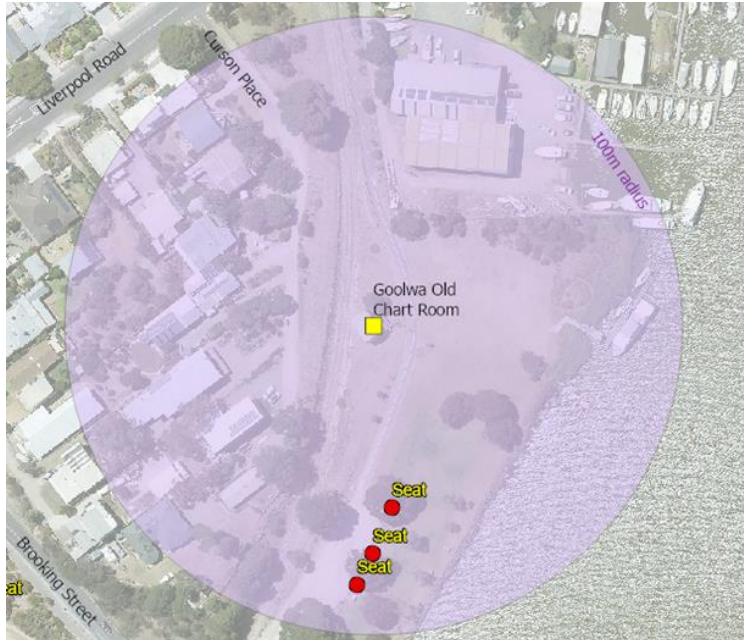
**REFER ATTACHMENT 8.16(b) (page 57)**

**REFER ATTACHMENT 8.16(c) (page 58)**



## Context

A request has been received from Goolwa Tidy Towns to install a memorial seat along the footpath adjacent to the Chart Room, Goolwa. This location enjoys beautiful riverfront views and the public would benefit by having a bench seat in this location. The closest existing public seats are approximately 100 metres away.



Under Council's current Cemeteries and Memorials Policy, requests for memorial seats and plaques are not generally supported. However, Council will give special consideration for applications on an individual basis.

## General Analysis

Goolwa Tidy Towns celebrates its 30 Anniversary in 2022. The volunteer group has undertaken weekly gardening and litter collection in Goolwa every Thursday morning for 30 years. The group was established by Helen and Alan Jones in early 1992 and has made many significant contributions to the community including securing grants to upgrade Cadell Street by laying underground electricity cables, upgrading footpaths and planting street trees as well establishing garden beds and "Welcome to Goolwa" displays. A memorial seat was erected in memory of Helen Jones that overlooks the Cittaslow Corner Rose Garden maintained by Goolwa Tidy Towns.

Goolwa Tidy Towns currently has 25 to 30 active volunteers and has made a huge contribution to the Goolwa community since its inception.

Alan Jones retired to Goolwa with his wife Helen in 1990. Alan was an "active retiree" with a passion for local community activities including Lions, Rotary, sailing, local sports and community events. In 1991 Alan became a Councillor for Port Elliot/Goolwa Council with his involvement including Chair of the Foreshore Committee. Alan and Helen were impressed on their holiday travels by the civic pride evident in many country towns and in 1991 started discussions that led to Goolwa Tidy Towns being established in 1992 with the support of KESAB and Council.

The Tidy Towns volunteer group was so busy that Alan stepped down as a Councillor after a two year term. Goolwa quickly became recognised as one of South Australia's and then Australia's "Tidiest Towns" with the volunteer group winning many awards.

Alan and Helen were accompanied by Mayor Kim McHugh and local Member of Parliament, Adrian Pederick to Canberra to receive the National Tidy Town award in 1999. In 1997, after seven years of "retirement", Alan was asked to take over the duties of Church Minister in Port Elliot.

For the next 13 years he was actively involved with the local community until retiring in 2010 at the age of 78. One notable highlight was conducting a blessing at the opening of the Hindmarsh Island Bridge in 2001.

Helen died in 2015 and is remembered for her contribution to the community by the Helen Jones Memorial Seat overlooking the Rose Garden located at Cittaslow Corner.

Alan will be 90 in October 2022 and continues to live at Goolwa Cottage with support from his children Tim, Susan, Liz and Cathy who are all active in the local Goolwa community. Alan maintains an active interest in the wellbeing of the community and is delighted that this year Goolwa Tidy Towns is celebrating 30 years of community service.

The proposed location is ideally situated to provide pedestrian and boating members of the public the opportunity to relax with views of the waters across to Hindmarsh Island.

Administration recognise the distance of over a kilometre from one existing seat to another in that specific area and support a seat in the proposed location.

### **Comparative Analysis**

Council has previously approved individual requests for memorial seats and plaques outside its current Cemeteries and Memorials Policy. Such requests have included acts of bravery and heroism, local icons including founding members and long service history with clubs and local legends from meagre beginnings who went on to achieve world fame.

### **Financial and Economic Implications**

In April 2022, Council approved the \$3,000 Community Wellbeing Grant subject to further council approval for the bench seat and plaque project. The supply and install project cost is \$4,900 with \$3,000 funded from the grant allocation. The remainder of \$1,900 incorporated into the 2022/2023 Parks and Gardens Tidy Towns Committee Department Maintenance budget.

### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting this recommendation is considered low as the request is able to be accommodated within the requested location, costs associated with the memorial plaque are low, and the installation of the seat will occur in accordance with appropriate specifications.

**8.17 Repair of 'Billingham Headstone' in the Woodchester Cemetery**

**File Ref:** 9.24.003 3.14.002

**Responsible Officer:** Matt Grant (General Manager Growth)

**Report Author:** Sarah Longden (Senior Town Planner)

**Community Strategic Plan Impact:**

**LIVEABLE**

**GREEN**

**CONNECTED**

**Purpose**

To present Council with a recommendation from the Heritage Advisory Committee and approve a recommendation to source quotes for the repair and restoration the Billingham Headstone located in the Woodchester Cemetery.

**Recommendation**

- 1. That Council approves the Heritage Advisory Committee recommendation that Council source quotes for future consideration of the repair/restoration of the Billingham Headstone located in the Woodchester Cemetery.**
- 2. That the Chief Executive Officer make a determination whether works can be undertaken utilising existing budget, or whether future budget considerations or grant monies would need to be sought.**

In December 2021, Administration received correspondence from a member of the Woodchester community, seeking consideration of Council to act upon repairing one of the significant headstones within the Woodchester Cemetery that has fallen into disrepair. The correspondence was presented to Council's Heritage Advisory Committee in early 2022.

The Heritage Advisory Committee considered the request at the meeting held 3 March 2022, and resolved as follows:

*Moved Cr M Gardner seconded B Sullivan:*

*That a quote be sought for the restoration of the Billingham headstone within the Woodchester Cemetery and seek Council support to progress the project.*

The Billingham grave site is located at Part Lot 7, Woodchester Cemetery. The original lease for the site was lost in a building fire. However, the first burial was in 1872, which was then adopted as the date for the lease in absence of a formal record, thus making the lease expire in 1971.

Interments in that grave site are as follows:

Name	Date
Isaac Billingham	6.2.1872
Elizabeth Billingham	1.9.1897
Mary AW Billingham	4.7.1921
John G Billingham*	20.4.1880

*\* Note: John G Billingham was not interred in the Woodchester Cemetery but interred in the Laura Cemetery. The headstone has the inscription only at Woodchester.*



***Billingham Headstone located in the Woodchester Cemetery.***

The Billingham family donated the front gates to the Woodchester Cemetery, which were constructed in 1927, and subsequently named the Mary Ann Billingham Memorial Gates.



***Mary Ann Billingham Memorial Gates.***

This grave site was highlighted in the Cemetery Services Review Report March 2021 by Robert Pitt from the Adelaide Cemeteries Authority, the Report being noted by Council at their meeting held 19 April 2021 (ACM21961).

Recommendation 17 of the Cemetery Services Review Report with regard to the Woodchester Cemetery reads:

‘That Council seeks funding to restore the monuments on two graves of significance at the Woodchester Cemetery, being:

- 1/ The grave of Harvey Family; and
- 2/ The grave of the Billingham Family.’

It is worth noting the following extract from Council’s Cemeteries and Memorials Policy:

‘While Council is not responsible for the upkeep, repair or maintenance of memorials, Council may upgrade, renew or maintain historical or locally significant memorials under advice from either the Cemetery Advisory Committee or the Heritage Advisory Committee.’

Consequently, the Committee seek approval from Council for Administration to progress with sourcing of quotations for the repair / restoration of this significant headstone.

**Comparative Analysis**

Whilst Alexandrina Council have not previously sought to restore any historic headstones under their ownership, it is common practice in metropolitan Council’s where a cemetery review has been undertaken providing recommendations for repair. This was identified in the Alexandrina Cemetery Review undertaken in 2021.

### **Financial and Economic Implications**

At this stage, no financial allocation is being sought, only support to proceed with request for quote/s for the cost of the project. Following receipt of quotations for the works, a determination will be made as to whether works can be undertaken utilising existing budget, or whether future budget considerations or grant monies would need to be sought.

### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting this recommendation is considered low. There is minimal financial implication on Council and there are no environmental impacts foreseen.

## 8.18 Placement of Interpretative Signage at Mary's Well, Hartley

**File Ref:** 9.24.003 3.14.002

**Responsible Officer:** Matt Grant (General Manager Growth)

**Report Author:** Sarah Longden (Senior Town Planner)

**Community Strategic Plan Impact:**

**LIVEABLE**

**GREEN**

**CONNECTED**

### **Purpose**

To present Council with relevant information from the Heritage Advisory Committee and seek approval to place an interpretive sign, displaying images and relevant information about the history of Mary's Well, located at Section 97, Red Creek Road, Hartley.

### **Recommendation**

**That Council approve a recommendation from the Heritage Advisory Committee for the Administration to progress the installation of an interpretive sign at the site of Mary's Well, Section 97 Red Creek Road Hartley.**

In December 2021, Administration were approached by a number of volunteers from the Woodchester community seeking to undertake a project to restore the historic 'Mary's Well' located on Council owned land at Section 97, Red Creek Road, Hartley.

The Administration inspected the site, and subsequently reported the potential project to Council's Heritage Advisory Committee in early 2022. The Heritage Advisory Committee resolved as follows at their meeting held 14 April 2022:

*Moved C Maidment Seconded H Fairweather*

*That Council endorse the erection of an interpretive sign at/adjacent the site displaying information and photographs on the history of the well.*

This motion was noted in the minutes of the meeting, which were subsequently received at the Council meeting held 20 June 2022 (ACM221539).

There are limited sources of historical information referencing Mary's Well.

The subject land on which the well is located is a piece of Council owned land currently known as Section 97 Red Creek Road, Hartley. Historically, the land adjoined an important inter-colonial route and the main Wellington-Mount Barker transport route. Whilst this was the case, settlers in the Red Creek area along the Chauncey's main line suffered a great deal of disadvantage because of the absence of good water in the locality.

The well is spring fed and was constructed in 1865 to serve as a watering place for travellers on Chauncey's Line as well as for the local community.

Constructed from dry bluestone, the well is round, and extends to a depth of around 20 feet. The SA Weekly Chronicle newspaper reported on 11 February

1865 that on 30 January 1865 a company of friends and neighbours assembled to honour the formal naming of the well.

There are several theories around the naming of 'Mary's Well'. The first being that an Aboriginal woman named Mary lived near the property and helped with minding and milking cows on open country. One year, when the surface water was drying up, she advised them to dig in the watercourse near some bulrushes, where underground water was found. The second theory speaks to local landowner, blacksmith, carpenter and bullocky Walter Simpson, whose wife was named Mary Anne Simpson (nee Scammell).

Sources of information include:

- SA Weekly Chronicle Newspaper (1865)
- Old Woodchester (Tin Pot) and Onaunga District Council Area, Eric A Cross

A restoration of the well was completed by members of the Strathalbyn National Trust Branch in 1988 with materials financed by a grant from the Strathalbyn Council. In 2022, volunteers from the local community undertook the most recent restoration of the well.



***Prior to the restoration of Mary's Well***





***Restoration of Mary's Well***



***Restoration of Mary's Well***

**Comparative Analysis**

Nil

**Financial and Economic Implications**

A quote for the signage has not yet been sought, but as the estimated cost is expected to be relatively minor it will be financed from the existing approved heritage budget 2022/23 allocation.

### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting this recommendation is considered low. There is minimal financial implication on Council and there are no environmental impacts foreseen.

## 8.19

### **Proposed Road Name for Strathalbyn Area**

**File Ref:** 9.24.003 14.58.001 3.14.002

**Responsible Officer:** Matt Grant (General Manager Growth)

**Report Author:** Sally Roberts (Manager Strategic Development)

#### **Community Strategic Plan Impact:**

**LIVEABLE**

#### **Report Objective**

To seek Council's approval of a road name for the Hickinbotham residential development located at Sandergrove Road, Strathalbyn.

#### **Executive Summary**

At the 7 July 2022 Heritage Advisory Committee (HAC) meeting a further two (2) names were considered for roads within the proposed residential development being undertaken by the Hickinbotham Group located at Lot 201 Sandergrove Road, Strathalbyn. A number of names associated with Strathalbyn were endorsed as the 'Pre-approved Road Name's list at the 20 June 2022 (ACM221543) Council meeting, which have been recommended to Hickinbotham. There were two other names, 'Elysium' and 'Parkes', which had been proposed by them but were not formally considered by HAC.

This has now occurred with HAC determining that they support the name 'Elysium'. Council's approval is now being sought for the proposed name.

#### **Recommendation**

**That Council approves the use of the name 'Elysium' for the proposed Hickinbotham residential development, located at Lot 201 Sandergrove Road, Strathalbyn as recommended by the Heritage Advisory Committee.**

#### **Context**

Correspondence was received from the Hickinbotham Group requesting the assignment of road names for their approved land division located at Lot 201 Sandergrove Road, Strathalbyn on 20 April 2021. In accordance with Council's 21 December 2020 (ACM20820) resolution the request was put to the HAC on 29 April 2021 as the proposed road names were not from the Council 'Pre-approved Road Name's List'. The Hickinbotham Group proposed not to utilise the pre-approved names as they wished to use names that reflected the marketing theme of their development 'Aurora'.

The Committee considered the requested road names and resolved that they not be accepted but rather the names be selected from the pre-approved road name list.

A new list of names was received on 22 July 2021 and was considered at the 5 August 2021 HAC meeting. From the list provided, 11 were selected by the Committee as being the most appropriate however it was also recommended that any road name suggestions within their future development site needed to be accompanied with meanings, but ideally they should consider names from the Council pre-approved list.

The 11 names were then presented to Council for approval at the 20 September 2021 meeting where the motion was lost (ACM211145). Hickinbotham Group were subsequently advised of the outcome of the Council meeting, and requested to either make selections from the pre-approved road name list, or make suggestions of names that had local historical context. On 17 May 2022, Administration received an amended plan detailing updated road names demonstrating predominantly names from the pre-approved list.

The plan and proposed road names were presented to the Committee for consideration at their 2 June 2022 meeting. The names had been taken from the pre-approved list, however, some of them were not associated with Strathalbyn and two were not on the pre-approved list. At the same meeting a list of new names, which were associated with Strathalbyn, were presented for endorsement and to be included on the pre-approved road names list.

At the 20 June 2022 Council meeting, the list of new names presented at HAC, were approved (ACM221543). Following this decision Hickinbotham were advised that they should replace those names that were not associated with Strathalbyn with the recently approved names.

Inadvertently, through these decisions the names 'Elysium' and 'Parkes', which had been previously proposed by Hickinbotham, had not been formally considered. Therefore at the 7 July 2022 HAC meeting a decision was determined as to the appropriateness of the 2 (two) names.

### **General Analysis**

In accordance with section 219(1a) of the *Local Government Act 1999*, a Council must assign the name of a public road that is created after the commencement of a subdivision, and hence Council has a pre-approved list of road names to assist this process. However, a person or developer is not bound to use these names and therefore, if they choose not to, a decision is required from Council as is the case with these proposed names.

As previously reported, Hickinbotham had already determined the name of this development as 'Aurora' and assigned road names prior to seeking Council approval of them. Although they have accepted the use of the names from Council's pre-approved road name list they have requested that the name 'Elysium' be retained as this is to be assigned to their entry road. They had also suggested using 'Parkes' after Council's current Mayor. As indicated earlier both of these names had been inadvertently excluded from the HAC recommendation and therefore needed to be further considered.

The HAC considered this at their 7 July 2022 meeting where it was resolved to accept the name 'Elysium' but not 'Parkes'. The name 'Elysium' was one of the original road names proposed by Hickinbotham as the development was being marketed as 'Aurora' so a celestial theme was given to the proposed road names. The Committee determined that given there had been agreement to use all of the pre-approved names throughout the development that they would allow 'Elysium', as this is proposed to be used as the name for the entry road. However, it was agreed that 'Parkes' was not appropriate at this time given that Mayor Parkes, who it was to be named after, is the current Mayor.

Should Council agree to the name 'Elysium', Hickinbotham will be advised which will then allow them to prepare and provide to Council a final plan that identifies the names on the proposed roads which in turn will appear on the final deposited plan of division.

**Comparative Analysis**

Not applicable

**Financial and Economic Implications**

There are no financial or economic implications in adopting this report and recommendation.

**Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting this recommendation is considered low as the endorsement of road names is in accordance with an adopted Council policy and previous resolutions of Council.

## 8.20 Fleurieu Regional Waste Authority (FRWA) - Asbestos Issue

**File Ref:** 9.24.003  
**Responsible Officer:** Nigel Morris (Chief Executive Officer)  
**Report Author:** Nigel Morris (Chief Executive Officer)  
**Attachment:** FRWA Response

### Report Objective

To table the response from the Fleurieu Regional Waste Authority (FRWA), in relation to *ACM221532 Notice of Motion Fleurieu Regional Waste Authority Asbestos Issue – Cr Lewis*, at the 20 June 2022 Council meeting.

### Recommendation

**That the response from Fleurieu Regional Waste Authority on the asbestos remediation program and status of concrete crushing material be noted.**

### Context

At the 20 June 2022 Council meeting, Cr Lewis provided a Notice of Motion concerning the FRWA asbestos issue. The following recommendation was endorsed by Council.

*ACM221532 Moved Cr Lewis seconded Cr Stewart*

1. *That the Chief Executive Officer writes to the Fleurieu Regional Waste Authority (FRWA) Executive Officer seeking the following information:*
  - a. *An update on the asbestos contamination remediation program*
  - b. *The status of concrete crushing material including:*
    - i. *Is FRWA still collecting concrete material?*
      1. *If so, what are they currently doing with the material?*
      2. *How much are they currently charging for material to be taken by FRWA?*
      3. *What will be the cost of FRWA to send this material to landfill if it is unable to be sold?*
    - ii. *Is there any board decision on recommencing the selling of crushed concrete?*
      1. *Will this decision need to be endorsed by Member Councils prior to commencement?*
    - iii. *If FRWA will be selling the crushed concrete material*
      1. *The previous method of testing for contamination of material that allowed contaminated material to be used or sold*
      2. *The new proposed method of testing that would ensure that the material was not contaminated*
      3. *Has this new testing method been independently verified?*

2. *That the response from Fleurieu Regional Waste Authority be tabled to the next available Council meeting.*
3. *That if Fleurieu Regional Waste Authority is proposing to recommence the sale of crushed concrete that the Alexandrina Chief Executive Officer be authorised to engage an independent consultant to provide a review of the proposed testing method and provide a risk assessment of the proposed process.*

CARRIED

The response from FRWA has been provided below from Simon Grenfell, Executive Officer.

*The Fleurieu Regional Waste Authority Board, at its meeting on 22 June 2022, considered a report regarding the crushing of masonry products at the Goolwa Waste and Recycling Depot and also the questions raised by Alexandrina Council at its meeting of 20 June 2022.*

*The Board recognised this as a matter that is complex and multifaceted and the answers are, therefore, provided in good faith and to the best of the Board's knowledge. FRWA is continuing to work through the issues around the management of waste concrete and is engaging with the South Australian EPA and environmental consultants and will engage further with the FRWA Councils on the best way to manage this material in the future.*

*In the meantime the Board has endorsed the below answers to your Council's questions:*

***An update on the asbestos contamination remediation program.*** Please see Elected Member portal FRWA Board Meeting Summary – 22 June 2022

***The status of concrete crushing material including: Is FRWA still collecting concrete material?*** Yes.

***If so, what are they currently doing with the material?*** The material is being stockpiled.

***How much are they currently charging for material to be taken by FRWA?*** FRWA are currently charging between \$29.00 and \$39.00 per tonne – but at this meeting has resolved to increase this to the flat amount to \$50 per tonne. *What will be the cost of FRWA to send this material to landfill if it is unable to be sold? The material could be landfilled at the Goolwa Site at a cost of \$73.50 per tonne for the SA Solid Waste Levy plus approximately \$5.00 per tonne for handling and transport. If the material is not crushed it can be transported to a facility for \$70.00 per tonne.*

***Is there any board decision on recommencing the selling of crushed concrete?***

*At the FRWA Board meeting on the 22 June 2022, the Board endorsed the re-establishment of crushing activities at the Goolwa Waste and Recycling Depot subject to obtaining all regulatory approvals, endorsement from the Constituent Councils and the support of the Local Government Mutual Liability Scheme. Will this decision need to be endorsed by Member Councils prior to commencement? Not strictly, but as a measure of accountability recognising the ownership of FRWA, approval will be sought from Member Councils.*

***If FRWA will be selling the crushed concrete material? The previous method of testing for contamination of material that allowed contaminated material to be used or sold. Testing was not previously undertaken on material produced or sold by FRWA.***

***The new proposed method of testing that would ensure that the material was not contaminated. Has this new testing method been independently verified?***

*FRWA has developed a Recycled Product Plan that includes the testing requirements for any products sold to the community. The testing will be undertaken by an independent certified company to Australian Standards that are approved by the EPA. The EPA have stipulated that all products sold must have nil asbestos.*

*Further to the above information the FRWA Board resolved to increase the gate fees for all masonry products to \$50.00 per tonne and that the FRWA Administration undertake further research on where the management of the recycled masonry products is undertaken successfully – in particular financial and risk management. As part of seeking Councils approval to recommence crushing activities at the Goolwa Depot I will further brief FRWA Member Councils on this topic in the coming months.*



## 8.21 Resignation of Cr Lewis from Council Committees

**File Ref:** 9.24.003  
**Responsible Officer:** Nigel Morris (Chief Executive Officer)  
**Report Author:** Elizabeth Williams (General Manager Resources)

### Community Strategic Plan Impact:

**CONNECTED**

### Report Objective

To advise Council that Cr Bronwyn Lewis has resigned from the following section 41 Committees:

- Alexandrina Art and Cultural Advisory Committee
- Chief Executive Officer Performance Management Panel
- Climate Emergency Advisory Committee.

### Executive Summary

On 23 June 2022, Cr Bronwyn Lewis advised the Chief Executive Officer, by means of email, that she has tendered her resignation from the following section 41 Committees, effective immediately:

- Alexandrina Art and Cultural Advisory Committee
- Chief Executive Officer Performance Management Panel
- Climate Emergency Advisory Committee.

All of the above Committees provide advice to Council and have delegated authority in their own right.

Council will enter Caretaker period at 12 noon on 6 September 2022 at which time all decision making must be guided by Council's Caretaker Policy which stipulates (in part) that significant decisions should be avoided until the conclusion of the 2022 Local Government elections.

Accordingly, it is recommended that all three (3) Committees carry the vacancy (as a result of Cr Lewis' resignation) until the conclusion of the 2022 Local government elections at which time the new Council will review the Committee structure and membership.

### REFER ATTACHMENT 8.21 (page 59)

### Recommendation

1. **That Council receives and notes Cr Bronwyn Lewis' resignation from the following section 41 Committees:**
  - **Alexandrina Art and Cultural Advisory Committee**
  - **Chief Executive Officer Performance Management Panel**
  - **Climate Emergency Advisory Committee and thanks Cr Lewis for her service.**

2. **That Council carry the existing Elected Member vacancy on the Alexandrina Art and Cultural Advisory Committee until the conclusion of the 2022 Local Government elections.**
3. **That Council carry the existing Elected Member vacancy on the Climate Emergency Advisory Committee until the conclusion of the 2022 Local Government elections.**
4. **That Council carry the existing Elected Member vacancy on the Chief Executive Officer Performance Management Panel until the conclusion of the 2022 Local Government elections.**

### **Context**

Council's section 41 Committees are governed according to the requirements of the *Local Government Act 1999* and their Terms of Reference which specify their role and functions. The Committees are required to present their recommendations to Council for decision. That is, they do not have delegated authority to make decisions in their own right.

Membership of each Committee is detailed in the Committee's Terms of Reference. Appointment of Elected Members to Members

### **General Analysis**

Council Lewis has resigned from the following Council Committees effective as of 23 June 2022. The Administration Officer responsible for each Committee is confident that the vacancy is able to be carried as the Committees will be able to maintain quorum and operate according to their roles and functions.

#### *Alexandrina Art and Cultural Advisory Committee*

The role of the Alexandrina Art and Cultural Advisory Committee (ACA Committee) is to provide advice and support to Council on matters relevant to Arts and Culture.

The Terms of Reference stipulate that two (2) Elected Members be appointed to the ACA Committee. Cr Margaret Gardner currently sits on the ACA Committee.

The Administration Officer responsible for coordinating meetings of the ACA Committee has advised that meetings are scheduled for August 2022 and October 2022. The Committee will not be make significant decisions at either of these meetings and the Officer is confident that a quorum for both scheduled meetings will be maintained should the vacancy not be filled.

#### *Chief Executive Officer Performance Management Panel*

The primary function of the Chief Executive Officer Performance Management Panel (Panel) is to establish relevant performance objectives for the CEO and for the Panel to undertake the annual formal review of the performance of the CEO against that performance criteria including as set out within the Employment Agreement.

The Terms of Reference for the Chief Executive Officer Performance Management Panel (Panel) stipulates that the Panel will comprise the Mayor and four (4) Councillors. Crs Coomans, Farrier and Keily currently sit on the Panel.

During Caretaker period Council is unable to make any decision regarding the employment or remuneration of the Chief Executive Officer. These are designated decisions and are prohibited by the *Local Government Act 1999*.

The Secretariat for the Panel has advised that the Panel are able to carry the vacancy until the conclusion of the 2022 Local Government elections.

Later in the agenda is a recommendation from the Chief Executive Officer Performance Management Panel (Panel) to reduce the number of Councillors on the panel from four (4) to three (3), this vacancy will allow the reduction in membership to occur.

#### *Climate Emergency Advisory Committee*

The role of the Climate Emergency Advisory Committee (CEAC Committee) is to, among other things, assist Council in developing and implementing a Climate Emergency Action Plan.

The Terms of Reference for the CEAC Committee stipulate that two (2) Elected Members be appointed to the Committee. Cr Bill Coomans currently sits on the CEAC Committee. The Mayor is an ex-officio member of the Committee with full voting rights.

The Administration Officer responsible for coordinating meetings of the CEAC Committee has advised that meetings are scheduled for September and November 2022 and that a Special Committee meeting will be held on 26 July 2022 to consider community feedback on the draft Climate Change Policy. The Officer is confident that the Committee will be able to retain quorum for these meetings should the vacancy not be filled.

Should Council determine to appoint a new Elected Member to any or all of the above listed vacancies the nomination procedure at clause 40 of Alexandrina Council's Code of Practice - Meeting Procedures.

#### **Comparative Analysis**

Nil

#### **Financial and Economic Implications**

There are no known financial or economic implications associated with Council adopting the recommendations contained in this report.

#### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting this recommendation is considered low as it is considered that the affected section 41 Committees will be able to carry out their roles and functions in accordance with their respective Terms of Reference while carrying one vacancy.

## 8.22 Confidential Order Review

**File Ref:** 9.24.003  
**Responsible Officer:** Nigel Morris (Chief Executive Officer)  
**Report Author:** Nigel Morris (Chief Executive Officer)  
**Community Strategic Plan Impact:**

Nil

### Report Objective

To review the status of confidential orders applied in accordance with the provisions of Section 91(9) of the *Local Government Act 1999*, to confidential items which are due to expire.

### Executive Summary

Section 91(9)(a) of the *Local Government Act 1999*, requires that any confidential order made by Council, pursuant to s91(7)(a) and s91(7)(b) of the Act, that operates for a period exceeding twelve months must be reviewed by Council at least once every twelve months.

While the Chief Executive Officer (CEO) has reviewed the confidential orders listed in this report on a monthly basis in accordance with his delegated authority, the CEO has not revoked the Orders. Given the CEO does not have the ability to extend the orders, the Act requires that the Orders be reviewed by Council.

### Recommendation

1. **That having considered Agenda Item 8.11 Confidential Order Review, the Council, pursuant to section 91(7) and (9) of the Local Government Act, orders that:**
  - 1.1 **Agenda Item 14.2 Flying Fish Café – Request for New Lease Public Consultation Outcomes (Confidential)**
    - **That the minutes, report and attachments and audio recording of the Council meeting held 19 July 2021 in relation to:**
      - **Agenda Item 14.2 Flying Fish Café – Request for New Lease Public Consultation Outcomes (Confidential), are to be retained in confidence in accordance with section 90 (3)(b)(i)(ii) of the Local Government Act 1999 and will not be available for public inspection until further Order, on the basis that the disclosure of information:**
        - **Could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and**
        - **Would, on balance, be contrary to the public interest as disclosure may prejudice the commercial position of Council and jeopardise public monies.**

- 2. That pursuant to section 91(9)(c) of the Local Government Act 1999, the Council delegates the authority to the Chief Executive Officer to review the confidentiality orders on a monthly basis and to revoke, but not extend the orders.**

### **Context**

It is a statutory requirement in accordance with section 91(9) of the LG Act 1999 that Council reviews the confidential orders associated with matters that have been issued for a period over 12 months. This report presents orders that are approaching the 12 month threshold and Council is required to decide whether there is merit in keeping matters related to items as listed in the recommendation in confidence.

Should Council determine not to extend the confidentiality orders relating to these items, the matters will be deemed to be released from confidence and will be made publically available upon the 12 month anniversary.

### **General Analysis**

As the confidential orders applied by Council in relation to the above items are close to having been in place for twelve months, Council is required to review them and determine whether they should be revoked or remain in place.

### **Comparative Analysis**

Nil

### **Financial and Economic Implications**

Nil

### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting this recommendation is considered low as pursuant to section 91(9) of the Local Government Act 1999a resolution of Council is required to extend the duration of a confidentiality order beyond 12 months.

Should Council not conduct the statutory review of confidentiality orders there is a risk that matters that should be kept in confidence will be placed in the public domain prematurely.

**8.23 Section 41 Chief Executive Officer Performance Management Panel - Minutes of Meetings held 7 March 2022 and 11 July 2022**

**File Ref:** 9.24.004  
**Responsible Officer:** Keith Parkes (Mayor)  
**Report Author:** Elizabeth Williams (Secretariat CEO Performance Management Panel)  
**Elected Member Reps:** Mayor Parkes, Crs Bill Coomans, Michael Farrier, Rex Keily

**Report Objective**

To receive the Chief Executive Officer Performance Panel Minutes from the meetings held 7 March 2022 and 11 July 2022.

**REFER ATTACHMENT 8.23(a) (page 60)**

**REFER ATTACHMENT 8.23(b) (page 66)**

**Key Points:**

- The Chief Executive Officer Performance Management Panel note the resignation of Cr Lewis and thank her for her contribution.
- That the Chief Executive Officer Performance Management Panel recommend to Council that they carry the existing Elected Member vacancy on the Chief Executive Officer Performance Management Panel until the conclusion of the 2022 Local Government elections.
- The Chief Executive Officer Performance Management Panel have set, in conjunction with the Chief Executive Officer, Key Performance Indicators for the Chief Executive Officer, Nigel Morris.
- The Chief Executive Officer Performance Management Panel have reviewed their Terms of Reference and updated them in line with recent legislative changes, format changes, and recommended that Elected Member representation on the Panel be reduced to three (3) Elected Members plus the Mayor as Chair of the Panel. The inclusion of an Independent Panel Member is recommended in addition to an Independent HR Advisor.

**REFER ATTACHMENT 8.23(c) (page 71)**

**Recommendation**

1. That the CEO Performance Management Panel Minutes from the meetings held 7 March 2022 and 11 July 2022 be received.
2. That Council note the Key Performance Indicators set for the Chief Executive Officer by the Chief Executive Officer Performance Management Panel.
3. That Council adopt the updated Terms of Reference for the Chief Executive Officer Performance Management Panel per attachment 8.23.

8.24

**Chief Executive Officer Report**

**File Ref: 9.24.003**

**Responsible Officer: Nigel Morris (Chief Executive Officer)**

**Report Author: Nigel Morris (Chief Executive Officer)**

**Attachments: Outstanding Resolutions and Register Major/Strategic Projects Update**

**Prev. Resolution: Nil**

**Officer’s Recommendation**

1. That the Report be received.
2. That Council note the receipt of \$469,700 under the 2022/23 Australian Government Black Spot Program for safety improvements at Nine Mile Road, Strathalbyn.

**Purpose**

To provide Council with a monthly report of key activities, finances and highlights of the Chief Executive Officer.

To table the resolutions register and forward agenda.

To table an update on the capital projects.

**Strategic Plan**

The following Strategic Plan provisions are relevant (all of it):

**A2040 Our plan to thrive 2020-2024**

**Liveable Alexandria** is defined by distinctive townships, places, spaces and transport networks that support active lifestyles, vibrant cultures and productive enterprises.

**Green Alexandria** is climate-ready, a place where nature is valued and resources are managed sustainably and creatively to support a new economy.

**Connected Alexandria** is connected to, with, and by our community. We are embracing connectivity and mobility to support a new economy.

**What we call Alexandria** is a great deal more than the sum of its parts. Every town, every pocket of the region is unique. Every place and every person has a story to tell.

**Climate Response**  
Climate change is the issue of greatest concern to the people of Alexandria. Increasingly frequent adverse events, the fragility of our ecosystems and the security of our water supplies led to our 2019 Climate Emergency declaration.

**Appropriate Growth**  
Well-managed development relies on the best available social and physical infrastructure and services. Appropriate growth supports residents, farmers, businesses, community organisations and the many visitors central to job creation and our economic destiny.

**Community Inclusion**  
Bringing generations and communities together, embracing culture into our region and embracing diversity will support our growing population, stimulate spending and attract investment.

**Transport Connections**  
Our community needs a high-quality road, water, rail and trail network that is safe, well-maintained, supportive of healthy lifestyles, and is environmentally sustainable.

**Environmental Innovation**  
It is clear that we can go well beyond the management of roads, water and energy and extend to similar resource systems, responsible farming, agriculture and nature-based recreation and experiences.

**11 Increase township greening and tree planting for amenity value**  
All village recreation plans (VRPs) to include provisions to plan for urban greening and tree canopy enhancement.

**12 Attract and retain younger residents to live, work and play in Alexandria**  
Facilitate and promote accessible health, emergency and community services, activities, cultural activities, open spaces, sport, recreation, education and employment pathways that lead to sustainable benefits for families.

**13 Design and locate community infrastructure to meet social, inclusive and sustainable needs for communities and activities**  
Deliver our Disability Access and Inclusion Plan (DAIP) 2022 and monitor progress through annual village consultation for each township.

**14 Advocate for a rethink of transport planning to meet our needs (identification for improving accessibility, social inclusion and walking)**  
Conduct a community transport audit for 2022 to better inform VRP and plans for change with the community.

**15 Consent to purchasing recycled materials and products in our public spaces**  
Design and implement an open tender shopping list guidelines for recycled materials and products.

**21 Reduce Council greenhouse gas emissions and advocate for uptake of renewable energy**  
Finalise Council's role within a distributed energy strategy by 2022.

**22 Work with industry partners to identify and address needs, create opportunities to secure funding to protect, conserve and improve our natural environment**  
In line with the Economic Development Strategy, explore opportunities that address nature-based activities and investment.

**23 Encourage community participation and support local businesses to improve environmental and sustainability issues and provide the adoption of a sustainable design**  
Establish inclusion and marketing processes to raise awareness of the benefits of sustainability for community wellbeing. Strategically promote performance of green sustainability within Council and the community through sustainable design in the built environment.

**24 Explore opportunities to integrate our built and natural materials, into the procurement process and provide best in class management of the Blue Mountains**  
Review and implement procurement policies, contract management and asset management to better incorporate green criteria.

**25 Contribute to the development of a Blue Mountains approach to water management in the Blue Mountains**  
In partnership with TERN Councils for the duration of the Mountain State review (2024) from benefit to 2025.

**31 Support property and wellbeing in Alexandria by building the resilience of our communities, the economy and the environment to climate and changing climate**  
Develop a comprehensive community education and behaviour change program to address climate change adaptation and resilience.

**32 Partner on community-led village innovation plans (VIPs) to identify and address sustainable economic, social and environmental outcomes for Alexandria**  
Complete Village Innovation Plans (VIPs) by 2024 and ensure that key learning insights are developed to provide for change and drive sustainable outcomes.

**3.3 Leverage Business Alexandria to increase opportunities to co-design innovative solutions for industry**  
Develop and deliver an overall community innovation program for Alexandria.

**3.4 Advocate for multiple modes of public transport that connect communities in Adelaide and across our region**  
Draft an advisory plan for improved transport safety, connectivity, infrastructure and network efficiency by 2022.

**3.5 Support feasibility to research, explore and pilot alternatives**  
Through Business Alexandria engage leading experts to strengthen business and community networks in the region to explore connectivity options and return on investment.

**The A2040 suite of plans**

Every year	Business plans and budgets	Village consultation
Every 3 years	Service plans	Capital works
10-20 years	Asset Management Plan	Long Term Financial Plan

We risk, weledge the traditional custodians of the lands and waters of our district. The Alexandria Council region intersects with the traditional lands of the Ngorridjari, Parnangk and Kaurna First Nations.

Alexandrina Council  
11 Cassell Street, Goolburra, PO Box 21, Goolburra SA 5214  
www.alexandrina.sa.gov.au, Tel: 8334 7000

## Discussion

The Chief Executive Report is designed to give Council an update of key activities and issues undertaken by the Chief Executive in the previous calendar month.

In addition to regular meetings with Staff and Mayor, the Chief attended the following meetings and events in the previous month:

Date	Meeting
1 June 2022	Met with Cittaslow President and Secretary to learn more about the organisation and the community work and events performed
	Met with consultant to discuss workforce planning
2 June 2022	Meet and Greet with CEO of Ngarrindjeri Ruwe Empowered Communities to discuss work performed in the community and how Council can partner.
	Met with a Strathalbyn developer (Strathalbyn)
	Met with a Middleton proprietor to discussing business, planning and pedestrian crossings (Middleton)
3 June 2022	Attended the Southern and Hills Branch – Local Government Officers Association conference at Goolwa Oval to discuss current Alexandrina Projects
6 June 2022	Site Visit to Sugars Beach with Elected Members
	Elected Member Workshop – Sugars Beach
7 June 2022	Attendance at the Customer Service Team Member
8 June 2022	Meeting to discuss with Union and representatives the outstanding Enterprise Agreement
9 June 2022	Attended via zoom the Local Government Association Asset Mutual Fund Oversight Committee meeting
9 June 2022	Meeting with resident to discuss draft Annual Business Plan and Budget
10 June 2022	Meet and greet with Elected Member
	Meet with a community member at the Goolwa Wharf
14 June 2022	Public Budget Meeting
15 June 2022	Conducted 11 individual resident meetings to discuss draft Annual Business Plan and Budget
16 June 2022	Meeting with a Strathalbyn developer – online meeting



	<p>Attended the Flinders University Presentation at the Business Hub</p> <p>Interview with Fleurieu App</p> <p>Online meeting with organisation to discuss draft Annual Business Plan and Budget</p> <p>Phone meeting with Fleurieu Regional Waste Authority to discuss update on crushed concrete treatment</p>
17 June 2022	<p>Met with a Goolwa Wharf business owner</p> <p>Phone meeting to discuss with resident concerning the Goolwa Wharf</p>
20 June 2022	<p>Elected Member Workshop – Lot 10 Langhorne Creek Rd, Strathalbyn</p> <p>June 2022 Ordinary Council Meeting</p>
22 June 2022	<p>Meeting with the Friends of the Oscar W group to see the contributions to volunteers make to the Community, tour of the boat and discussions on the Wharf Masterplan</p> <p>Met with residents concerning Old Bull Creek Road</p> <p>Tour and lunch at the Goolwa Community Centre</p>
23 June 2022	<p>Alongside with the Mayor and David Basham MP met onsite at the Milang Boat launch site to discuss dredging to assist emergency watercraft.</p>
24 June 2022	<p>Breakfast meeting with District Council of Yankalilla Mayor Simon Rothwell to discuss life, councils and the Fleurieu</p> <p>Attended the Southern &amp; Hills Local Government Association Board Meeting (Victor Harbor)</p> <p>Visit to CEO Victor Harbor, Victoria MacKirdy</p>
27 June 2022	<p>The team and myself met with the CEO Rod Harrex from South Australia Tourism Commission (SATAC) and Nick Jones (SATC) and provided a tour of the Goolwa Wharf.</p> <p>Council Briefing</p>
29 June 2022	<p>Met with a Port Elliot business owner to discuss possible expansion (Norwood)</p>

	Meeting with consultant discussing savings and efficiencies program (Burnside)
30 June 2022	Met with the G'Day Holiday Park group to discuss accommodation (Langhorne Creek)
	Meeting with Burnside General Manager and Group Manager to discuss Council

### Resolutions Register

The current outstanding resolutions register (with the date format now addressed) is provided in **attachment 8.24(a) (page 75)**.

### Capital Projects Update

An update on the 2021/22 Capital Works Project is provided in **attachment 8.24(b) (page 107)**.

### Forward Agenda

The forward agenda for upcoming Council reports is below as at the July 2022 meeting of Council.

The following provides the current estimated timeframe of presentation of reports to Council. Reports may be subject to an earlier presentation to Elected Members at a workshop.

The following list will be updated at the August 2022 Council meeting based on decisions made at the July 2022 meetings.

This list is a work in progress and will continue to be updated as additional knowledge is gained.

### August 2022

Ref	Council Report
1.	Pathway Master Plan criteria
2.	LRCI – Phase 3 Extension
3.	Goolwa/Middleton Local Heritage Code Amendment
4.	Draft Climate Change Policy
5.	Coastal Adaptation Plan
6.	Revised Regional Public Health Plan based on stakeholder and community feedback presented to Council for approval of Alexandrina Actions.
7.	Clayton Bay Riverside Holiday Park - Establishment of a Management Committee – Environment (requested at 20 June 2022 Council Meeting item 5.8).
8.	Goolwa Wharf Update (roundtable feedback, external funding update, retail strategy work)

9.	Goolwa Wharf Retail Strategy
10.	Code of Conduct Determination 1
11.	Code of Conduct Determination 2
12.	Finniss Certificate of Title
13.	Goolwa Oval Masterplan and Prudential Review
14.	Establishment of the Goolwa Oval Section 41 Committee
15.	Goolwa Aquatic Building Level 1 options for use
16.	Cat Bylaw

### September 2022

Ref	Council Report
1.	Goolwa Beach Vehicle Access
2.	Short Term Dry Area Applications for 2022
3.	Ratalang Basham Beach and Horseshoe Bay Advisory Committee Meeting Minutes – 11 August 2022
4.	Encounter Bikeway
5.	LED Lighting Upgrade

### October 2022

Ref	Council Report
1.	Audit Committee Meeting Minutes 26 September 2022
2.	Audit Committee Annual Report 2021/22
3.	Financial Statements 2021/22
4.	Financial Results 2021/22
5.	Alexandrina Council Annual Report 2021/22
6.	First Quarter Budget Review 2022/23
7.	Lease & Licence Policy – Quarterly Report
8.	Subsidiary Annual Reports

## November 2022

Ref	Council Report
1.	Post Local Government Election requirements
2.	Audit Committee Meeting Minutes 26 September 2022 - Resources
3.	Audit Committee Annual Report 2021/22
4.	Financial Statements 2021/22 - Resources
5.	Financial Results 2021/22- Resources
6.	Alexandrina Council Annual Report 2021/22 - Resources
7.	First Quarter Budget Review 2022/23 - Resources
8.	Subsidiary First Quarter Budget Reviews 2022/23 - Resources

## December 2022

Ref	Council Report
1.	Audit Committee Meeting Minutes 5 December 2022
2.	Ratalang Basham Beach and Horseshoe Bay Advisory Committee Meeting Minutes – 10 November 2022
3.	Draft Masterplans – Port Elliot, Middleton & Milang

## Grant Funding

Council received \$469,700 under the 2022-23 Australian Government Black Spot Program for safety improvements at Nine Mile Road, Strathalbyn.

## Highlights

The following details a selection of highlights since the last tabling of the CEO Report.

The team and myself met with the CEO Rod Harrex from South Australia Tourism Commission (SATAC) and Nick Jones (SATC) and provided a tour of the Goolwa Wharf precinct. They were impressed with the Council adopted plans and described the projects as a game changers for the Fleurieu.

The Australian Services Union (ASU) Enterprise Agreement for indoor staff was resolved after being outstanding from 1 January 2021.

Conducting 13 scheduled meetings with around 20 residents on the draft 2022/23 Annual Business Plan and Budget. Holding two-way conversations gave me a greater understanding of ratepayers concerns and goals for the budget.

Getting a tour of the Goolwa Community Centre to see firsthand the passion of the team and volunteers to deliver the variety of community connecting programs being run and helped supported with the assistance of Council's contributions.

**Council hosted Her Excellency The Honourable Frances Adamson AC Governor of South Australia and Mr Rod Bunten, 13 July 2020.**

The itinerary for the day consisted of:

- Visit to Goolwa Council Offices
  - Introduction to The Haven and its services to women
  - Brief Tour of the Goolwa Library including history room
- Drive to Port Elliot alongside the SteamRanger (unplanned)
- Tour of the Port Elliot Surf Club
- Tour of Goolwa Wharf
  - Visit to Signal Point to have a project overview of the Experience Centre Fitout
  - Viewing of the Oscar W Paddle Steamer
  - Discussion on the Goolwa Wharf Masterplan
  - Lunch at Hector's on the Wharf
- Site Visit Goolwa Community Centre
- Brief Tour Strathalbyn Library
- Tour Gilbert's Motor Museum, Strathalbyn
- Briefing Strathalbyn Streetscape Project
- Tour Strathalbyn Football Club
- Dinner Café Ruffino

Photos of the day:





**Conclusion**

The Chief Executive Report will continue to be provided on a monthly basis.

**9. ELECTED MEMBER REPORTS**

**9.1 Mayor's Report**

**File Ref:** 9.24.003

**Responsible Officer:** Nigel Morris (Chief Executive Officer)

**Report Author:** Tanya Cregan (Executive Assistant to the Mayor and Elected Members)

**Community Strategic Plan Impact:**

**LIVEABLE**

**GREEN**

**CONNECTED**

**Purpose**

To receive the report from the Mayor on meetings and functions attended for the month of June 2022.

**Recommendation**

**That the Mayor's Report for June 2022 be received.**

<b>June</b>	
1	Local Government Association Audit and Risk Committee meeting, Adelaide
2	Coorong Partnership Meeting, Taillem Bend
	Goolwa to Wellington Local Action Planning meeting
	Presentation of Heritage Awards to Easter Fleurieu School students, Milang
4	War Dogs Memorial Service, Goolwa
6	Sugars Beach site visit, followed by Sugars Beach Council workshop
7	Meeting with the Chief Executive Officer
	Meeting with constituent regarding boat speed limits
8	Meeting with Chief Executive Officer, General Manager Environment and Manager Projects
	Meeting with constituent, Strathalbyn
	Local Government Association Nominations Committee meeting, via electronic means
	Goolwa to Wellington Local Action Planning meeting

9	Meeting with Business Owners, Goolwa
	Meeting with Chief Executive Officer and General Manager Wellbeing
	Meeting with Mr David Basham, Member for Finnis regarding announcement by Bank SA to close the Goolwa Branch
10	Local Government Transport Advisory Panel Agenda Briefing, via electronic means
	Meeting with constituent and Manager of Bendigo Bank
	Radio Interview   5MU
	Radio Interview   ABC 891
12	Lions Club of Goolwa Handover Luncheon, Middleton
14	Local Government Transport Advisory Panel meeting, Adelaide
	Alexandrina Sustainable Agricultural Round Table meeting
	Public Budget Meeting – draft Annual Business Plan and Budget 2022/23
15	Meeting with Constituent, Finnis
16	Meeting with Crs Keily and Maidment
	Meeting with representative from Milang Men’s Shed
	Signal Point Experience Centre Steering Group meeting
17	Radio Interview   ABC 891
	Local Government Association Board of Directors Special meeting, via electronic means
19	Art & Book Launch, Windsong Wines
20	Australian Coastal Councils Association meeting, via electronic means
	Council Agenda review meeting
	Meeting with General Manager Resources
	Council workshop – Lot 10 Langhorne Creek Road, Strathalbyn
	Council meeting
21	Meeting with Chief Executive Officer



	Port Elliot National Trust Annual General Meeting
	Rotary Club of Goolwa Changeover Dinner, Middleton
22	SA Coastal Councils Alliance meeting, via electronic means
	Radio Interview   5MU
	Goolwa to Wellington Local Action Planning, Strathalbyn
	Council Briefing Review meeting
	Port Elliot Town and Foreshore Improvement Association meeting
23	Meeting with General Manager Growth and Manager Economic Development
	Meeting with Mr David Basham, Member for Finniss regarding Milang Boat Ramp
	Finniss Hall meeting
24	Radio Interview   Happy FM
	Radio Interview   Fleurieu FM
	Southern and Hills Local Government Association Board meeting, Victor Harbor
	Lions Club of Strathalbyn District Inc Handover Dinner, Strathalbyn
25	Australian Local Government Women's Association Local Government Candidate Briefing session, Strathalbyn
27	Council Briefing
28	Meeting with Chief Executive Officer
	Alexandrina Sustainable Agricultural Round Table meeting
29	Local Government Transport Advisory Panel meeting, Adelaide
30	Local Government Association Nominations Committee meeting, via electronic means
	Rotary Club of Encounter Bay Changeover Dinner, Port Elliot

**9.2 Elected Members' Reports**

**File Ref: 9.24.003**

**Responsible Officer: Nigel Morris (Chief Executive Officer)**

**Report Author: Tanya Cregan (Executive Assistant to the Mayor and Elected Members)**

**Community Strategic Plan Impact:**

**LIVEABLE**

**GREEN**

**CONNECTED**

**Report Objective**

To provide the community with information regarding the relevant activities of Elected Members.

**Recommendation**

**That the Elected Members' Reports be received.**

### 9.3 **Nomination for President of the Local Government Association of South Australia**

**Responsible Officer:** Nigel Morris (Chief Executive Officer)

**Report Author:** Elizabeth Williams (General Manager Resources)

**Community Strategic Plan Impact:**

**LIVEABLE**

**GREEN**

**CONNECTED**

#### **Report Objective**

The purpose of the report is to advise that as a member of the Local Government Association of South Australia (LGA), Council is entitled to nominate an eligible person to the office of President for the 2022-2024 term; and to seek a resolution of Council nominating Mayor Keith Parkes as Council's preferred candidate.

#### **Executive Summary**

To be an eligible person for nomination as a candidate for the office of President, the candidate must be a Council Member, and must be a current member of the South Australian Regional Organisation of Councils (SAROC) Committee who has undertaken that role for a period of not less than one (1) year.

Mayor Keith Parkes is an eligible person and has expressed his interest in holding the office of President.

Nominations are to be made by resolution of Council, and received on the LGA President Nomination Form 2022 by the LGA SA's Returning Officer before 5pm Friday 19 August 2022.

**REFER ATTACHMENT 9.3 (page 111)**

#### **Recommendation**

**That Council nominates Mayor Keith Parkes to the office of President of the Local Government Association of South Australia for the 2022-2024 term.**

#### **Context**

To be an eligible person for nomination as a candidate for the office of President, the candidate must be a Council Member and must be a current member of the SAROC Committee who has undertaken that role for a period of not less than one (1) year.

Mayor Keith Parkes is the only eligible person from Alexandrina Council and has expressed his interest in holding the office of President for the 2022-2024 term. There are a total of ten (10) eligible parties for the role as listed below:

Eligible Candidate	Council
Mayor Brent Benbow	Port Augusta City Council
Mayor Peter Hunt	Berri Barmera Council
Mayor Moira Jenkins	City of Victor Harbor
Mayor Peter Matthey OAM	Regional Council of Goyder
Mayor Clare McLaughlin	Whyalla City Council
Mayor Bill O'Brien	Light Regional Council
Mayor Keith Parkes	Alexandrina Council
Mayor Caroline Phillips	District Council of Karoonda East Murray
Mayor Richard Sage	District Council of Grant
Mayor Erika Vickery OAM	Naracoorte Lucindale Council

Nominations are to be made by resolution of Council, and received on the LGA President Nomination Form 2022 by the LGA SA's Returning Officer before 5pm Friday 19 August 2022.

### General Analysis

The LGA Constitution specifies that the office of President must be occupied on a rotational basis between a Council member from a Council in SAROC and a Council Member from a Council in the Greater Adelaide Regional Organisation of Councils (GAROC). For this election, nominations are for Council Members within SAROC.

The LGA Constitution provides for the election of LGA President to take effect from the LGA's Annual General Meeting (AGM), every other year. This enables the outgoing President to deliver the annual report and finance statements for the preceding year, before handing over to the incoming President.

The LGA AGM will be held on 28 October 2022.

Mayor Keith Parkes has expressed interest in nominating, outlining the following:

*"I wish to seek Alexandrina Council's consideration for nomination to the role of LGA SA President to be selected from a country Council this round.*

*As current Mayor of Alexandrina Council since 2014, holding various Board positions including LGA SA Director, SAROC and President of Southern & Hills Local Government Association, Chair of Local Government Transport Advisory Panel, Board Representative of LGA SA Audit and Risk Committee, and fulfilling the role of an elected member from 2010-2014, I believe I have the leadership experience in local government to inform such a role. I also bring past experiences as a small business owner in metro and regional settings.*

*I have demonstrated in my commitment and work ethic to the role of Mayor of Alexandrina Council that I make every effort to understand and engage with our community and their broad range of interests. I believe I can give due attention to both roles and that each can benefit the other. As Mayor of a well-respected regional Council that punches above its weight both in the local government sector and outside in its engagement with federal and state governments and key bodies, I believe I can bring a valuable and relatable perspective to LGA SA. As president of LGA SA, I would build leadership skills and networks that I can call upon to help advance the Alexandrina community.*

*Should I be successful in receiving endorsement from Alexandrina Council for the position of LGA SA President, I envisage campaigning for the position on four (4) platforms:*

- 1. Dedicating time to a strong community presence across South Australia in tandem with local representatives.*
- 2. Fostering a commitment to local government innovation as a collaboration between elected bodies with our administrations.*
- 3. Harnessing the collective energy of all levels of government including advocacy on financial assistance grants.*
- 4. Putting a spotlight on contemporary issues for South Australia such as water, energy, climate change and an ageing population.*

*I would write to each of the 67 other Council's outlining what I would endeavour to do under each platform if elected.*

*I would also undertake, if elected, to write a quarterly report for Alexandrina Council and community on sector issues relevant to us.*

*Thank you for the consideration and opportunity.”*

### **Comparative Analysis**

Nil

### **Financial and Economic Implications**

Remuneration of the President is outlined in the LGA Policy – GP02 Board and Committee Members Allowances and Expenses.

There are no direct financial impacts to Council, however, there may be resourcing implications and/or indirect costs associated with any additional secretariat support provided should the Mayor be appointed to the office of President for the 2-year term.

### **Risk Management**

In accordance with the Alexandrina Risk Management Policy and Matrix, the risk of adopting this recommendation is considered low as a member Council fulfilling its eligibility to vote in the process for a LGA SA President and also making the decision as a collective.

**10. CONFIDENTIAL REPORTS**

**11. CLOSURE**