

CITY OF WEST TORRENS



## Notice of Council & Committee Meetings

**NOTICE IS HEREBY GIVEN** in accordance with Sections 83, 84, 87 and 88 of the *Local Government Act 1999*, that a meeting of the

### Council

and

- **City Services and Climate Adaptation Standing Committee**

of the

**CITY OF WEST TORRENS**

will be held in the Council Chambers, Civic Centre  
165 Sir Donald Bradman Drive, Hilton

on

**TUESDAY, 1 NOVEMBER 2022**  
**at 7.00pm**

**Terry Buss PSM**  
**Chief Executive Officer**

#### **City of West Torrens Disclaimer**

Please note that the contents of these Council and Committee Agendas have yet to be considered by Council and officer recommendations may be altered or changed by the Council in the process of making the formal Council decision.

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## **1 MEETING OPENED**

### **1.1 Acknowledgement of Country**

### **1.2 Evacuation Procedures**

### **1.3 Meeting Livestream**

## **2 PRESENT**

## **3 APOLOGIES**

### **Apologies**

#### **Council Member:**

Cr David Wilton

## **4 DISCLOSURE STATEMENTS**

Elected Members are required to:

1. Consider Section 73 and 75 of the *Local Government Act 1999* and determine whether they have a conflict of interest in any matter to be considered in this Agenda; and
2. Disclose these interests in accordance with the requirements of Sections 74 and 75A of the *Local Government Act 1999*.

## **5 CONFIRMATION OF MINUTES**

### **RECOMMENDATION**

That the Minutes of the meeting of the Council held on 18 October 2022 be confirmed as a true and correct record.

## **6 MAYORS REPORT**

### **(Preliminary report for the agenda to be distributed Friday 28 October 2022)**

In the two weeks since the last Council Meeting of 18 October, functions and meetings involving the Mayor have included:

#### **20 October**

- Met with the Adelaide Football Club Chair and CEO, along with the City of West Torrens CEO.
- Attended the CEO Performance Review General Committee meeting.

#### **21 October**

- Met with representatives from Kelledy Jones Lawyers, along with the CEO and Deputy CEO.

#### **22 October**

- Attended the Colossus Panrhodian Society Inc. fundraising event held at Colossus Hall, Torrensville.

#### **23 October**

- Attended the 'OXI Day' commemorative luncheon event held at the Messinian Function Centre, Torrensville.

**24 October**

- Hosted a Civic Reception in honour of the Mayor of Kalamata, Athanasios Vasilopoulos, at the Civic Centre.

**25 October**

- Attended the City Advancement and Prosperity General Committee meeting.

**27 October**

- Attended the Castellorizian Association of South Australia Luncheon
- Attended the Local Government Association of South Australia (LGASA) Conference Welcome Reception at Adelaide Oval.
- Attended the 2022 Immanuel College Year 12 Valedictory Service.

**28 October**

- Attended the Greek Orthodox Church of St George Thebarton Doxology and Unveiling of Monument event commemorating 'OXI' Day.
- Attended the 2022 LGASA Conference and AGM at Adelaide Oval.
- Attended the GAROC Committee Special Meeting at Adelaide Oval.

**30 October**

- Officiating at the Down Under London to Brighton Run flag off event as the 'Mayor of London'.

**1 November**

- Attending the Council and City Services and Climate Adaption Standing Committee meetings.

**RECOMMENDATION**

That the Mayor's Report be noted.

**7 ELECTED MEMBERS REPORTS**

## 8 PETITIONS

### 8.1 Petition seeking further consultation for Thebarton Oval Precinct

#### Brief

This report presents a petition which seeks further public consultation in respect of the proposed grant of lease in respect of Thebarton Oval Precinct.

#### RECOMMENDATION

It is recommended to Council that the Petition be received.

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#### Introduction

A petition has been received from Richard Parton, Head Petitioner, on behalf of two hundred and sixty four (264) signatories with respect to the proposed grant of lease of the majority portion of the Thebarton Oval Precinct and Kings Reserve to the Adelaide Football Club (AFC).

#### Discussion

The petition states:

*"Residents are concerned about the minimal approach to consultation with the community that is being undertaken by Council on such a major proposal (both in cost and time). This proposal will significantly impact the local community and residents. Residents must be consulted in detail on the impact of this project PRIOR to any decision to grant a lease to the AFC.*

*Residents consider the current consultation process using the online YourSay survey to be inadequate as it does not provide sufficient information for residents to fully understand the proposal and its impact. This lack of information prevents Residents from undertaking informed engagement in the issue.*

*Residents are also concerned that the proposed time allowed for comment is too short, not proportional to the significant scale of the decision, and should be extended. It is also not inclusive and does not allow out multi-generational, multicultural community to have a say."*

The petitioners request:

*"That the Council undertake a more meaningful consultation, proportionate to the lease proposal that includes the following suggestions and strategies prior to any decision on the lease being made by Council:*

- (a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.*
- (b) Expand the current consultation process; including: i) engaging with the community in languages other than English, i.e. Greek and Italian; ii) in written formats (letterboxing immediate area) so that consultation is inclusive; iii) holding public meetings to outline the proposal; and iv) provide a model scale of the development that can be viewed by the community and displayed at key sites.*
- (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC."*

The petition contains two hundred and sixty four (264) signatures, of which two hundred and seven (207) are residents of the City of West Torrens.

Two hundred and thirty three (233) of the 264 signatories to the petition are compliant with the requirements of Clause 8 of the *Code of Practice - Procedures at Meetings* (Code) and Regulation 10 of the *Local Government (Procedures at Meetings) Regulations 2013* (Regulations). The remaining thirty one (31) signatures do not comply for the following reasons:

- Nineteen (19) do not comply due to incomplete name;
- Seven (7) do not comply due to incomplete address;
- Three (3) do not comply due to incomplete signature; and
- Two (2) details have been crossed out.

The petition is 34 pages in length and is attached in its entirety.

### **Supplementary Public Consultation - Thebarton Oval Precinct**

At its 18 October 2022 Meeting, Council considered a motion regarding a supplementary public consultation process for the Thebarton Oval Precinct. Following discussion on the motion, it was Put and Lost.

As Council has considered the subject of the petition, pursuant to clause 12 of the Code, when a petition is placed on the Council agenda but the petition is not to be actioned, the only motion that may be moved is that the petition be received. The Head Petitioner will be advised accordingly.

### **Climate Impact Considerations**

*(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)*

There is no direct climate impact consideration in relation to this report.

### **Conclusion**

A petition has been received seeking further consultation for the Thebarton Oval Precinct.

### **Attachments**

#### **1. Petition from Richard Parton, Head Petitioner**

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**PETITION**

## To the Mayor and Councilors of the City of West Torrens

### Part 1.

**Head Petitioner (contact person):** Richard Parton

**Telephone number:** 0406 050 317

**Address:** 29 Jervois Street

Torrensville 5031

### Part 2.

The petition of the Residents of the City of West Torrens.

### Part 3.

Draws the attention of the Council to the proposed grant of lease of the majority portion of the Thebarton Oval and Kings Reserve precinct to the Adelaide Football Club (AFC).

Residents are concerned about the minimal approach to consultation with the community that is being undertaken by Council on such a major proposal (both in cost and time). This proposal will significantly impact the local community and residents. Residents must be consulted in detail on the impact of this project PRIOR to any decision to grant a lease to the AFC.

Residents consider the current consultation process using the online YourSay survey to be inadequate as it does not provide sufficient information for residents to fully understand the proposal and its impact. This lack of information prevents Residents from undertaking informed engagement in the issue.

Residents are also concerned that the proposed time allowed for comment is too short, not proportional to the significant scale of the decision, and should be extended. It is also not inclusive and does not allow our multi-generational, multicultural community to have a say.

### Part 4.

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

- (a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
- (b) Expand the current consultation process; including: i) engaging with the community in languages other than English, i.e. Greek and Italian; ii) in written formats (letterboxing immediate area) so that consultation is inclusive; iii) holding public meetings to outline the proposal; and iv) provide a model scale of the development that can be viewed by the community and displayed at key sites.
- (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

2

## PETITION

# PETITION

**Head Petitioner: Richard Parton**  
**Telephone: 0406 050 317**

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Part 5 Please use **CAPTIAL LETTERS**

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This sheet may be copied and used for additional pages of the petition.

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260 in total

45

# PETITION

## To the Mayor and Councilors of the City of West Torrens

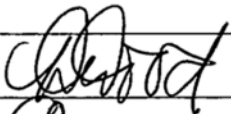
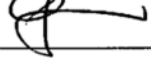



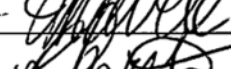
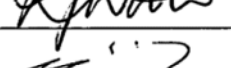


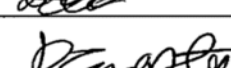
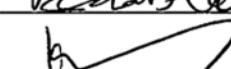

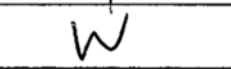

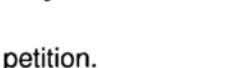
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Part 5 Please use **CAPTIAL LETTERS**

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
DAVID WOOD	40 Kewcke St, Greenock	
Graeme Cole	60 Milner Rd, Richmond	
SEAN BENNETT	11 LEE ST, North Plympton	
FELICITY DAVIES	12 ROSS ST, THEBARTON 5031	
MICK JACKSON	30A LIGHT TCE, THEBARTON 5031	
JOHANNA FLAVEL	PO BOX 117 STIRLING 5152	
LOUISE WATSON	13 Alice St Plympton 5038	
Melanie Dinning	13 Alice St Plympton 5038	
Wendy Surrier	56 Carlton Pde TORRENSVILLE 5031	
Colin Liddle	124 South Rd, TORRENSVILLE	
ROSE LANCASTER	124 SOUTH RD, TORRENSVILLE	
Kate Barry	56 Carlton Parade	
Heidi Barry	58 Carlton Parade	
Wm Barry	"	
ANDREW ROBB	502 VICTORIA RD OSBORNE <sup>SOUTH</sup> SA	

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**To the Mayor and Councilors of the City of West Torrens**

**Head Petitioner: Richard Parton**

**Telephone: 0406 050 317**

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Part 5 Please use **CAPTIAL LETTERS**

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## PETITION

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### Part 5 Please use CAPITAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
RITA CLAYTON	58 DANBY ST. TORRENSVILLE	RClay
SUSAN DEBORAH COHEN	51 EAST ST TORRENSVILLE	S/D Cohen
LUCY COHEN	47 HENLEY BEACH ROAD, MILE END	Lucy Cohen
PENNY WILLIAMS	80, HAYWARD AVE. TORRENSVILLE	P. Williams
KYM HARRIS	36 JERVOIS ST, TORRENSVILLE	Kym Harris
JO HARRIS	36 JERVOIS ST TORRENSVILLE	Jo Harris
HELEN SHEPHERD	51 CLIFFORD ST TORRENSVILLE	Helen Shepherd
ANDREW DENNARD	59 CLIFFORD ST TORRENSVILLE	Andrew Dennard
MARLENE PHILLIPS	27 HUNTRISS ST. TORRENSVILLE	Marlene Phillips
MARY PARGOLLO	54 HUNTRISS ST, TORRENSVILLE	Mary Pargollo
ELIZABETH RICHARDS	23 WAINHOUSE ST, TORRENSVILLE	Elizabeth Richards
BARRIE HINTON	23 WAINHOUSE ST, TORRENSVILLE	Barrie Hinton
SUSAN IVORY	42 HAYWARD AVE, TORRENSVILLE	Susan Ivory
TALIESIN IVORY	42 HAYWARD AVE TORRENSVILLE	Taliesin Ivory
PETA-ANNE LOUH	29 KINTORE ST, THE BARTON	Peta-Anne Louh

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### To the Mayor and Councilors of the City of West Torrens








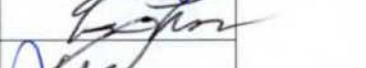

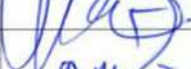



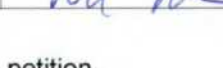

Head Petitioner: Richard Parton

Telephone: 0406 050 317

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### Part 5 Please use CAPITAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
FIONA FERGUSON	31 FREDERICK ST RICHMOND 5033	
ANDREW HAMILTON	52 METER ST TORRENSVILLE 5031	
DAVID WALKER	20 ALBION AVE GRANDBERRIE	
RICHARD BITHILL	4 FRONTAGE RD, LOCKLEY 5052	
LEXIE SCOTT-GLEN	1 BAGGOT AVE, MILE END	
BRIAN NICKLESS	62 DANDY STREET TORRENSVILLE	
DEBRA MURRIE	32 NORTH PARADE TORRENSVILLE	
JO DAL PIVA	49 SHIPSTER ST TORRENSVILLE	
IAN THOMSON	44 WEST ST TORRENSVILLE	
ROYALL ROYAL	55 ASHLEY ST, TORRENSVILLE	
MARIA A. DeVira	43 SHERIFF ST. UNDERDALE	
BRUCE MURRIE	32 NORTH PARADE TORRENSVILLE	
CHAD HARDING	59 JERVOIS STREET, TORRENSVILLE	
PAUL KEARNEY	25 DAREBIN STREET, MILE END	
RICHARD PARTON	29 JERVOIS ST, TORRENSVILLE 5031	

This sheet may be copied and used for additional pages of the petition.

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## To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton

Telephone: 0406 050 317

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Sue Marks	82 Jervois St Torrensville	SM
Danyl Janett	26 Northcote St Torrensville	Janett
ADRIENE EDWARDS	1 BALLANTYNE ST THE BARTON	Adriene
Rob MALCOM	" "	R
LYNN MARTIN	15 JAMES ST THE BARTON	Lynn
ANDY GOURLAY	56 MAYNARD AVE TORRENSVILLE	Andy
Nandk Walker	53 Maria St, Melbourne	Nandk
KYM HARRIS	36 JERVOIS ST, TORRENSVILLE	Kym
WARWICK BILLYS	31. HARRIS RD, KENSWOOD	Warwick
Fiona Connell	9 Gothic Ave Stonyfell	Fiona
Vanessa Sumner	11 Young St Shiedow Park	Vanessa
GUY HARRIS	68 HENRY ST WEST CROFTON	Guy
I. Geerling	16 Norman Tce Forthville SA	I. Geerling
N. Burgess	4 Cleary Cres, Mt Gambier	N. Burgess
P. Emery	1/23 Coburg Rd, Alberton	P. Emery

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**To the Mayor and Councilors of the City of West Torrens**

**Telephone: 0406 050 317**

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

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KATARZYNA MIODONSKI	19 ROSE STREET MILE END S031	
MELANIE JANE STEUER	UB, 88-100 EAST ST TORRENSVILLE 5031	
LOUISE CLAIRE REDMAN	46A TARRAGON ST MILEND SA 5031	
GARY RONALD HASTIE	35A JERVOIS ST, TORRENSVILLE	
ASSUNTA FUSCO	22 WEST ST TORRENSVILLE	
KAREN MIDDLETON	22 WEST ST TORRENSVILLE	
LINDA MUNDY	29 JERVOIS ST TORRENSVILLE	
GEOFF FULLER	21 KITSON AVE. RICHMOND. 5033	
TRICIA LARKING	44 EAST ST, TORRENSVILLE, 5031	
JENNIFER FINLAYSON	93 ASHLEY ST TORRENSVILLE	
DUNCAN BRAUN	93 ASHLEY ST TORRENSVILLE, 5031	
HELEN MERLOS	74 NORTH PARADE TORRENSVILLE.	
JOAN LYNCH	71 ROEBUCK STREET MILE END	
TERRY GREALY	33 North Pole TorrensVille	
LACHLAN MCENTEE	44 EAST ST, TORRENSVILLE, 5031	

This sheet may be copied and used for additional pages of the petition.

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Continued

# PETITION

## To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton

Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

- (a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
- (b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.
- (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use **CAPTIAL LETTERS**

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
Marlene Phillips	27 Huntriss St. Torrensville	
HUGH PHILLIPS	27 HUNTRISS ST TORRENSVILLE	
Matt Kilgariff	1B Walter St Thebarton	
JOHN BROWNING	43 RAMSEY AV. KLEMZIC	
BJ BARKER	39 DAVENPORT TER HILTON	
Rylie Sanderson	2112 ebor avenue mile end	
Peter O'Sullivan	38 Lurline Street, Mile End	
Mal Horner	39 George St Thebarton, 5031	
Georgina Willoughby	26 Henley St MILE END	
James Carragher	12 Filsell Street Thebarton 5031	
TOBY CARRAGHER	12 FILSELL STREET, THEBARTON, 5031	
KATHRYN CLARK	12 FILSELL ST. THEBARTON 5031	
MAREN CLAUGHER	2 HARDY ST FORWATER 5013	
IZABELLA SHAW	77 EAST STREET, TORRENSVILLE	
JADE FENNEL	39 GEORGE ST, THEBARTON, SA 5031	

This sheet may be copied and used for additional pages of the petition.

**PETITION****To the Mayor and Councilors of the City of West Torrens****Part 1.****Head Petitioner (contact person): Richard Parton****Telephone number:** 0406 050 317**Address:** 29 Jervois Street

Torrensville 5031

**Part 2.**

The petition of the Residents of the City of West Torrens.

**Part 3.**

Draws the attention of the Council to the proposed grant of lease of the majority portion of the Thebarton Oval and Kings Reserve precinct to the Adelaide Football Club (AFC).

Residents are concerned about the minimal approach to consultation with the community that is being undertaken by Council on such a major proposal (both in cost and time). This proposal will significantly impact the local community and residents. Residents must be consulted in detail on the impact of this project PRIOR to any decision to grant a lease to the AFC.

Residents consider the current consultation process using the online YourSay survey to be inadequate as it does not provide sufficient information for residents to fully understand the proposal and its impact. This lack of information prevents Residents from undertaking informed engagement in the issue.

Residents are also concerned that the proposed time allowed for comment is too short, not proportional to the significant scale of the decision, and should be extended. It is also not inclusive and does not allow our multi-generational, multicultural community to have a say.

**Part 4.**

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

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## To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton

Telephone: 0406 050 317

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### Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
ANTHONY VENTURINI	72 JERVOIS ST, 5031	[Signature]
James Rock	6/88 East Street, Torrensville	[Signature]
Christine Darcy	6/88 East St, Torrensville 5031	CP Darcy
DAWN LANGMAN	1/88 East St, Torrensville 5031	Dawn Langman
Di Vorsey	16/88 East St Torrensville 5031	Di Vorsey
LISA DRAPER	49 SHIPSTER STREET TORRENSVILLE 5031	Lisa Draper
DANNY HUYNH	93 EAST STREET TORRENSVILLE	[Signature]
Archer Wilson	85 East street TORRENSVILLE	[Signature]
James Lamont	unit 11 88/100 East St Torrensville	[Signature]
Mohamad Bayan	Unit 9 88 East St, Torrensville 5031	[Signature]
Tahali K. M.	47A Meyer St Torrensville	[Signature]
C. Herzberg	47A Meyer St Torrensville	[Signature]
Meg Hockley	51 meyer st Torrensville	[Signature]
STEVE HOCKLEY	" " " "	[Signature]
Samuel Abelo	" " " "	Sam Abelo

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**Telephone: 0406 050 317**

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

[illegible]

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Continued

## PETITION

### To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton

Telephone: 0406 050 317

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### Part 5 Please use CAPITAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
ALAN CORNACE	3 MOTLEY AVE FULLAN	
JOSH EWALDI	41 STEPHENS AVE, TORRENSVILLE 5031	
KERRIE MCNEIL	50 HUNTRISS ST TORRENSVILLE	K McNeil
GREG KIRIAKOU	50 HUNTRESS ST TORRENSVILLE	G/K
BIANCA BARBARO	80A ROBERT ST, WEST CROYDON	
JESS DAVIES-HUYNH	93 EAST ST, TORRENSVILLE	JDH
N. CETOTEN	62 CLIFFORD ST TORRENSVILLE	NEOLYKA
PENNY GERMEIN	62 MEYER ST, TORRENSVILLE	TE
SUE ANTHONY	62 MEYER ST, TORRENSVILLE	Sue
STEVE KNIGHT.	66 HAYWARD AV, TORRENSVILLE	Steve
SALLY KNIGHT.	66 HAYWARD AV, TORRENSVILLE	Sally
NICK LINDER.	53A ASHLEY ST, TORRENSVILLE	Nick
BRANDON BEATTIE	45 MEYER ST TORRENSVILLE.	Brandon
CATHERINE WILKES	47 MEYER ST, TORRENSVILLE	Cathy
MAHESH UMAPATHYJIVAM	47 MEYER ST, TORRENSVILLE	Mahesh

This sheet may be copied and used for additional pages of the petition.

Continued

**PETITION****To the Mayor and Councilors of the City of West Torrens**

Head Petitioner: Richard Parton  
Telephone: 0406 050 317

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**Part 5 Please use CAPITAL LETTERS**

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
LESLEY SANDEROCK	73 CLIFFORD ST TORRENSVILLE	
JASON MILLER	49 MEYER STREET TORRENSVILLE	
AUSON BOOTH	50 MEYER ST, TORRENSVILLE	
CATHY HARDING	55 MEYER ST TORRENSVILLE	
ANDREW WORDSWORTH	55 MEYER ST TORRENSVILLE	
STEFAN KOSTARELIS	9 HENLEY ST, MILE END 5031	
SAM JOHN	59 MEYER ST TORRENSVILLE 5031	
BELINDA ALCOCK	65 CLIFFORD ST TORRENSVILLE	
JENNY RUSSELL	45 WEST ST TORRENSVILLE	
ELIZABETH GOURLAY	56 HAYWARD AVE TORRENSVILLE	
DAVID CONROY	20 WARE ST THE BARTON 5031	
LISA SCARFO	57 MEYER ST TORRENSVILLE 5031	
CARMELA CHIAPPETTA	25 NORTH COTE ST TORRENSVILLE	
WALTER DIETRICH	25 NORTH COTE ST TORRENSVILLE	
MARIA BIRSE	39 E KINTORG ST MILE END	

This sheet may be copied and used for additional pages of the petition.

Continued

## PETITION

### To the Mayor and Councilors of the City of West Torrens

**Head Petitioner: Richard Parton**  
**Telephone: 0406 050 317**

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### Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
GURPREET MINHA	1/47 SELBY ST KURRALTA 5037	[Signature]
SUZANNE CHARBONNET	7 LIVEING STONE ST THEBARTON 5031	[Signature]
JEN GIBSON-SMITH	33 NEVILLE ROAD, THEBARTON 5031	[Signature]
KAYLENE BRICE	80 TERVOIS STREET TORRENSVILLE 5031	[Signature]
STEVE BRICE	80 TERVOIS ST TORRENSVILLE 5031	[Signature]
S. AARPETRA	11 ASHLEY ST TORRENSVILLE 5031	[Signature]
JUDITH BARNER	30 CUMING ST MILE END 5031	[Signature]
WENDY SPURRIER	56 Carlton Pde TORRENSVILLE 5031	[Signature]
JOE YOUNG	13 HUGHES ST MILE END 5031	[Signature]
EMILY WHITE	12 MILNER RD HILTON 5031	[Signature]
MELISSA ALZOB	22 HOUNSLOW AVE TORRENSVILLE 5031	[Signature]
DAVE BUCKLEY	81A WEST ST TORRENSVILLE 5031	[Signature]
AMANDA ALPORT-HALLER	65 McDONNELL AVE WEST HINDMARSH 5007	[Signature]
JEANNETTE BRADLEY	9 FILSELL ST THEBARTON 5031	[Signature]
KEN W KOPFSTEIN	23 MONTAIGS ST, TORRENSVILLE 5031	[Signature]

This sheet may be copied and used for additional pages of the petition.

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Continued

## PETITION

### To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton

Telephone: 0406 050 317

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### Part 5 Please use CAPITAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
ANTHONY CLEGG	33 HUNTRISS ST TORRENSVILLE 5031	
TREVAR ROGERS	46 TARRAGON ST MILE END 5031	
TANYA ROGERS	46 TARRAGON ST MILE END 5031	
MEREDITH HARRISON	21 NORTH PDE, TORRENSVILLE 5031	
FRANCH DUTTON	21 NORTH PDE, TORRENSVILLE 5031	
CATHERINE CARROLL	46 MEYER ST TORRENSVILLE 5031	
JOSEPH KUMLEY	6 FARROW PLAE, MILE END 5031	
VICTORIA PETHO	83 EAST ST, TORRENSVILLE 5031	
NICO PETHO	83 East St, Torrensville 5031	
LARA HOWAMBI	7 ASHLEY ST TORRENSVILLE 5031	
JULIE JENNING	12 CLIFFORD ST, TORRENSVILLE 5031	
JOAN LAMONT	29 HOWIE AVE Torrensville 5031	
PAM COSEDA	2/43 BALMONTYNE ST Torrensville 5031	
JENNIFER McLELLAN	86A ASHLEY ST TORRENSVILLE 5031	
KARENA SLANINIK	23 HUNTRISS ST, TORRENSVILLE 5031	

This sheet may be copied and used for additional pages of the petition.

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Continued

## PETITION

### To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton

Telephone: 0406 050 317

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### Part 5 Please use CAPITAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
JAMES TOWNSEND	71 CLIFFORD ST TORRENSVILLE 5031	
KYLA YOUNG	71 CLIFFORD ST TORRENSVILLE 5031	
Ali Kirby		
ALISON KIRBY	79 CLIFFORD TORRENSVILLE	
HASSAN BADDAH	79 CLIFFORD ST TORRENSVILLE	
PAULETTE MORTIER	68 CLIFFORD ST TORRENSVILLE	
JARQUE MORTIER	68 CLIFFORD ST TORRENSVILLE	
ROBERT PRICE	64 CLIFFORD ST TORRENSVILLE	
Youwei WU	64 CLIFFORD ST TORRENSVILLE	
REBECCA BLITEN	67 CLIFFORD ST TORRENSVILLE	
JOHN JASS	67 CLIFFORD ST TORRENSVILLE	
SUSAN RICHTER	65a CLIFFORD ST TORRENSVILLE	
IAN BROOKSBY	63 CLIFFORD ST TORRENSVILLE	
NATASHA KOUSVOS	69 CLIFFORD ST TORRENSVILLE	
BEVAN DEARMAN	63 CLIFFORD ST TORRENSVILLE	

This sheet may be copied and used for additional pages of the petition.

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Continued

**PETITION****To the Mayor and Councilors of the City of West Torrens**

**Head Petitioner: Richard Parton**  
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FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
BILL NIKOLOV	25 ANSETT AVE. NETLEY SA	[Signature]
G-VAILAS	75 PRESS RD BROOKLYN	[Signature]
Jim Kresu	02/2 Bray ave Torrens	[Signature]
TAUHA DANIE	3/1 Surf Ave WEST BEACH	[Signature]
Jim Dimas	57 NORMA ST, MILE END	[Signature]
IVAN JORSEK	34 WARWICK RD, CURRAHAM	[Signature]
D. Kirk	44 Farnbrook Cres, West Beach	[Signature]
Ali	63 Waterhouse Rd South Plympton	[Signature]
Joe L.		
V FORZA	40 Hughes St, Mile End	[Signature]
A POLITIS	35 TOWNHALLS TOLL	[Signature]
FRESHMANN	15 REDON ST. RICHMOND	[Signature]
Pat McClell	West Beach	[Signature]
	1/3 HARBARE TCE	[Signature]
ROD LANGE	6 VIVIAN ST HENLEY	[Signature]

This sheet may be copied and used for additional pages of the petition.

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Continued

## PETITION

### To the Mayor and Councilors of the City of West Torrens

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Telephone: 0406 050 317

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### Part 5 Please use CAPITAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
DAVID McLELLAN	80A ASALEY ST TORRENSVILLE 5031 SA	
NATALIE HARKIN	27 BALLANTYNE ST THEBARTON 5031	
THOMAS SLOWINSKI	65 JERVOIS ST TORRENSVILLE SA 5031	
ZITA SPLAWINSKI	2/18 20 HOLLAND ST THEBARTON 5031	
KEVIN HREMOWIC	2/18 20 HOLLAND ST THEBARTON 5031	
PAUL ROSE	104 A EAST ST TORRENSVILLE	
BARBARA BAIRD	5 WITTENEE TORRENSVILLE 5031	
PETER HARDING	9 HUNTRISS ST TORRENSVILLE	
ROBERT BOUCAUT	9 HUNTRISS ST TORRENSVILLE	
LIA ALLKON	83 DAREBIN ST M. ELA	
ERIN MACINTYRE	20A FISELL ST THEBARTON 5031	
Louis Stephen	20A FISELL ST, THEBARTON 5031	
Pauline DIXON	11 HUNTRISS ST TorrensVille	
AMITA MALHOTRA	17 BRITTON STREET. RICHMOND 5033	

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Continued

## PETITION

### To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton

Telephone: 0406 050 317

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FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
Alexander Abela	51 Meyer Street, Torrensville, SA, 5031	Abela
Dale Georgeff	63 Jervois Street Torrensville	Dale
Mackenzie Bristow	61 Jervois Street, Torrensville	Mackenzie
Kristina Gallego	48 Jervois St., Torrensville	Kristina
Claire Lohmeyer	59 East St, Torrensville	Claire
István Révész	67 East St. Torrensville	István
PAUL MARTIN	86A EAST ST T Torrensville	Paul
Madeline Loke	86A East St Torrensville	Madeline
Josephine Révész	67 East St, Torrensville	Josephine

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**PETITION****To the Mayor and Councilors of the City of West Torrens****Part 1.****Head Petitioner (contact person): Richard Parton****Telephone number:** 0406 050 317**Address:** 29 Jervois Street

Torrensville 5031

**Part 2.**

The petition of the Residents of the City of West Torrens.

**Part 3.**

Draws the attention of the Council to the proposed grant of lease of the majority portion of the Thebarton Oval and Kings Reserve precinct to the Adelaide Football Club (AFC).

Residents are concerned about the minimal approach to consultation with the community that is being undertaken by Council on such a major proposal (both in cost and time). This proposal will significantly impact the local community and residents. Residents must be consulted in detail on the impact of this project PRIOR to any decision to grant a lease to the AFC.

Residents consider the current consultation process using the online YourSay survey to be inadequate as it does not provide sufficient information for residents to fully understand the proposal and its impact. This lack of information prevents Residents from undertaking informed engagement in the issue.

Residents are also concerned that the proposed time allowed for comment is too short, not proportional to the significant scale of the decision, and should be extended. It is also not inclusive and does not allow our multi-generational, multicultural community to have a say.

**Part 4.**

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7

Continued

## PETITION

### To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton

Telephone: 0406 050 317

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### Part 5 Please use **CAPTIAL LETTERS**

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
Zoe Yares	42 Broughton Ave Kewanna PK	Zoe Yares
Sam Whiting	68 Fisher Place, Mile End	Sam Whiting
Sara Chiera	48 Rorhuck St, Mile End	Sara Chiera
Jacob Chiera	48 Rorhuck St. Mile End	Jacob Chiera
Vittorio Bulioni	42 HENLEY ST. MILE END.	Vittorio Bulioni
Michelle van Oss	3 Collin St Camanilla	Michelle van Oss
Cindy Lee	17 Fairfax Tce Torrensville	Cindy Lee

This sheet may be copied and used for additional pages of the petition.

2

**PETITION****To the Mayor and Councilors of the City of West Torrens****Part 1.****Head Petitioner (contact person): Richard Parton****Telephone number:** 0406 050 317**Address:** 29 Jervois Street

Torrensville 5031

**Part 2.**

The petition of the Residents of the City of West Torrens.

**Part 3.**

Draws the attention of the Council to the proposed grant of lease of the majority portion of the Thebarton Oval and Kings Reserve precinct to the Adelaide Football Club (AFC).

Residents are concerned about the minimal approach to consultation with the community that is being undertaken by Council on such a major proposal (both in cost and time). This proposal will significantly impact the local community and residents. Residents must be consulted in detail on the impact of this project PRIOR to any decision to grant a lease to the AFC.

Residents consider the current consultation process using the online YourSay survey to be inadequate as it does not provide sufficient information for residents to fully understand the proposal and its impact. This lack of information prevents Residents from undertaking informed engagement in the issue.

Residents are also concerned that the proposed time allowed for comment is too short, not proportional to the significant scale of the decision, and should be extended. It is also not inclusive and does not allow our multi-generational, multicultural community to have a say.

**Part 4.**

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

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# PETITION

## To the Mayor and Councilors of the City of West Torrens

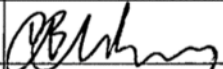

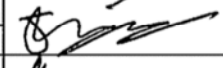



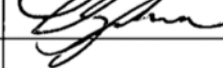
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Part 5 Please use **CAPTIAL LETTERS**

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
DAVID BLUMBERG	26A HENLEY ST, MILE END, SA, 5031	
CAMILLE RICH	26A HENLEY ST MILE END SA 5031	
JAMES TIGGER	3 MARTHA WAY, BLAKEVIEW SA 5119	
A. YAKONEFF	37A Dorehm St. Mile End 5031	
P. BLANLEY	33 SURREY RD, KESWICK 5035	
S. SKINNER	6/1A TAYLOR ST. BROMPTON 5007	
THOMAS GRAHAM	15 VICTORIA ST. MILE END	

This sheet may be copied and used for additional pages of the petition.

**To the Mayor and Councilors of the City of West Torrens**

**Head Petitioner: Richard Parton**

**Telephone: 0406 050 317**

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Part 5 Please use **CAPTIAL LETTERS**

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Continued

## PETITION



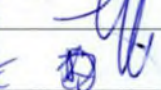
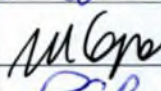

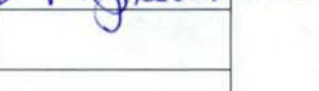

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FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
DENISE GREEN	82 HAYWARD AVE T'VILLE 5031	
Denese Martin	34 Lasscock Ave Lockleys 5037	
SCOTT DUGGIE	34 Lasscock Ave Lockleys 5032	
LAUREN BARRY	64 JERVOIS STREET TORRENSVILLE 5031	
MARGARET OPELAND	41 NORMAN ST MILE END 5031	
PAUL BOYCOU	88 GEORGE ST THE BARN 5031	
MARY KOLUSNIIEWSKI	3 ADA ST GOODWOOD 5034	

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## To the Mayor and Councilors of the City of West Torrens


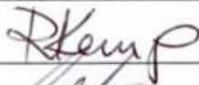
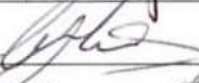
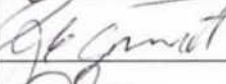

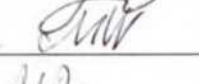
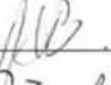
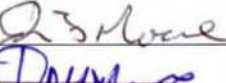
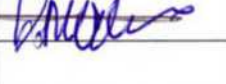
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FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
Brent Anderson	16 Spencer st cammeray 5033	
Rose Kemp	37 Harris Rd, Lenswood 5240	
ANGEL EMANUS	68 HENRY ST, WEST CROMWELL, SA 5008	
JUDITH GRIMMETT	220 GREENHILL RD EASTWOOD	
<del>DANIEL GARDNER</del>	<del>2/11 Victoria Ave Camden Park</del>	<del></del>
melinda Neenan	2/11 Victoria Ave Camden Park	
LOUISE BROOKS	40 beachall Tce Gillingowie	
Reg Moore	608 Greenhill Rd Burnside SA	
<del>DER NINER</del>	<del>542 GLENBURN RD BURNSIDE</del>	<del></del>

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# PETITION

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260 5

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REGINALD MOORE	608 GREENHILL ROAD BURNSIDE SA	R Moore
DEB MILLER	542 GLYNBURN RD BURNSIDE	Deb Miller
TOBY THOMAS	12A CLIFFORD AVE TORRENSVILLE	Toby Thomas
TEGAN FERGUSON	2 MCDONNELL AVE WEST HINDMARSH	Tegan Ferguson
DONNA GORDGE	2/11 VICTORIA AVE/CAMDEN PARK	Donna Gorge

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[illegible]

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## **9 DEPUTATIONS**

### **9.1 Adelaide Football Club Lease Proposal for Thebarton Oval Precinct**

Dr Ramesh Raja Segaran of Torrensville and Shannon Evenden of Richmond, wish to address Council and present points of view for their respective communities on the implications and opportunities of the Thebarton Oval Precinct Lease Agreement.

## **10 ADJOURN TO STANDING COMMITTEES**

### **RECOMMENDATION**

That the meeting be adjourned, move into Standing Committee and reconvene at the conclusion of the City Services and Climate Adaptation Standing Committee.

## **11 ADOPTION OF STANDING COMMITTEE RECOMMENDATIONS**

### **11.1 City Services and Climate Adaptation Standing Committee Meeting**

#### **RECOMMENDATION**

That the recommendations of the City Services and Climate Adaptation Standing Committee held on 1 November 2022 be adopted.

## **12 ADOPTION OF GENERAL COMMITTEE RECOMMENDATIONS**

### **12.1 City Advancement and Prosperity General Committee Meeting**

#### **RECOMMENDATION**

That the Minutes of the City Advancement and Prosperity General Committee held on 25 October 2022 be noted and the recommendations adopted.

## **13 QUESTIONS WITH NOTICE**

Nil

## **14 QUESTIONS WITHOUT NOTICE**

## **15 MOTIONS WITH NOTICE**

Nil

## **16 MOTIONS WITHOUT NOTICE**

## 17 REPORTS OF THE CHIEF EXECUTIVE OFFICER

### 17.1 QR Codes on CWT Assets for Reporting Graffiti and Street Waste

#### Brief

This report provides Members with information relating to the provision of QR codes on Council assets.

#### RECOMMENDATION(S)

It is recommended to Council that:

1. QR coded stickers be applied to Council assets for the reporting of graffiti, damaged assets, overflowing bins and illegal dumping as per Option 1 of the Agenda report.

#### OR

2. QR coded stickers be applied to Council assets for the reporting of graffiti, damaged assets, overflowing bins and illegal dumping as per Option 2 of the Agenda report.

#### OR

3. That existing mechanisms for the reporting of graffiti, damaged assets, overflowing bins and illegal dumping be maintained and QR coded stickers not be applied to these Council assets.

---

#### Introduction

The following motion, presented and moved by Councillor Daniel Huggett and seconded by Cr Kym McKay was carried at the Council meeting held on 5 July 2022.

*"That Council provide a report on the possible introduction of QR Code stickers to be placed on Council Assets to assist in monitoring damaged assets, overflowing bins and illegal dumping."*

#### Discussion

Councillor Daniel Huggett, on a visit to Melbourne, reported seeing QR coded stickers affixed to bins similar to that shown in the picture below, hence the Motion on Notice to investigate something similar for the CWT.



### Current Mechanisms for people to report on these items

The current mechanisms people have to report incidences of graffiti/damaged assets, overflowing bins and illegal dumping are as follows:

- City Watch (CWT Website)
- Phone
- Email
- Live Chat
- SMS
- In person

### Extent of the issue:

The Team Leader of the Service Centre advised that their team has a customer request form they use to submit overflowing bin requests reported by the public, which are then actioned by the Waste Management team.

Over the past three years (and the current year to date), the number of requests has been:

2022/23 (from 1/07/22)	-	4
2021/22	-	16
2022	-	5
2021	-	14
2020	-	23

The following options are provided to Council for the implementation of QR codes on Council assets:

#### **Option 1: City of Melbourne approach**

Upon investigating how the QR Codes work in the City of Melbourne, scanning the QR Code takes the user to a page on the City of Melbourne's website where they can report an issue similar to CWT's City Watch page.

Data entry is then required by the user as to the issue, location and other details.

It is the view of the administration that the QR Code approach as per the City of Melbourne's model lacks sophistication and still requires the user to input data; however, the cost is less expensive than more sophisticated solutions.

The cost of undertaking a solution similar to the City of Melbourne's would be approximately \$6,500 which includes the cost of having the QR Code stickers printed (\$1,500) and the cost of Council staff applying these stickers to the bins of approximately \$5,000.

#### **Option 2: Individual QR Codes for each CWT asset**

A more sophisticated solution would be for each asset (public bin in the first instance) to have its own QR Code so that when data is sent back to CWT the precise location of the bin is known. The number of public bins throughout the City of West Torrens area that would require a QR Code is 473.

Costs involved in implementation would include:

- allocating a QR Code to each asset (\$12,000);
- printing the associated stickers (\$2,000; and
- affixing the stickers to council assets (\$5,000).

It is estimated that the total cost of this solution will be in the order of \$19,000.

Please note that should the IT staff be required to outsource the linking of assets to QR codes the cost of a contractor to undertake this work could be in the order of \$2,000 per day, which will obviously increase the overall cost.

It has also been requested that it be noted that the waste bin (mini) compactor is now in operation, providing an additional service in emptying the litter bins located on parks and reserves.

### **Climate Impact Considerations**

*(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)*

There is no direct climate impact in relation to this report.

### **Conclusion**

Given the relative small number of incidents that have been reported over the past 5 years in relation to this matter, it is for Council to determine if it is appropriate to proceed with this initiative, bearing in mind the associated costs.

### **Attachments**

Nil

## 17.2 Financial Statements - Year Ending 30 June 2022

### Brief

This report presents the audited financial statements of the Council for the year ended 30 June 2022.

### RECOMMENDATION

It is recommended to Council that the Chief Executive Officer and Principal Member be authorised to certify the annual financial statements for 2021/22 in their final form pursuant to the requirements of Regulation 14(g) of the *Local Government (Financial Management) Regulations 2011*.

### Introduction

This report presents the audited financial statements of the Council for the year ended 30 June 2022 (**Attachment 1**). These statements have been prepared using model financial statements, as required by Regulation 13 of the *Local Government (Financial Management) Regulations 2011*.

The Audit General Committee reviewed the fairness of the financial statements on 11 October 2022, and resolved in accordance with Section 126(4)(a) of the *Local Government Act 1999*, that they consider the annual financial statements present fairly the state of affairs of the Council.

Audit independence statements accompany the financial statements, pursuant to the requirements of Regulation 22 of the *Local Government (Financial Management) Regulations 2011*.

### Discussion

#### Net Operating Surplus

The year to 30 June 2022 ended with Council showing a favourable net operating surplus before capital and other items of \$11.081 million as shown below:

	<b>2022</b>	<b>2021</b>
	<b>\$'000</b>	<b>\$'000</b>
Income	74,878	74,327
Less: Expenditure	67,588	64,683
<b>Operating Result</b>	<b>7,290</b>	<b>9,644</b>
Add: Net Gain / (Loss) on Disposal	238	178
Amounts Received for New / Upgraded Assets	3,514	460
Physical Resources Donated	39	-
<b>Net Surplus / (Deficit)</b>	<b>11,081</b>	<b>10,282</b>

Council's operating surplus ratio has fluctuated between 8 per cent and 14 per cent over the last 5 years, with ratios being:

<b>Financial Year</b>	<b>Operating Surplus Ratio</b>
2017/18	14%
2018/19	11%
2019/20	8%
2020/21	13%
2021/22	10%

LGA Information Paper 9 *Financial Indicators* (May 2015) suggests an operating break even position, or better, over any five year period, and an operating surplus ratio of between zero and 10 per cent as a long term target range.

### Sustainability

The asset renewal funding ratio shows the extent to which capital expenditure on the renewal and replacement of assets matches the level proposed in Council's Infrastructure and Asset Management Plans. Achieving a break even result of 100 per cent or better demonstrates that the cost of consumption of assets in any one year is being met by current rates and current ratepayers.

LGA Information Paper 9 suggests an asset renewal funding ratio greater than 90 per cent but less than 110 per cent on average. This has been achieved in a rolling 5-year period including 2021/22. The 2021/22 ratio has been largely affected by a number of factors, which have resulted in projects not beginning when originally expected. Some of these factors include COVID-19, contractor availability and materials shortages.

<b>Financial Year</b>	<b>Asset Renewal Funding Ratio</b>
2017/18	152%
2018/19	112%
2019/20	111%
2020/21	93%
2021/22	59%

### Indebtedness

The net financial liabilities ratio is a measure of the capacity of Council to meet its financial obligations from operating income. It expresses the net financial liabilities as a percentage of operating income for the year.

This ratio has traditionally being very low, even negative, when all loans were paid out, however given the recommencement of borrowings (in particular) and accounting standard changes we are showing an increase in recent years.

<b>Financial Year</b>	<b>Net Financial Liabilities Ratio</b>
2017/18	(19%)
2018/19	20%
2019/20	45%
2020/21	46%
2021/22	36%

LGA Information Paper 9 *Financial Indicators* (May 2015) suggests, rather than an optimal number, Council should consider and be comfortable with its ratio, after also taking into account future community needs and long-term financial sustainability.

### Liquidity

Council's liquidity position remains strong, with the balance sheet and cash flow statements showing \$23.7m in cash and cash equivalents at year ending 30 June 2022 (\$10.7m as at 30 June 2021).

Grant funding and program slippage largely contributed to this cash flow movement.

In particular it should be noted that the Federal Government paid three quarters (75 per cent) of all Councils Financial Assistance Grants for the 2022-23 Financial Year late in the 2021-22 Financial Year (previously they have made 50 per cent of payments in advance). This resulted in Council recognising as income in the 2021-2022 Financial Year \$1,717,557 of Financial Assistance Grants relating to the 2022-23 Financial Year.

### Other Matters

Other items of note include:

- The most recently available full actuarial investigation conducted by the actuary for the Local Government Superannuation Scheme as at 30 June 2021, indicated that the defined benefit fund was in a satisfactory financial position, with advice provided that contribution levels at the time were adequate, but Council's contribution rates may need to change at a future point in time (refer note 18).
- Work in progress has decreased from \$9.374 million to \$9.344 million, with the balance largely made up of capital building works still in progress.
- The third year of applying AASB 16 on our operating leases has had a slight impact on the financial statements. We recorded a re-measurement of our lease liability and right of use asset of \$383,566 due to the CPI adjustment of our depot land lease agreement with Adelaide Airport Ltd. In addition, two new leased electric motor vehicles were added during 2021/22.
- The new accounting standards surrounding revenue recognition (AASB 15 and AASB 1058) have substantially impacted our accounting treatment of grant funds received during the 2021/22 financial year. As a result, a further \$5.51 million of grant income has been deferred to the statement of financial position until we complete the associated capital projects bringing the total deferred amount to \$11.86 million.
- The equity (Equity Accounted Investments in Council Businesses) Council has in the Brown Hill Keswick Creeks Storm Water Board has increased by \$4.539 million. This is as a result of the Board receiving \$5m in capital funding from the Stormwater Management Board, \$4m in capital contributions from Council's and \$463k of physical resources received free of charge. The equity share of the board is 49 per cent.
- Depreciation expense increased by \$38,000 or 0.24 per cent to \$16.091 million (refer note 3).
- For the 2021/22 reporting period there were \$39,293 in physical resources received free of charge emanating from works on Transport Ave, Netley completed by Adelaide Airport Ltd (\$0 in 2020/21).
- Mendelson Foundation wealth decreased throughout the year by \$188,000 to \$1.518 million, a portfolio decrease of 11.0 per cent (9.5 per cent increase in 2020/21).

- Carried forward project commitments have increased from \$22.474 million to gross \$36.431 million. This includes:
  - Sporting and community facilities accounting for \$11.5 million or 34 per cent of the carryover amount;
  - Significant capital projects such as Richmond Oval, Peake Gardens Riverside Tennis Club and Kesmond Reserve;
  - The transport program, including Ballantyne Street, Thanet St, Kurralta Park Kindergarten pedestrian crossing and various other road projects which account for \$10.8 million or a 31.8 per cent share of the carryover amount; and
  - The recreation program, which makes up \$8.1 million or 24 per cent of the carryovers including Linear Park Shared Path Upgrade and funding for Breakout Creek.

Carried forward funds since the year ended 30 June 2012 have been as follows:

<b>Year Ended</b>	<b>Amount</b>
<b>30 June</b>	<b>\$'000</b>
2012	9,760
2013	8,754
2014	10,475
2015	11,396
2016	20,215
2017	24,838
2018	36,916
2019	18,688
2020	14,881
2021	22,474
2022	36,431

- Notes comparing budget and actual expenditure and income for the year are excluded from the accounts, following changes to the *Local Government (Financial Management) Regulations 2011*, but this information is reported separately in this agenda.
- Full cost attribution is reflected at note 12.

An audit completion report from BDO was tabled at the Audit General Committee meeting on 11 October 2022 and has been added to the Members' bookshelf.

### **Climate Impact Considerations**

*(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)*

There is no direct climate impact in relation to this report.

### **Conclusion**

This report presents the audited financial statements of the Council for the year ended 30 June 2022.

### **Attachments**

#### **1. Audited Financial Statements for year ended 30 June 2022**

# City of West Torrens

## GENERAL PURPOSE FINANCIAL STATEMENTS for the year ended 30 June 2022

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**City of West Torrens**

Financial Statements 2022

**General Purpose Financial Statements**

for the year ended 30 June 2022

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## City of West Torrens

Financial Statements 2022

## General Purpose Financial Statements

for the year ended 30 June 2022

## Council Certificate

## Certification of Financial Statements

We have been authorised by the Council to certify the financial statements in their final form.

## In our opinion:

- the accompanying financial statements comply with the *Local Government Act 1999, Local Government (Financial Management) Regulations 2011* and Australian Accounting Standards,
- the financial statements present a true and fair view of the Council's financial position at 30 June 2022 and the results of its operations and cash flows for the financial year,
- internal controls implemented by the Council provide a reasonable assurance that the Council's financial records are complete, accurate and reliable and were effective throughout the financial year,
- the financial statements accurately reflect the Council's accounting and other records.



Terry Buss PSM  
Chief Executive Officer

12 October 2022



Michael Coxon  
Mayor

12 October 2022

## City of West Torrens

Financial Statements 2022

### General Purpose Financial Statements

for the year ended 30 June 2022

### Understanding Council's Financial Statements

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#### Introduction

Each year, individual Local Governments across South Australia are required to present a set of audited Financial Statements to their Council and Community.

#### About the Certification of Financial Statements

The Financial Statements must be certified by the Chief Executive Officer and Mayor as "presenting a true & fair view" of the Council's financial results for the year and ensuring both responsibility for and ownership of the Financial Statements across Council.

#### What you will find in the Statements

The Financial Statements set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2020.

The format of the Financial Statements is standard across all South Australian Councils and complies with both the accounting and reporting requirements of Australian Accounting Standards and the requirements as set down in the South Australia Model Financial Statements.

The Financial Statements incorporate 4 "primary" financial statements:

- 1. A Statement of Comprehensive Income**  
A summary of Council's financial performance for the year, listing all income & expenses.
- 2. A Statement of Financial Position**  
A 30 June snapshot of Council's financial position including its assets & liabilities.
- 3. A Statement of Changes in Equity**  
The overall change for the year (in dollars) of Council's "net wealth".
- 4. A Statement of Cash Flows**  
Indicates where Council's cash came from and where it was spent.

#### About the Notes to the Financial Statements

The Notes to the Financial Statements provide greater detail and additional information on the 4 Primary Financial Statements.

#### About the Auditor's Reports

Council's Financial Statements are required to be audited by external accountants (that generally specialize in Local Government).

In South Australia, the Auditor provides an audit report, with an opinion on whether the Financial Statements present fairly the Council's financial performance and position.

#### About the Independence Certificates

Council's Financial Statements are also required to include signed Certificates by both the Council and the Auditors that the Council's Auditor has maintained its independence in accordance with the requirements of the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011*.

#### Who uses the Financial Statements?

The Financial Statements are publicly available documents and are used by (but not limited to) Councillors, Residents and Ratepayers, Employees, Suppliers, Contractors, Customers, the Local Government Association of South Australia, the SA Local Government Grants Commission, and Financiers including Banks and other Financial Institutions.

Under the *Local Government Act 1999* the Financial Statements must be made available at the principal office of the Council and on Council's website.

## City of West Torrens

Financial Statements 2022

## Statement of Comprehensive Income

for the year ended 30 June 2022

\$ '000	Notes	2022	2021
<b>Income</b>			
Rates	2a	62,875	61,244
Statutory Charges	2b	2,198	2,110
User Charges	2c	1,586	1,400
Grants, Subsidies and Contributions	2g	5,195	3,819
Investment Income	2d	6	295
Reimbursements	2e	319	326
Other income	2f	110	181
Net Gain - Equity Accounted Council Businesses	19(a)	2,589	4,952
<b>Total Income</b>		<b>74,878</b>	<b>74,327</b>
<b>Expenses</b>			
Employee costs	3a	22,644	22,591
Materials, Contracts and Other Expenses	3b	27,836	24,983
Depreciation, Amortisation and Impairment	3c	16,091	16,053
Finance Costs	3d	1,017	1,056
<b>Total Expenses</b>		<b>67,588</b>	<b>64,683</b>
<b>Operating Surplus / (Deficit)</b>		<b>7,290</b>	<b>9,644</b>
Physical Resources Received Free of Charge	2i	39	—
Asset Disposal & Fair Value Adjustments	4	238	178
Amounts Received Specifically for New or Upgraded Assets	2g	3,514	460
<b>Net Surplus / (Deficit)</b>		<b>11,081</b>	<b>10,282</b>
<b>Other Comprehensive Income</b>			
<b>Amounts which will not be reclassified subsequently to operating result</b>			
Changes in Revaluation Surplus - I,PP&E	9a	27,358	(2,813)
Share of Other Comprehensive Income - Equity Accounted Council Businesses	19	200	—
<b>Total Amounts which will not be reclassified subsequently to operating result</b>		<b>27,558</b>	<b>(2,813)</b>
<b>Total Other Comprehensive Income</b>		<b>27,558</b>	<b>(2,813)</b>
<b>Total Comprehensive Income</b>		<b>38,639</b>	<b>7,469</b>

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

## City of West Torrens

Financial Statements 2022

## Statement of Financial Position

as at 30 June 2022

\$ '000	Notes	2022	2021
<b>ASSETS</b>			
<b>Current assets</b>			
Cash & Cash Equivalent Assets	5a	23,708	10,681
Trade & Other Receivables	5b	5,382	5,485
Other Financial Assets	5c	1,556	1,684
Inventories	5d	28	18
Non-Current Assets Held for Sale	20	—	3,600
<b>Total current assets</b>		<b>30,674</b>	<b>21,468</b>
<b>Non-current assets</b>			
Financial Assets	6a	250	—
Equity Accounted Investments in Council Businesses	6b	17,232	12,693
Other Non-Current Assets	6c	9,344	9,374
Infrastructure, Property, Plant & Equipment	7a(i)	821,271	790,794
<b>Total non-current assets</b>		<b>848,097</b>	<b>812,861</b>
<b>TOTAL ASSETS</b>		<b>878,771</b>	<b>834,329</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Trade & Other Payables	8a	6,145	4,685
Borrowings	8b	1,878	1,782
Provisions	8c	5,332	5,140
Other Current Liabilities	8d	11,861	6,351
<b>Total Current Liabilities</b>		<b>25,216</b>	<b>17,958</b>
<b>Non-Current Liabilities</b>			
Borrowings	8b	32,465	33,906
Provisions	8c	252	266
<b>Total Non-Current Liabilities</b>		<b>32,717</b>	<b>34,172</b>
<b>TOTAL LIABILITIES</b>		<b>57,933</b>	<b>52,130</b>
<b>Net Assets</b>		<b>820,838</b>	<b>782,199</b>
<b>EQUITY</b>			
Accumulated surplus		117,447	121,199
Asset revaluation reserves	9a	661,650	637,692
Other reserves	9b	41,741	23,308
<b>Total Council Equity</b>		<b>820,838</b>	<b>782,199</b>
<b>Total Equity</b>		<b>820,838</b>	<b>782,199</b>

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

## City of West Torrens

Financial Statements 2022

## Statement of Changes in Equity

for the year ended 30 June 2022

\$ '000	Notes	Accumulated surplus	Asset revaluation reserve	Other reserves	Total equity
<b>2022</b>					
Balance at the end of previous reporting period		121,199	637,692	23,308	782,199
Net Surplus / (Deficit) for Year		11,081	—	—	11,081
<b>Other Comprehensive Income</b>					
Share of OCI - Equity Accounted Council Businesses		—	—	200	200
- Gain (Loss) on Revaluation of I,PP&E	7a	—	27,358	—	27,358
Transfer to Accumulated Surplus on Sale of I,PP&E	9a	3,600	(3,600)	—	—
<b>Other comprehensive income</b>		<b>3,600</b>	<b>23,758</b>	<b>200</b>	<b>27,558</b>
<b>Total comprehensive income</b>		<b>14,681</b>	<b>23,758</b>	<b>200</b>	<b>38,639</b>
Transfers between Reserves		(18,433)	200	18,233	—
<b>Balance at the end of period</b>		<b>117,447</b>	<b>661,650</b>	<b>41,741</b>	<b>820,838</b>
<b>2021</b>					
Balance at the end of previous reporting period		118,576	640,505	15,649	774,730
Net Surplus / (Deficit) for Year		10,282	—	—	10,282
<b>Other Comprehensive Income</b>					
Share of OCI - Equity Accounted Council Businesses		—	—	—	—
- Gain (Loss) on Revaluation of I,PP&E	7a	—	(2,813)	—	(2,813)
Transfer to Accumulated Surplus on Sale of I,PP&E	9a	—	—	—	—
<b>Other comprehensive income</b>		<b>—</b>	<b>(2,813)</b>	<b>—</b>	<b>(2,813)</b>
<b>Total comprehensive income</b>		<b>10,282</b>	<b>(2,813)</b>	<b>—</b>	<b>7,469</b>
Transfers between Reserves		(7,659)	—	7,659	—
<b>Balance at the end of period</b>		<b>121,199</b>	<b>637,692</b>	<b>23,308</b>	<b>782,199</b>

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

## City of West Torrens

Financial Statements 2022

## Statement of Cash Flows

for the year ended 30 June 2022

\$ '000	Notes	2022	2021
<b>Cash flows from operating activities</b>			
<u>Receipts</u>			
Rates Receipts		62,936	61,655
Statutory Charges		2,417	2,310
User Charges		1,744	1,501
Grants, Subsidies and Contributions (operating purpose)		5,704	3,995
Investment Receipts		6	295
Reimbursements		350	358
Other Receipts		3,943	2,865
<u>Payments</u>			
Payments to Employees		(22,302)	(22,209)
Payments for Materials, Contracts & Other Expenses		(25,536)	(26,163)
Finance Payments		(1,017)	(1,056)
<b>Net cash provided by (or used in) Operating Activities</b>	11b	<u>28,245</u>	<u>23,551</u>
<b>Cash flows from investing activities</b>			
<u>Receipts</u>			
Amounts Received Specifically for New/Upgraded Assets		3,514	460
Sale of Replaced Assets		–	1,560
Sale of Surplus Assets		4,472	–
Distributions Received from Equity Accounted Council Businesses		2,589	4,952
<u>Payments</u>			
Expenditure on Renewal/Replacement of Assets		(9,984)	(12,432)
Expenditure on New/Upgraded Assets		(9,325)	(10,498)
Net Purchase of Investment Securities		128	(184)
Loans Made to Community Groups		(263)	–
Capital contributed to Equity Accounted Council Businesses		(4,539)	(7,715)
<b>Net cash provided (or used in) investing activities</b>		<u>(13,408)</u>	<u>(23,857)</u>
<b>Cash flows from financing activities</b>			
<u>Receipts</u>			
Proceeds from Borrowings		–	14,004
Proceeds from Bonds & Deposits		1	–
<u>Payments</u>			
Repayments of Borrowings		(1,482)	–
Repayment of Lease Liabilities		(329)	(15,171)
Repayment of Bonds & Deposits		–	(1)
<b>Net Cash provided by (or used in) Financing Activities</b>		<u>(1,810)</u>	<u>(1,168)</u>
<b>Net Increase (Decrease) in Cash Held</b>		<u>13,027</u>	<u>(1,474)</u>
plus: Cash & Cash Equivalents at beginning of period		10,681	12,155
<b>Cash and cash equivalents held at end of period</b>	11a	<u>23,708</u>	<u>10,681</u>
Additional Information:			
plus: Investments on hand – end of year	5c	1,556	1,684
<b>Total Cash, Cash Equivalents &amp; Investments</b>		<u>25,264</u>	<u>12,365</u>

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

### Contents of the Notes accompanying the General Purpose Financial Statements

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## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 1. Summary of Significant Accounting Policies

The principal accounting policies adopted by Council in the preparation of these consolidated financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

##### (1) Basis of Preparation

###### 1.1 Compliance with Australian Accounting Standards

This general purpose financial report has been prepared on a going concern basis using the historical cost convention in accordance with Australian Accounting Standards as they apply to not-for-profit entities, other authoritative pronouncements of the Australian Accounting Standards Board, Interpretations and relevant South Australian legislation.

The financial report was authorised for issue by certificate under regulation 14 of the *Local Government (Financial Management) Regulations 2011* dated 01 November 2022

###### 1.2 Critical Accounting Estimates

The preparation of financial statements in conformity with Australian Accounting Standards requires the use of certain critical accounting estimates and requires management to exercise its judgement in applying Council's accounting policies.

The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are specifically referred to in the relevant sections of these Notes.

###### 1.3 Rounding

All amounts in the financial statements have been rounded to the nearest thousand dollars (\$'000).

###### 1.4 Estimates and assumptions

The COVID-19 pandemic has impacted the 2021/22 financial statements, which may impact on the comparability of some line items and amounts reported in these financial statements and/or the notes. The financial impacts are a direct result of either Council's response to the pandemic or due to mandatory shutdowns as directed by the Australian Government and the advice from the Australian Government Department of Health and SA Health.

Examples include:

1. Income from Community Centres reduced due to inability to hold group events.
2. Fines and Interest payments on late payments of rates have been waived during .

COVID-19 is not expected to have a significant financial impact on Council operations with the Council working to reduce discretionary expenditure in the short term to help mitigate the effect of the reduced revenue and increased costs. It is expected further financial impacts will flow into the 2022/23 financial year but these have been largely taken into account during the development of the budget process for 2022/23 including, but not limited to a minimal rate increase and ongoing costs of income recovery. The budget assumptions for 2022/23 assume that no further harsher restrictions are put in place by the government. However, Council has determined that there is no material uncertainty that casts doubt on Council's ability to continue as a going concern.

##### (2) The Local Government Reporting Entity

City of West Torrens is incorporated under the South Australian Local Government Act 1999 and has its principal place of business at 165 Sir Donald Bradman Drive. These financial statements include the Council's direct operations and all entities through which Council controls resources to carry on its functions. In the process of reporting on the Council as a single unit, all transactions and balances between activity areas and controlled entities have been eliminated.

Other entities in which Council has an interest but does not control are reported in Note 19.

##### (3) Income Recognition

The Council recognises revenue under *AASB 1058 Income of Not-for-Profit Entities* (AASB 1058) or *AASB 15 Revenue from Contracts with Customers* (AASB 15) when appropriate.

continued on next page ...

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## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 1. Summary of Significant Accounting Policies (continued)

In cases where there is an 'enforceable' contract with a customer with 'sufficiently specific' performance obligations, the transaction is accounted for under AASB 15 where income is recognised when (or as) the performance obligations are satisfied (i.e. when it transfers control of a product or service to a customer). Revenue is measured based on the consideration to which the Council expects to be entitled in a contract with a customer.

In other cases, AASB 1058 applies when a not-for-profit (NFP) entity enters into transactions where the consideration to acquire an asset is significantly less than the fair value of the asset principally to enable the entity to further its objectives. The excess of the asset recognised (at fair value) over any 'related amounts' is recognised as income immediately, except in the case where a financial asset has been received to enable the council to acquire or construct a recognisable non-financial asset that is to be controlled by the council. In this case, the council recognises the excess as a liability that is recognised over time in profit and loss when (or as) the entity satisfies its obligations under the transfer.

In recent years the payment of untied grants (financial assistance grants / local roads / supplementary grants) has varied from the annual allocation as shown in the table below:

	Cash Payment Received	Annual Allocation	Difference
2017/18	\$2,655,441	\$991,628	+1,663,813
2018/19	\$1,623,252	\$2,174,183	- \$550,931
2019/20	\$1,950,066	\$1,904,919	+\$45,147
2020/21	\$2,329,087	\$1,274,249	+\$1,054,838
2021/22	\$2,707,793	\$2,013,310	+\$694,483

Because these grants are untied, the Australian Accounting Standards require that payments be recognised upon receipt. Accordingly, the operating results of these periods have been distorted compared to those that would have been reported had the grants been paid in the year to which they were allocated.

The Operating Surplus Ratio disclosed in Note 15 has also been calculated after adjusting for the distortions resulting from the differences between the actual grants received and the grants entitlements allocated.

#### Construction Contracts

Construction works undertaken by Council for third parties are generally on an agency basis where the third party reimburses Council for actual costs incurred, and usually do not extend beyond the reporting period. Reimbursements not received are recognised as receivables and reimbursements received in advance are recognised as "payments received in advance".

For works undertaken on a fixed price contract basis, revenues are recognised over time using the input method, with costs incurred compared to total expected costs used as a measure of progress. When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

#### (4) Cash, Cash Equivalents and other Financial Instruments

Cash Assets include all amounts readily convertible to cash on hand at Council's option with an insignificant risk of changes in value with a maturity of three months or less from the date of acquisition.

Receivables for rates and annual charges are secured over the subject land, and bear interest at rates determined in accordance with the Local Government Act 1999. Other receivables are generally unsecured and do not bear interest.

All receivables are reviewed as at the reporting date and adequate allowance made for amounts the receipt of which is considered doubtful.

All financial instruments are recognised at fair value at the date of recognition, except for trade receivables from a contract with a customer, which are measured at the transaction price. A detailed statement of the accounting policies applied to financial instruments forms part of Note 13.

#### (5) Inventories

continued on next page ...

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## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 1. Summary of Significant Accounting Policies (continued)

Inventories held in respect of stores have been valued by using the weighted average cost on a continual basis, after adjustment for loss of service potential.

#### (6) Infrastructure, Property, Plant & Equipment

##### 6.1 Initial Recognition

All assets are initially recognised at cost. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition.

All non-current assets purchased or constructed are capitalised as the expenditure is incurred and depreciated as soon as the asset is held "ready for use". Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition, including architects' fees and engineering design fees and all other costs incurred. The cost of non-current assets constructed by the Council includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

##### 6.2 Materiality

Assets with an economic life in excess of one year are only capitalised where the cost of acquisition exceeds materiality thresholds established by Council for each type of asset. In determining (and in annually reviewing) such thresholds, regard is had to the nature of the asset and its estimated service life.

Examples of capitalisation thresholds applied during the year are given below. No capitalisation threshold is applied to the acquisition of land or interests in land.

Office Furniture & Equipment	\$2,000
Other Plant & Equipment	\$2,000
Buildings	\$10,000
Infrastructure	\$10,000

##### 6.3 Subsequent Recognition

All material asset classes are revalued on a regular basis such that the carrying values are not materially different from fair value. For infrastructure and other asset classes where no active market exists, fair value is determined to be the current replacement cost of an asset less, where applicable, accumulated depreciation calculated on the basis of such cost to reflect the already consumed. Significant uncertainties exist in the estimation of fair value of a number of asset classes including land, buildings and associated structures and infrastructure. Further detail of these uncertainties, and of existing valuations, methods and valuers are provided at Note 7.

##### 6.4 Depreciation of Non-Current Assets

Other than land, all infrastructure, property, plant and equipment assets recognised are systematically depreciated over their useful lives on a straight-line basis which, in the opinion of Council, best reflects the consumption of the service potential embodied in those assets.

Depreciation methods, useful lives and residual values of classes of assets are reviewed annually.

Major depreciation periods for each class of asset are listed below. Depreciation periods for infrastructure assets have been estimated based on the best information available to Council, but appropriate records covering the entire life cycle of these assets are not available, and extreme care should be used in interpreting financial information based on these estimates.

##### *Plant, Furniture & Equipment*

Furniture, Equipment and Fittings	2 to 50 years
Plant & Equipment	2 to 30 years

##### *Building & Other Structures*

Buildings and Components	10 to 100 years
Other Structures	10 to 100 years

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## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 1. Summary of Significant Accounting Policies (continued)

##### *Infrastructure*

Land Improvements including Park and Other Structures	10 to 80 years
Sealed Roads – Surface	15 to 50 years
Sealed Roads – Structure	55 to 80 years
Other Transport	10 to 70 years
Footpaths, Kerb, Gutter and Cycle Tracks	10 to 80 years
Stormwater	25 to 100 years
Glenelg to Adelaide Pipeline	50 years
Bridges	35 to 100 years

##### *Other Assets*

Artworks	80 to 100 years
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#### 6.5 Impairment

Assets that are subject to depreciation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount (which is the higher of the present value of future cash inflows or value in use). Assets whose future economic benefits are not dependent on the ability to generate cash flows, and where the future economic benefits would be replaced if Council were deprived thereof, are not subject to impairment testing.

Other assets that are subject to depreciation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount (which is the higher of the present value of future cash inflows or value in use).

Where an asset that has been revalued is subsequently impaired, the impairment is first offset against such amount as stands to the credit of that class of assets in Asset Revaluation Reserve, any excess being recognised as an expense.

#### 6.6 Borrowing Costs

Borrowing costs in relation to qualifying assets (net of offsetting investment revenue) have been capitalised in accordance with AASB 123 "Borrowing Costs". The amounts of borrowing costs recognised as an expense or as part of the carrying amount of qualifying assets are disclosed in Note 3, and the amount (if any) of interest revenue offset against borrowing costs in Note 2.

#### (7) Payables

##### 7.1 Goods & Services

Creditors are amounts due to external parties for the supply of goods and services and are recognised as liabilities when the goods and services are received. Creditors are normally paid 30 days after the month of invoice. No interest is payable on these amounts.

##### 7.2 Payments Received in Advance & Deposits

Amounts other than grants received from external parties in advance of service delivery, and security deposits held against possible damage to Council assets, are recognised as liabilities until the service is delivered or damage reinstated, or the amount is refunded as the case may be.

#### (8) Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred and are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the income statement over the period of the borrowings using the effective interest method.

Borrowings are carried at their principal amounts which represent the present value of future cash flows associated with servicing the debt. Interest is accrued over the period to which it relates, and is recorded as part of "Payables".

#### (9) Employee Benefits

continued on next page ...

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## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements for the year ended 30 June 2022

#### Note 1. Summary of Significant Accounting Policies (continued)

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##### 9.1 Salaries, Wages & Compensated Absences

Liabilities for employees' entitlements to salaries, wages and compensated absences expected to be paid or settled within 12 months of reporting date are accrued at nominal amounts (including payroll based oncosts) measured in accordance with AASB 119.

Liabilities for employee benefits not expected to be paid or settled within 12 months are measured as the present value of the estimated future cash outflows (including payroll based oncosts) to be made in respect of services provided by employees up to the reporting date. Present values are calculated using government guaranteed securities rates with similar maturity terms.

Weighted avg. discount rate 0.1% (2021, 0.1%)

Where an Award has a payout clause on termination there has been an accrual made for personal leave using government guaranteed securities rates. Where there is no payout clause on termination no accrual is made for sick leave as Council experience indicates that, on average, sick leave taken in each reporting period is less than the entitlement accruing in that period, and this experience is expected to recur in future reporting periods. Council does not make payment for untaken sick leave.

##### 9.2 Superannuation

The Council makes employer superannuation contributions in respect of its employees to the Statewide Superannuation Scheme. The Scheme has two types of membership, each of which is funded differently. Details of the accounting policies applied and Council's involvement with the schemes are reported in Note 18.

## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 1. Summary of Significant Accounting Policies (continued)

##### (10) Leases

The Council assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

##### 10.1 Council as a lessee

The Council recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

##### i) Right-of-Use-Assets

The Council recognises right-of-use assets at the commencement date of the lease. Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, lease payments made at or before the commencement date less any lease incentives received and the estimate of costs to be incurred to restore the leased asset. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

Plant and equipment	3 to 5 years
Land	0 to 48 years

The right-of-use assets are also subject to impairment. Refer to the accounting policies above - Impairment of non-financial assets.

##### ii) Lease Liabilities

At the commencement date of the lease, the Council recognises lease liabilities measured at the present value of lease payments to be made over the lease term. In calculating the present value of lease payments, the Council uses its incremental borrowing rate or the interest rate implicit in the lease.

##### iii) Short-term leases and leases of low-value assets

The Council applies the short-term lease recognition exemption to its short-term leases of machinery and equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date). It also applies the low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

##### (11) Equity Accounted Council Businesses

Council participates in cooperative arrangements with other Councils for the provision of services and facilities. Council's interests in cooperative arrangements, which are only recognised if material, are accounted for in accordance with AASB 128 and set out in detail in Note 19.

In 2020-21 Council did not recognise the Asset Revaluation Reserve movement of \$136,944 (49% of \$279,477). Movement in 2021-22 is \$63,296 (49% of \$129,175). Both of these movements have now been recognised in 2021-22 totalling \$200,240 and included in the Statements.

##### (12) GST Implications

In accordance with UIG Abstract 1031 "Accounting for the Goods & Services Tax"

- Receivables and Creditors include GST receivable and payable.
- Except in relation to input taxed activities, revenues and operating expenditures exclude GST receivable and payable.
- Non-current assets and capital expenditures include GST net of any recoupment.
- Amounts included in the Statement of Cash Flows are disclosed on a gross basis.

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## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 1. Summary of Significant Accounting Policies (continued)

##### (13) New accounting standards and UIG interpretations

###### Standards issued by the AASB not yet effective

The AASB has issued Australian Accounting Standards and Interpretations which are not effective at 30 June 2022, these standards have not been adopted by Council and will be included in the financial statements on their effective date. Where the standard is expected to have a significant impact for Council then further information has been provided in this note.

The following list identifies all the new and amended Australian Accounting Standards, and Interpretation, that were issued but not yet effective at the time of compiling these illustrative statements that could be applicable to Councils.

###### Effective for NFP annual reporting periods beginning on or after 1 January 2022

- AASB 2020-3 Amendments to Australian Accounting Standards - Annual Improvements 2018-2020 and Other Amendments

###### Effective for NFP annual reporting periods beginning on or after 1 January 2023

- AASB 2020-1 Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-Current and associated standards (amended by AASB 2020-6)
- AASB 2021-2 Amendments to Australian Accounting Standards - Disclosure of Accounting Policies and Definition of Accounting Estimates (amended by AASB 2021-6)

###### Effective for NFP annual reporting periods beginning on or after 1 January 2025

- AASB 2014-10 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (amended by AASB 2015-10, AASB 2017-5 and AASB 2021-7)

##### (14) Comparative Figures

To ensure comparability with the current reporting period's figures, some comparative period line items and amounts may have been reclassified or individually reported for the first time within these financial statements and/or the notes.

##### (15) Disclaimer

Nothing contained within these statements may be taken to be an admission of any liability to any person under any circumstance.

## City of West Torrens

Financial Statements 2022

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2022

## Note 2. Income

\$ '000	2022	2021
<b>(a) Rates</b>		
<b>General Rates</b>		
General Rates	62,094	60,603
Less: Mandatory Rebates	(1,024)	(965)
Less: Discretionary Rebates, Remissions & Write Offs	(51)	(119)
<b>Total General Rates</b>	<b>61,019</b>	<b>59,519</b>
<b>Other Rates (Including Service Charges)</b>		
Landscape Levy	1,612	1,583
<b>Total Other Rates (Including Service Charges)</b>	<b>1,612</b>	<b>1,583</b>
<b>Other Charges</b>		
Penalties for Late Payment	165	136
Legal & Other Costs Recovered	98	24
<b>Total Other Charges</b>	<b>263</b>	<b>160</b>
Less: Discretionary Rebates, Remissions & Write Offs	(19)	(18)
<b>Total Rates</b>	<b>62,875</b>	<b>61,244</b>
<b>(b) Statutory Charges</b>		
Development Act Fees	945	863
Animal Registration Fees & Fines	407	352
Parking Fines / Expiation Fees	756	815
Environmental Control Fines	1	4
Other Licences, Fees & Fines	44	45
Sundry	45	31
<b>Total Statutory Charges</b>	<b>2,198</b>	<b>2,110</b>
<b>(c) User Charges</b>		
Hall & Equipment Hire	157	224
Property Lease	1,049	850
Subsidies Received on Behalf of Users	5	5
Waste royalties	74	60
Employee Contributions	144	132
Home Assistance	107	94
Sundry	50	35
<b>Total User Charges</b>	<b>1,586</b>	<b>1,400</b>

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## City of West Torrens

Financial Statements 2022

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2022

## Note 2. Income (continued)

\$ '000	2022	2021
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## (d) Investment Income

Interest on Investments		
- Local Government Finance Authority	125	69
Market movement on investments	(213)	161
Dividend income including franking credits	94	65
<b>Total Investment Income</b>	<b>6</b>	<b>295</b>

## (e) Reimbursements

Private Works	40	106
Electricity & Gas	103	107
Insurance	28	5
Rates & Taxes	133	96
Employee Costs	4	11
Other	11	1
<b>Total Reimbursements</b>	<b>319</b>	<b>326</b>

## (f) Other income

Insurance & Other Recoupments - Infrastructure, IPP&E	10	7
Rebates Received	-	87
Fuel Tax Credits	32	38
Mendelson Scholarships	20	20
Sundry	48	29
<b>Total Other income</b>	<b>110</b>	<b>181</b>

## (g) Grants, Subsidies, Contributions

Amounts Received Specifically for New or Upgraded Assets	3,514	460
<b>Total Amounts Received Specifically for New or Upgraded Assets</b>	<b>3,514</b>	<b>460</b>
Other Grants, Subsidies and Contributions	1,846	946
Untied - Financial Assistance Grant	1,753	1,276
Roads to Recovery	617	617
Home and Community Care Grant	535	526
Library and Communications	444	454
<b>Total Other Grants, Subsidies and Contributions</b>	<b>5,195</b>	<b>3,819</b>
<b>Total Grants, Subsidies, Contributions</b>	<b>8,709</b>	<b>4,279</b>

The functions to which these grants relate are shown in Note 12.

## City of West Torrens

Financial Statements 2022

## Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

## Note 2. Income (continued)

\$ '000	2022	2021
<b>(i) Sources of grants</b>		
Commonwealth Government	4,092	1,143
State Government	3,864	3,050
Other	753	86
<b>Total</b>	<b>8,709</b>	<b>4,279</b>

## (h) Conditions over Grants &amp; Contributions

Grants and contributions which were obtained on the condition that they be expended for specified purposes or in a future period, but which are not yet expended in accordance with those conditions, are as follows:

<b>Unexpended at the close of the previous reporting period</b>	<b>1,055</b>	<b>1,269</b>
<b>Less:</b>		
<i>Expended during the current period from revenues recognised in previous reporting periods</i>		
Other Environment	—	(40)
Parks & Gardens	—	—
Roads Sealed	(398)	(656)
Other Community Amenities	(657)	(573)
<b>Subtotal</b>	<b>(1,055)</b>	<b>(1,269)</b>
<b>Plus:</b>		
<i>Amounts recognised as revenues in this reporting period but not yet expended in accordance with the conditions</i>		
Community Support	6	—
Cultural Services	5	—
Library Services	12	—
Roads Sealed	—	398
Other Community Amenities	—	657
Other Environment	133	—
Public Order & Safety	20	—
Waste Management	85	—
<b>Subtotal</b>	<b>261</b>	<b>1,055</b>
<b>Unexpended at the close of this reporting period</b>	<b>261</b>	<b>1,055</b>
<b>Net increase (decrease) in assets subject to conditions in the current reporting period</b>	<b>(794)</b>	<b>(214)</b>

## (i) Physical Resources Received Free of Charge

Roads, Bridges & Footpaths	39	—
<b>Total Physical Resources Received Free of Charge</b>	<b>39</b>	<b>—</b>

## City of West Torrens

Financial Statements 2022

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2022

## Note 3. Expenses

\$ '000	Notes	2022	2021
<b>(a) Employee costs</b>			
Salaries and Wages		20,168	20,055
Employee Leave Expense		544	904
Superannuation - Defined Contribution Plan Contributions	18	1,926	1,851
Workers' Compensation Insurance		624	568
Other Employee Related Costs		407	343
Less: Capitalised and Distributed Costs		(1,025)	(1,130)
<b>Total Operating Employee Costs</b>		<b>22,644</b>	<b>22,591</b>
Total Number of Employees (full time equivalent at end of reporting period)		209	216
<b>(b) Materials, Contracts and Other Expenses</b>			
<b>(i) Prescribed Expenses</b>			
Auditor's Remuneration			
- Auditing the Financial Reports		27	26
Bad and Doubtful Debts		-	1
Elected Members' Expenses		494	461
Other		7	-
<b>Subtotal - Prescribed Expenses</b>		<b>528</b>	<b>488</b>
<b>(ii) Other Materials, Contracts and Expenses</b>			
Contractors		13,396	11,225
Energy		637	660
Individually Significant Items		290	295
Maintenance		404	416
Legal Expenses		420	235
Levies Paid to Government - NRM levy		1,595	1,567
Levies - Other		225	235
Parts, Accessories & Consumables		577	498
Professional Services		1,261	1,401
Materials		1,826	962
Insurance		873	870
Street lighting		717	894
Printing, Postage & Stationery		317	308
Advertising & Marketing		154	153
Software, Licensing & Maintenance		1,297	1,141
Water Rates		605	719
Memberships & Subscriptions		315	274
Partnership and Community Grants		340	379
Sundry		2,059	2,263
<b>Subtotal - Other Material, Contracts &amp; Expenses</b>		<b>27,308</b>	<b>24,495</b>
<b>Total Materials, Contracts and Other Expenses</b>		<b>27,836</b>	<b>24,983</b>
<b>(iii) Individually significant items</b>			
Library Resources		290	295

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## City of West Torrens

Financial Statements 2022

## Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

## Note 3. Expenses (continued)

\$ '000	2022	2021
<b>(c) Depreciation, Amortisation and Impairment</b>		
<b>(i) Depreciation and Amortisation</b>		
Land Improvements	1,392	1,238
Buildings & Other Structures	2,920	2,872
Infrastructure		
- Sealed Roads	5,132	5,003
- Kerb & Guttering	1,766	1,766
- Stormwater Drainage	1,478	1,485
- Other Transport	59	58
- Footways / Cycle Tracks	1,157	1,163
- Glenelg to Adelaide Pipeline	48	48
- Bridges	126	137
Right-of-use Assets	436	404
Plant & Equipment	1,015	1,368
Furniture & Fittings	562	511
<b>Subtotal</b>	<b>16,091</b>	<b>16,053</b>
<b>Total Depreciation, Amortisation and Impairment</b>	<b>16,091</b>	<b>16,053</b>

**(d) Finance Costs**

Interest on Loans	777	820
Interest on Leased Assets	240	236
<b>Total Finance Costs</b>	<b>1,017</b>	<b>1,056</b>

## Note 4. Asset Disposal &amp; Fair Value Adjustments

\$ '000	2022	2021
<b>Infrastructure, Property, Plant &amp; Equipment</b>		
<b>(i) Assets Renewed or Directly Replaced</b>		
Proceeds from Disposal	4,472	1,560
Less: Carrying Amount of Assets Sold	(4,234)	(1,382)
<b>Gain (Loss) on Disposal</b>	<b>238</b>	<b>178</b>
<b>Net Gain (Loss) on Disposal or Revaluation of Assets</b>	<b>238</b>	<b>178</b>

## City of West Torrens

Financial Statements 2022

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2022

## Note 5. Current Assets

\$ '000	2022	2021
<b>(a) Cash &amp; Cash Equivalent Assets</b>		
Cash on Hand at Bank	283	1,855
Deposits at Call	23,420	8,779
Investment - Mendelson	5	47
<b>Total Cash &amp; Cash Equivalent Assets</b>	<b>23,708</b>	<b>10,681</b>
<b>(b) Trade &amp; Other Receivables</b>		
Rates - General & Other	1,348	1,406
Council Rates Postponement Scheme	26	29
Accrued Revenues	65	114
Debtors - General	3,552	3,329
Other Levels of Government	57	47
GST Recoupment	321	558
Prepayments	—	2
Loans to Community Organisations	13	—
<b>Subtotal</b>	<b>5,382</b>	<b>5,485</b>
<b>Total Trade &amp; Other Receivables</b>	<b>5,382</b>	<b>5,485</b>
<b>(c) Other Financial Assets</b>		
Shares in Listed Companies - Mendelson Foundation	1,556	1,684
<b>Total Other Financial Assets (Investments)</b>	<b>1,556</b>	<b>1,684</b>
Amounts included in other financial assets that are not expected to be received within 12 months of reporting date are disclosed in Note 13.		
<b>(d) Inventories</b>		
Stores & Materials	28	18
<b>Total Inventories</b>	<b>28</b>	<b>18</b>

## City of West Torrens

Financial Statements 2022

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2022

## Note 6. Non-Current Assets

\$ '000		2022	2021
(a) Financial Assets			
<b>Receivables</b>			
Loans to Community Organisations		250	—
<b>Total Receivables</b>		<u>250</u>	<u>—</u>
<b>Total Financial Assets</b>		<u>250</u>	<u>—</u>
\$ '000	Notes	2022	2021
(b) Equity Accounted Investments in Council Businesses			
Brownhill Keswick Creek Stormwater Project	19	17,232	12,693
<b>Total Equity Accounted Investments in Council Businesses</b>		<u>17,232</u>	<u>12,693</u>
(c) Other Non-Current Assets			
<b>Other</b>			
Capital Works-in-Progress		9,344	9,374
Contract Assets		—	—
Contract Cost Assets		—	—
<b>Total Other</b>		<u>9,344</u>	<u>9,374</u>
<b>Total Other Non-Current Assets</b>		<u>9,344</u>	<u>9,374</u>

## City of West Torrens

Financial Statements 2022

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2022

## Note 7. Infrastructure, Property, Plant &amp; Equipment

## (a(i)) Infrastructure, Property, Plant &amp; Equipment

		as at 30/06/21						Asset movements during the reporting period							as at 30/06/22			
	Fair Value Level	At Fair Value	At Cost	Accumulated Depreciation	Carrying amount	Asset Additions New / Upgrade	Asset Disposals	WDV of Asset	Depreciation Expense (Note 3c)	WIP Transfers	Adjustment s & Transfers	Donated assets	Revaluation Increments to Equity (ARR) (Note 9)	Revaluation Decrements to Equity (ARR) (Note 9)	At Fair Value	At Cost	Accumulated Depreciation	Carrying amount
Capital Work in Progress - Buildings		-	5,276	-	5,276	3,389	85	-	-	(1,408)	(827)	-	-	-	-	6,515	-	6,515
		-	4,098	-	4,098	1,665	614	-	-	(2,746)	(802)	-	-	-	-	2,829	-	2,829
	3	207,240	-	-	207,240	-	-	-	-	-	-	-	-	-	207,240	-	-	207,240
Land - Community	2	48,970	-	-	48,970	-	-	-	-	-	-	-	-	-	48,970	-	-	48,970
Land - Other	2	32,302	-	(6,451)	25,851	4,026	100	-	(1,392)	618	-	-	(259)	1,574	38,574	-	(8,056)	30,518
Land Improvements	3	135,930	-	(60,222)	75,708	-	278	-	(2,762)	-	-	-	(320)	146	147,716	-	(73,865)	73,851
Buildings & Other Structures	2	39,587	-	(31,338)	8,249	-	-	-	(158)	673	-	-	-	-	28,812	-	(20,048)	8,764
Buildings & Other Structures Infrastructure	3	262,940	-	(119,638)	143,302	409	2,453	-	(5,132)	1,720	-	18	(687)	6,222	277,265	-	(128,960)	148,305
- Sealed Roads		124,064	-	(17,177)	106,887	41	3,809	-	(1,766)	-	-	11	(1,570)	14,425	142,616	-	(20,779)	121,837
- Kerb & Guttering		139,942	-	(61,205)	78,737	-	492	-	(1,478)	195	-	10	(2,092)	8,542	155,004	-	(70,598)	84,406
Stormwater Drainage		3,003	-	(451)	2,552	313	-	-	(59)	-	-	-	-	162	3,508	-	(540)	2,968
- Other Transport		79,316	-	(16,496)	62,820	877	-	-	(1,157)	26	-	-	(266)	1,254	81,614	-	(18,060)	63,554
Footways / Cycle Tracks		2,437	-	(379)	2,058	2,437	-	-	(48)	-	-	-	-	248	2,739	-	(481)	2,258
- Glenelg to Adelaide Pipeline		13,091	-	(4,013)	9,078	212	-	-	(126)	187	-	-	(898)	515	12,821	-	(3,853)	8,968
- Bridges		10,758	-	-	10,758	82	384	-	(436)	-	-	-	-	-	10,788	-	-	10,788
Right-of-Use Assets		-	11,685	(5,308)	6,377	64	1,361	(314)	(1,015)	(66)	-	-	-	-	-	11,867	(5,093)	6,774
Plant & Equipment		-	9,510	(7,303)	2,207	45	385	-	(562)	-	-	-	(5)	-	-	9,894	(7,824)	2,070
Furniture & Fittings		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Infrastructure, Property, Plant & Equipment		1,099,580	21,195	(329,981)	790,794	6,069	9,262	(314)	(16,091)	3,353	-	39	(6,097)	33,455	1,157,667	21,761	(358,157)	821,271
Comparatives		1,084,932	20,391	(318,574)	786,749	5,972	11,055	(479)	(16,053)	6,316	47	-	(5,631)	2,818	1,099,580	21,195	(329,981)	790,794

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## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 7. Infrastructure, Property, Plant & Equipment (continued)

##### (b) Valuation of Infrastructure, Property, Plant & Equipment & Investment Property

###### Valuation of Assets

The fair value of assets and liabilities must be estimated in accordance with various Accounting Standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a "level" in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Refer to Note 7a for the disclosure of the Fair Value Levels of Infrastructure, Property, Plant and Equipment Assets.

###### Information on Valuations

Certain land, and the buildings and structures thereon, are shown above as being based on fair value hierarchy level 2 valuation inputs. They are based on prices for similar assets in an active market, with directly or indirectly observable adjustments for specific advantages or disadvantages attaching to the particular asset.

Valuations of Crown land, community land and land subject to other restrictions on use or disposal, shown above as being based on fair value hierarchy level 3 valuation inputs, are based on prices for similar assets in an active market, but include adjustments for specific advantages or disadvantages attaching to the particular asset that are not directly or indirectly observable in that market, or the number and / or amount of observable adjustments of which are so great that the valuation is more fairly described as being based on level 3 valuation inputs.

There is no known market for buildings, infrastructure and other assets. These assets are valued at depreciated current replacement cost. This method involves:

- The determination of the cost to construct the asset (or its modern engineering equivalent) using current prices for materials and labour, the quantities of each being estimated based on recent experience of this or similar Councils, or on industry construction guides where these are more appropriate.
- The calculation of the depreciation that would have accumulated since original construction using current estimates of residual value and useful life under the prime cost depreciation method adopted by Council.

This method has significant inherent uncertainties, relying on estimates of quantities of materials and labour, residual values and useful lives, and the possibility of changes in prices for materials and labour, and the potential for development of more efficient construction techniques.

###### Other Information

At 1 July 2004 upon the transition to AIFRS, Council elected pursuant to AASB 1.D5 to retain a previously established deemed cost under GAAP as its deemed cost. With subsequent addition at cost, this remains as the basis of recognition of non-material asset classes.

Upon revaluation, the current new replacement cost and accumulated depreciation are re-stated such that the difference represents the fair value of the asset determined in accordance with AASB 13 Fair Value Measurement: accumulated depreciation is taken to be the difference between current new replacement cost and fair value. In the case of land, current replacement cost is taken to be the fair value.

###### Highest and best use

All of Council's non financial assets are considered as being utilised for their highest and best use.

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## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements for the year ended 30 June 2022

#### Note 7. Infrastructure, Property, Plant & Equipment (continued)

##### Transition to AASB 13 - Fair Value Measurement

The requirements of AASB 13 Fair Value Measurement have been applied to all valuations undertaken since 1 July 2013 as shown by the valuation dates by individual asset classes below.

##### Valuation Techniques used to derive Level 2 Fair Values recognised in the Financial Statements

The following table sets out the valuation techniques used to measure fair value within Level 2, including a description of the significant inputs used.

Description	Valuation approach and inputs used
Land - Other	Direct comparison of the market evidence approach. This method seeks to determine the current value of an asset by reference to recent comparable transactions involving the sale of similar assets. The valuation is based on price per square metre.
Buildings & Other Structures - Market Approach	The valuation of each Building under this scenario has been undertaken utilising the Direct Comparison Method of valuation by reference to market data and the subsequent apportionment of the Land and Structural Components.
Buildings & Other Structures - Income Approach	The valuation of Buildings under this scenario has been undertaken by reference to actual or imputed income and capitalised at market rates.
Buildings & Other Structures - Cost Approach	The calculated value is based on Replacement Cost data sourced from the Maloney Field Services' Replacement Cost Database and / or Rawlinsons Australia Construction Handbook 2021. Under this valuation scenario the all-inclusive rate per square metre has been provided to comply with the requirement for Disclosure.
Land - Community	Market Approach The valuation of Community Land has been undertaken utilising the Market Approach, more specifically the Direct Comparison Method of Valuation by reference to comparable market data and subsequently adjusted to reflect the level of risk associated with alienating the Land to make it available for disposal.
Buildings & Other Structures	The calculated value is based on Replacement Cost data sourced from the Maloney Field Services' Replacement Cost Database and / or Rawlinsons Australia Construction Handbook 2021. Under this valuation scenario the all-inclusive rate per square metre has been provided to comply with the requirement for Disclosure. The unique nature of such Buildings and Structures and the lack of definitive valuation inputs requires that we inform users of this information that the valuation may vary from the generally acceptable range of +/- 10%.
Land Improvements	The valuation is Replacement Cost data sourced from the Maloney Field Services' Replacement Cost Database. Alternatively when Maloneys cannot provide a valuation an asset is valued at cost and indexed each year for CPI increases.
Roads Sealed	Formulated using Rawlinsons Australia Construction Handbook 2021 data and recent schedule of rates as provided by tendered works. This is subject to an independent condition audit by an industry expert every 5 years. Annual CPI increases are applied each year thereafter.
Other Transport	Asset is valued at cost and indexed each year following for CPI increases.
Footways / Cycle Tracks	Formulated using Rawlinsons Australia Construction Handbook 2021 data and recent schedule of rates as provided by tendered works. Alternatively where unit rate application is not applicable asset is valued at cost and indexed each year following for CPI increases. This is subject to an independent condition audit by industry expert every 5 years.

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## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 7. Infrastructure, Property, Plant & Equipment (continued)

Description	Valuation approach and inputs used
Stormwater	Formulated using Rawlinsons Australia Construction Handbook 2021 data and recent schedule of rates as provided by tendered works. Alternatively where unit rate application is not applicable asset is valued at cost and indexed each year following for CPI increases.
Glenelg to Adelaide Pipeline	Formulated using Rawlinsons Australia Construction Handbook 2021 data and recent schedule of rates as provided by tendered works. Alternatively where unit rate application is not applicable asset is valued at cost and indexed each year following for CPI increases.
Bridges	This is subject to an independent condition audit by industry expert every 5 years. This is subject to annual CPI increases for each year following.

#### Land & Land Improvements

Council being of the opinion that it is not possible to attribute a value sufficiently reliably to qualify for recognition, land under roads has not been recognised in these reports. Land acquired for road purposes during the year is initially recognised at cost, but transferred to fair value at reporting date, effectively writing off the expenditure.

Land is valued at written down replacement cost. Independent valuations of land and land improvements were determined at 30 June 2019 by Mitch Ekonomopoulos, AAPI, Certified Practising Valuer, of AssetVal Pty Ltd.

#### Buildings & Other Structures

Buildings and other structures are initially recognised on the cost basis.

Independent valuations of buildings and other structures were determined on the 30 June 2019 by Mitch Ekonomopoulos, AAPI, Certified Practising Valuer, of AssetVal Pty Ltd.

Buildings and other structures are then valued at written down replacement costs.

#### Infrastructure

Infrastructure assets are measured based on periodic valuations by external independent valuers less, where applicable, any accumulated depreciation and impairment losses. Any additions made during the periods between revaluations are carried at cost.

Land improvements are valued at written down replacement cost. Independent valuations of land and land improvements were determined at 30 June 2019 by Mitch Ekonomopoulos, AAPI, Certified Practising Valuer, of AssetVal Pty Ltd.

Valuations on roads sealed assets were determined by Mr Joseph Ielasi, Dip Civil Eng, in conjunction with Ms Lisa Gilmartin, B Acc, BMgmt (Mkg), MBA, ASA. Valuations on footways and cycle tracks were determined by Mr Joseph Ielasi, Dip Civil Eng, in conjunction with Ms Lisa Gilmartin, B Acc, BMgmt (Mkg), MBA, ASA, for the year ended 30 June 2020.

Valuations on stormwater and Glenelg to Adelaide pipeline were determined by Mr Joseph Ielasi, Dip Civil Eng, in conjunction with Ms Lisa Gilmartin, B Acc, BMgmt (Mkg), MBA, ASA, for the year ended 30 June 2020. Independent valuations of bridges were determined on the 30 June 2020 by Paul Allen, B Eng, Certified Practising Engineer, of Kellogg Brown & Root. Bridges are then valued at written down replacement costs.

#### Plant & Equipment

Council has elected to recognise these assets on the cost basis.

#### All other Assets

Pursuant to Council's election, these assets are recognised on the cost basis.

## City of West Torrens

Financial Statements 2022

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2022

## Note 8. Liabilities

\$ '000	2022 Current	2022 Non Current	2021 Current	2021 Non Current
<b>(a) Trade and Other Payables</b>				
Goods & Services	4,017	—	3,331	—
Payments Received in Advance	224	—	166	—
Accrued Expenses - Employee Entitlements	873	—	709	—
Accrued Expenses - Other	978	—	427	—
Deposits, Retentions & Bonds	53	—	52	—
<b>Total Trade and Other Payables</b>	<b>6,145</b>	<b>—</b>	<b>4,685</b>	<b>—</b>

\$ '000	Notes	2022 Current	2022 Non Current	2021 Current	2021 Non Current
<b>(b) Borrowings</b>					
Loans		1,531	21,697	1,482	23,228
Lease Liabilities	17b	347	10,768	300	10,678
<b>Total Borrowings</b>		<b>1,878</b>	<b>32,465</b>	<b>1,782</b>	<b>33,906</b>

All interest bearing liabilities are secured over the future revenues of the Council

**(c) Provisions**

Employee Entitlements (including oncosts)	5,332	252	5,140	266
<b>Total Provisions</b>	<b>5,332</b>	<b>252</b>	<b>5,140</b>	<b>266</b>

**(d) Other Liabilities**

Deferred Revenue	11,861	—	6,351	—
<b>Total Other Liabilities</b>	<b>11,861</b>	<b>—</b>	<b>6,351</b>	<b>—</b>

## City of West Torrens

Financial Statements 2022

## Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

## Note 9. Reserves

	as at 30/06/21				as at 30/06/22
\$ '000	Opening Balance	Increments (Decrements)	Transfers	Impairments	Closing Balance
<b>(a) Asset Revaluation Reserve</b>					
Land - Community	242,187	–	–	–	242,187
Land - Other	17,011	–	(2,035)	–	14,976
Land Improvements	2,662	1,315	–	–	3,977
Buildings & Other Structures	40,240	(174)	(1,565)	–	38,501
JV's / Associates - Other Comprehensive Income	–	200	–	–	200
Infrastructure					
- Sealed Roads	221,101	5,535	–	–	226,636
- Kerb & Guttering	(11,212)	12,855	–	–	1,643
- Stormwater Drainage	51,907	6,450	–	–	58,357
- Other Transport	187	162	–	–	349
- Footways / Cycle Tracks	66,141	988	–	–	67,129
- Glenelg to Adelaide Pipeline	323	248	–	–	571
- Bridges	7,101	(383)	–	–	6,718
Plant & Equipment	44	367	–	–	411
Furniture & Fittings	–	(5)	–	–	(5)
<b>Total Asset Revaluation Reserve</b>	<b>637,692</b>	<b>27,558</b>	<b>(3,600)</b>	<b>–</b>	<b>661,650</b>
Comparatives	640,505	(2,813)	–	–	637,692

	as at 30/06/21				as at 30/06/22
\$ '000	Opening Balance	Tfrs to Reserve	Tfrs from Reserve	Other Movements	Closing Balance
<b>(b) Other Reserves</b>					
Development Reserve	3,290	–	–	–	3,290
Committed Expenditure Reserve	20,008	18,429	–	–	38,437
Urban Tree Fund Reserve	11	3	–	–	14
<b>Total Other Reserves</b>	<b>23,309</b>	<b>18,432</b>	<b>–</b>	<b>–</b>	<b>41,741</b>
Comparatives	15,649	7,660	–	–	23,309

## Purposes of Reserves

## Asset Revaluation Reserves

The asset revaluation reserve is used to record increments and decrements arising from changes in fair value of non current assets (less any subsequent impairment losses, where applicable).

## Development Reserve

The development reserve largely holds funds from the sale of assets and is used for developmental purposes.

## Committed Expenditure Reserve

The committed expenditure reserve holds unspent funds being carried forward to 2022/23 for capital and operational purposes.

## Urban Tree Fund Reserve

The Urban Tree Fund reserve is maintain or plant trees which will constitute significant trees under the Development Act.

## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements for the year ended 30 June 2022

#### Note 10. Assets Subject to Restrictions

\$ '000	2022	2021
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The uses of the following assets are restricted, wholly or partially, by legislation or other externally imposed requirements. The assets are required to be utilised for the purposes for which control was transferred to Council, or for which the revenues were originally obtained.

##### Cash & Financial Assets

Mendelson Foundation	1,518	1,706
<b>Total Cash &amp; Financial Assets</b>	<b>1,518</b>	<b>1,706</b>
<b>Total Assets Subject to Externally Imposed Restrictions</b>	<b>1,518</b>	<b>1,706</b>

#### Note 11. Reconciliation to Statement of Cash Flows

\$ '000	Notes	2022	2021
---------	-------	------	------

##### (a) Reconciliation of Cash

Cash Assets comprise highly liquid investments with short periods to maturity subject to insignificant risk of changes of value. Cash at the end of the reporting period as shown in the Statement of Cash Flows is reconciled to the related items in the Statement of Financial Position as follows:

Total Cash & Equivalent Assets	5	23,708	10,681
<b>Balances per Statement of Cash Flows</b>		<b>23,708</b>	<b>10,681</b>

## City of West Torrens

Financial Statements 2022

## Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

## Note 11. Reconciliation to Statement of Cash Flows (continued)

\$ '000	2022	2021
<b>(b) Reconciliation of Change in Net Assets to Cash from Operating Activities</b>		
<b>Net Surplus/(Deficit)</b>	11,081	10,282
<b>Non-Cash Items in Income Statements</b>		
Depreciation, Amortisation & Impairment	16,091	16,053
Equity Movements in Equity Accounted Investments (Increase)/Decrease	(2,389)	(4,952)
Non-Cash Asset Acquisitions	(39)	—
Grants for capital acquisitions treated as Investing Activity	(3,514)	(460)
Net (Gain) Loss on Disposals	(238)	(178)
	<u>20,992</u>	<u>20,745</u>
<b>Add (Less): Changes in Net Current Assets</b>		
Net (Increase)/Decrease in Receivables	116	(1,158)
Net (Increase)/Decrease in Inventories	(10)	(4)
Net Increase/(Decrease) in Trade & Other Payables	1,459	(706)
Net Increase/(Decrease) in Unpaid Employee Benefits	178	323
Net Increase/(Decrease) in Other Liabilities	5,510	4,351
<b>Net Cash provided by (or used in) operations</b>	<u>28,245</u>	<u>23,551</u>

\$ '000	Notes	2022	2021
<b>(c) Non-Cash Financing and Investing Activities</b>			
<b>Acquisition of assets by means of:</b>			
Physical Resources Received Free of Charge	2i	39	—
Amounts recognised in Income Statement		<u>39</u>	<u>—</u>
<b>Total Non-Cash Financing and Investing Activities</b>		<u>39</u>	<u>—</u>

**(d) Financing Arrangements**

**Unrestricted access was available at balance date to the following lines of credit:**

Corporate Credit Cards	97	110
LGFA Cash Advance Debenture Facility	20,000	20,000

The bank overdraft facilities may be drawn at any time and may be terminated by the bank without notice.

## City of West Torrens

## Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

Note 12(a). Functions

Income, Expenses and Assets have been directly attributed to the following Functions / Activities. Details of these Functions/Activities are provided in Note 12(b).										
	INCOME		EXPENSES		OPERATING SURPLUS (DEFICIT)		GRANTS INCLUDED IN INCOME		TOTAL ASSETS HELD (CURRENT & NON-CURRENT)	
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
<b>Functions/Activities</b>										
Business Undertakings	34	-	-	-	34	-	2	(810,365)	878,771	23,962
- Public Order & Safety	-	1	287	286	(287)	(285)	20	1	-	501
Community Services										
- Health Services	5	49	349	342	(344)	(293)	23	44	-	80
- Community Support	122	794	3,369	3,341	(3,247)	(2,547)	805	526	-	30,029
- Community Amenities	55	63	410	367	(355)	(304)	-	-	-	2,510
Culture										
- Library services	27	478	3,936	3,739	(3,909)	(3,261)	456	454	-	5,983
- Cultural services	192	110	1,810	1,704	(1,618)	(1,594)	5	-	-	13,415
Economic Development										
- Economic Development	-	-	662	572	(662)	(572)	-	-	-	-
Environment										
- Waste Management	144	201	7,894	7,557	(7,750)	(7,356)	85	-	-	18,546
- Other Environment	1,636	1,824	10,574	10,423	(8,938)	(8,599)	133	194	-	109,280
Recreation	158	34	8,071	7,423	(7,913)	(7,389)	-	-	-	240,021
Regulatory Services	2,199	2,110	5,221	5,088	(3,022)	(2,978)	-	-	-	24
Transport & Communication	3	1,370	14,269	13,467	(14,266)	(12,097)	1,911	1,306	-	327,058
Plant Hire & Depot/Indirect	565	579	17	15	548	564	-	-	-	21,344
Unclassified Activities	-	-	-	-	-	-	-	-	-	8,622
Council Administration	63,008	66,714	10,687	10,359	52,321	56,355	1,755	1,294	-	32,954
<b>Total Functions/Activities</b>	<b>68,148</b>	<b>74,327</b>	<b>67,556</b>	<b>64,683</b>	<b>592</b>	<b>9,644</b>	<b>5,195</b>	<b>(806,546)</b>	<b>878,771</b>	<b>834,329</b>

Revenues and expenses exclude net gain (loss) on disposal or revaluation of assets, amounts received specifically for new or upgraded assets and physical resources received free of charge.

Revenues and expenses exclude net gain (loss) on disposal or revaluation of assets, amounts received specifically for new or upgraded assets and physical resources received free of charge.

## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 12(b). Components of Functions

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The activities relating to Council functions are as follows:

##### **Community Services**

Public Order and Safety, Crime Prevention, Emergency Services, Other Fire Protection, Other Public Order and Safety, Health Services, Pest Control – Health, Immunisation, Nursing Homes, Preventive Health Services, Other Health Services, Community Support, Elderly Citizens Facilities, Home Assistance Scheme, Other Services for the Aged and Disabled, Child Care Centres, Children and Youth Services, Community Assistance, Community Transport, Family and Neighbourhood Support, Other Community Support, Community Amenities, Bus Shelters, Cemeteries / Crematoria, Public Conveniences, Car Parking – non-fee-paying, Telecommunications Networks, and Other Community Amenities.

##### **Culture**

Library Services, Mobile Libraries and Housebound Services, Static Libraries, Other Library Services, Cultural Services, Cultural Venues, Heritage, Museums and Art Galleries, and Other Cultural Services.

##### **Economic Development**

Employment Creation Programs, Regional Development, Support to Local Businesses, Tourism, and Other Economic Development.

##### **Environment**

Agricultural Services, Agricultural Water, Animal/Plant Boards, Landcare, Other Agricultural Services, Waste Management, Domestic Waste, Green Waste, Recycling, Transfer Stations, Waste Disposal Facility, Other Waste Management, Other Environment, Coastal Protection, Stormwater and Drainage, Street Cleaning, Street Lighting, Streetscaping, Natural Resource Management Levy, and Other Environment.

##### **Recreation**

Parks and Gardens, Sports Facilities – Indoor, Sports Facilities – Outdoor, and Other Recreation.

##### **Regulatory Services**

Dog and Cat Control, Building Control, Town Planning, Clean Air/Pollution Control, Litter Control, Health Inspection, Parking Control, and Other Regulatory Services.

##### **Transport**

Bridges, Bus Service, Footpaths and Kerbing, Roads – sealed, Roads – formed, Roads – natural formed, Roads – unformed, Traffic Management, LGGC – roads (formula funded), and Other Transport.

##### **Council Administration**

Governance, Administration n.e.c., Elected Members, Organisational, Support Services, Accounting/Finance, Payroll, Housing for Council Employees, Human Resources, Information Technology, Communication, Rates Administration, Records, Occupancy, Contract Management, Customer Service, Other Support Services, Revenues, LGGC – General Purpose, and Separate and Special Rates.

## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 13. Financial Instruments

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##### Recognised Financial Instruments

##### Bank, Deposits at Call, Short Term Deposits

**Accounting Policy:**

Initially recognised at fair value and subsequently measured at amortised cost; interest is recognised when earned.

**Terms & Conditions:**

There were no fixed term deposits held during 2021/22.

**Carrying Amount:**

Approximates fair value due to the short term to maturity.

##### Receivables - Rates & Associated Charges

**Accounting Policy:**

Initially recognised at fair value and subsequently measured at amortised cost. An impairment provision is recognised using the expected credit loss method.

**Terms & Conditions:**

Secured over the subject land, arrears attract interest of 0.48% (2021: 0.48%). Council is not materially exposed to any individual debtor, credit risk exposure is concentrated within the Council's boundaries in the State.

**Carrying Amount:**

Approximates fair value (after deduction of any allowance).

##### Receivables - Fees & Other Charges

**Accounting Policy:**

Initially recognised at fair value and subsequently measured at amortised cost. An impairment provision is recognised using the expected credit loss method.

**Terms & Conditions:**

Unsecured, and do not bear interest. Council is not materially exposed to any individual debtor, credit risk exposure is concentrated within the Council's boundaries.

**Carrying Amount:**

Approximates fair value (after deduction of any allowance).

##### Receivables - Other Levels of Government

**Accounting Policy:**

Initially recognised at fair value and subsequently measured at amortised cost. An impairment provision is recognised using the expected credit loss method.

**Terms & Conditions:**

Amounts due have been calculated in accordance with the terms and conditions of the respective programs following advice of approvals, and do not bear interest. All amounts are due by Departments and Agencies of State and Federal Governments.

**Carrying Amount:**

Approximates fair value.

## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 13. Financial Instruments (continued)

##### Receivables - Retirement Home Contributions

**Accounting Policy:**

Initially recognised at fair value and subsequently measured at amortised cost. An impairment provision is recognised using the expected credit loss method.

**Terms & Conditions:**

Amounts due have been calculated in accordance with the terms and conditions of the respective legislation.

**Carrying Amount:**

Approximates fair value (after deduction of any allowance).

##### Liabilities - Creditors and Accruals

**Accounting Policy:**

Liabilities are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Council.

**Terms & Conditions:**

Liabilities are normally settled on 30 day terms.

**Carrying Amount:**

Approximates fair value.

##### Liabilities - Interest Bearing Borrowings

**Accounting Policy:**

Initially recognised at fair value and subsequently at amortised cost using the effective interest rate.

**Terms & Conditions:**

Secured over future revenues, borrowings are repayable (describe basis); interest is charged at fixed (or variable - describe) rates between 2.78% and 3.80% (2021: 2.78% and 3.80%).

**Carrying Amount:**

Approximates fair value.

##### Liabilities - Leases

**Accounting Policy:**

Accounted for in accordance with AASB 16 as stated in Note 17.

\$ '000	Due < 1 year	Due > 1 year & ≤ 5 years	Due > 5 years	Total Contractual Cash Flows	Carrying Values
<b>Financial Assets and Liabilities</b>					
<b>2022</b>					
<b>Financial Assets</b>					
Cash & Cash Equivalents	23,708	—	—	23,708	23,708
Receivables	3,630	—	—	3,630	3,880
Other Financial Assets	18,783	—	—	18,783	18,788
<b>Total Financial Assets</b>	<b>46,121</b>	<b>—</b>	<b>—</b>	<b>46,121</b>	<b>46,376</b>

**Financial Liabilities**

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## City of West Torrens

Financial Statements 2022

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2022

## Note 13. Financial Instruments (continued)

\$ '000	Due < 1 year	Due > 1 year & ≤ 5 years	Due > 5 years	Total Contractual Cash Flows	Carrying Values
Payables	6,139	–	–	6,139	6,145
Current Borrowings	1,531	–	–	1,531	1,531
Non-Current Borrowings	–	8,443	13,253	21,696	21,697
Leases	347	1,753	9,015	11,115	11,115
<b>Total Financial Liabilities</b>	<b>8,017</b>	<b>10,196</b>	<b>22,268</b>	<b>40,481</b>	<b>40,488</b>
<b>2021</b>					
<b>Financial Assets</b>					
Cash & Cash Equivalents	10,681	–	–	10,681	10,681
Receivables	3,443	–	–	3,443	3,443
Other Financial Assets	14,377	–	–	14,377	14,377
<b>Total Financial Assets</b>	<b>28,501</b>	<b>–</b>	<b>–</b>	<b>28,501</b>	<b>28,501</b>
<b>Financial Liabilities</b>					
Payables	4,684	–	–	4,684	4,685
Current Borrowings	1,782	–	–	1,782	1,482
Non-Current Borrowings	–	7,716	26,190	33,906	23,228
Leases	309	1,619	9,050	10,978	10,978
<b>Total Financial Liabilities</b>	<b>6,775</b>	<b>9,335</b>	<b>35,240</b>	<b>51,350</b>	<b>40,373</b>

The following interest rates were applicable to Council's Borrowings at balance date:

\$ '000	2022		2021	
	Weighted Avg Interest Rate	Carrying Value	Weighted Avg Interest Rate	Carrying Value
Fixed Interest Rates	2.91%	34,343	2.93%	35,688
		<b>34,343</b>		<b>35,688</b>

**Net Fair Value**

All carrying values approximate fair value for all recognised financial instruments. There is no recognised market for the financial assets of the Council.

## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 13. Financial Instruments (continued)

##### Risk Exposures

**Credit Risk** represents the loss that would be recognised if counterparties fail to perform as contracted. The maximum credit risk on financial assets of the Council is the carrying amount, net of any impairment. All Council investments are made with the SA Local Government Finance Authority and are guaranteed by the SA Government. Except as detailed in Notes 5 & 6 in relation to individual classes of receivables, exposure is concentrated within the Council's boundaries, and there is no material exposure to any individual debtor.

**Market Risk** is the risk that fair values of financial assets will fluctuate as a result of changes in market prices. All of Council's financial assets are denominated in Australian dollars and are not traded on any market, and hence neither market risk nor **currency risk** apply.

**Liquidity Risk** is the risk that Council will encounter difficulty in meeting obligations with financial liabilities. In accordance with the model Treasury Management Policy (LGA Information Paper 15), liabilities have a range of maturity dates. Council also has available a range of bank overdraft and standby borrowing facilities that it can access.

**Interest Rate Risk** is the risk that future cash flows will fluctuate because of changes in market interest rates. Council has a balance of both fixed and variable interest rate borrowings and investments. Cash flow fluctuations are managed holistically in seeking to minimise interest costs over the longer term in a risk averse manner.

##### Expected Credit Losses (ECL)

Council uses an allowance matrix to measure expected credit losses for receivables from individual customers, which comprise a large number of small balances. As rates and annual charges are secured over subject land no allowance for such receivables is made. The following table provides information about Council's ECLs from receivables (excluding secured rates and charges, GST and other amounts held in trust). Impairment analysis is performed each reporting date. ECLS are based on credit history adjusted for forward looking estimates and economic conditions.

Set out below is the movement in the allowance for expected credit losses:

## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements for the year ended 30 June 2022

#### Note 14. Capital Expenditure

\$ '000	2022	2021
---------	------	------

##### (a) Capital Commitments

**Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:**

Land	290	290
Buildings	4,444	2,463
Infrastructure	16,499	11,521
Plant & Equipment	742	349
Other	13,444	5,267
	<u>35,419</u>	<u>19,890</u>

**These expenditures are payable:**

Not later than one year	35,419	19,890
	<u>35,419</u>	<u>19,890</u>

##### (b) Other Expenditure Commitments

**Other non-capital expenditure commitments at the reporting date but not recognised in the financial statements as liabilities:**

Audit Services	—	26
Waste Management Services	11,780	15,890
Grants Funding (restricted)	—	—
Operational Expenditure	509	914
Information Technology Commitments	1,213	—
	<u>13,502</u>	<u>16,830</u>

**These expenditures are payable:**

Not later than one year	5,716	4,428
Later than one year and not later than 5 years	7,786	12,402
	<u>13,502</u>	<u>16,830</u>

## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements for the year ended 30 June 2022

#### Note 15. Financial Indicators

	Indicator 2022	Indicators 20212020	
Financial Indicators overview			
These Financial Indicators have been calculated in accordance with Information paper 9 - Local Government Financial Indicators prepared as part of the LGA Financial Sustainability Program for the Local Government Association of South Australia.			
1. Operating Surplus Ratio			
Operating Surplus	9.7%	13.0%	7.9%
Total Operating Income			
This ratio expresses the operating surplus as a percentage of total operating revenue.			
Adjusted Operating Surplus Ratio			
Operating Surplus	8.3%	12.1%	6.4%
Total Operating Income			
2. Net Financial Liabilities Ratio			
Net Financial Liabilities	36%	46%	45%
Total Operating Income			
Net Financial Liabilities are defined as total liabilities less financial assets (excluding equity accounted investments in Council businesses). These are expressed as a percentage of total operating revenue.			
Adjusted Net Financial Liabilities Ratio			
Net Financial Liabilities	37%	47%	46%
Total Operating Income			
Adjustments to Ratios			
In recent years the Federal Government has made advance payments prior to 30th June from future year allocations of financial assistance grants, as explained in Note 1. These Adjusted Ratios correct for the resulting distortion in key ratios for each year and provide a more accurate basis for comparison.			
3. Asset Renewal Funding Ratio			
Asset Renewals	59%	93%	111%
Infrastructure & Asset Management Plan required expenditure			
Asset renewals expenditure is defined as capital expenditure on the renewal and replacement of existing assets relative to the optimal level planned, and excludes new capital expenditure on the acquisition of additional assets.			
Net Financial Liabilities Ratio - Adjusted for Leases			
Net Financial Liabilities Excluding Lease Liabilities	20%	0%	0%
Total Operating Income			
Net Financial Liabilities are defined as total liabilities (excluding Lease Liabilities) less financial assets (excluding equity accounted investments in Council businesses). These are expressed as a percentage of total operating revenue.			

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## City of West Torrens

Financial Statements 2022

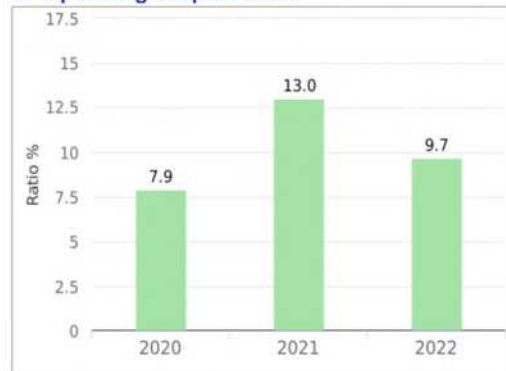
## Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

## Note 15. Financial Indicators (continued)

## Financial Indicators - Graphs

## 1. Operating Surplus Ratio



## Purpose of operating surplus ratio

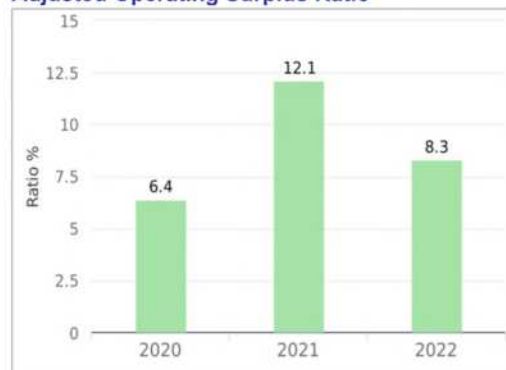
This indicator is to determine the percentage the operating revenue varies from operating expenditure

## Commentary on 2021/22 result

2021/22 ratio 9.7%

This ratio continues to remain favourable and is within target for 21/22.

## Adjusted Operating Surplus Ratio



## Purpose of adjusted operating surplus ratio

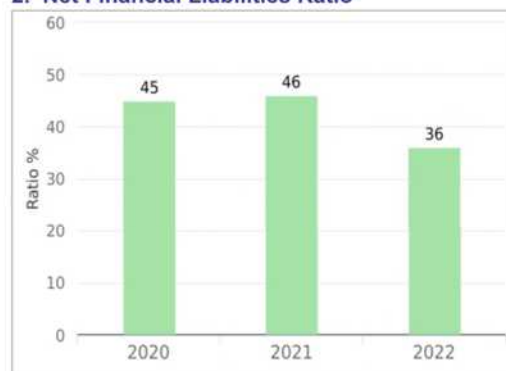
This indicator is to determine the percentage the operating revenue (adjusted for timing differences in the Financial Assistance Grant) varies from operating expenditure

## Commentary on 2021/22 result

2021/22 ratio 8.3%

The adjusted ratio reflects the real ratio, after removal of the advanced payment of the 22/23 financial assistance grant received in June 2022.

## 2. Net Financial Liabilities Ratio



## Purpose of net financial liabilities ratio

This indicator shows the significance of the net amount owed to others, compared to operating revenue

## Commentary on 2021/22 result

2021/22 ratio 36%

Liabilities did increase due to deferred revenue, however this has been offset by a higher cash balance at year end.

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## City of West Torrens

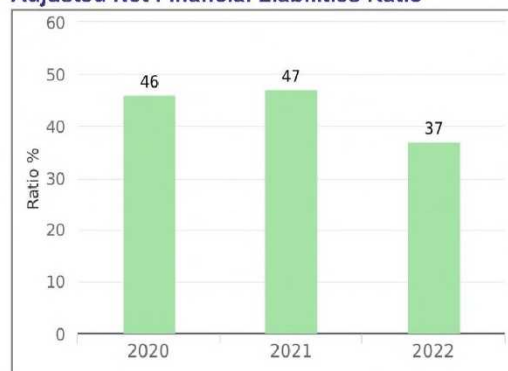
Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 15. Financial Indicators (continued)

##### Adjusted Net Financial Liabilities Ratio



##### Purpose of adjusted net financial liabilities ratio

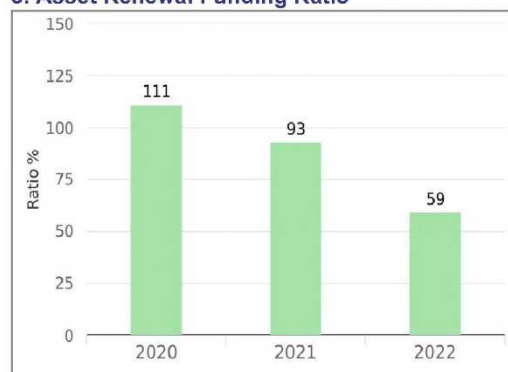
This indicator is to determine the percentage the operating revenue (adjusted for timing differences in the Financial Assistance Grant) varies from operating expenditure

##### Commentary on 2021/22 result

2021/22 ratio 37%

The adjusted ratio reflects the real ratio, after removal of the advanced payment of the 22/23 financial assistance grant received in June 2022.

##### 3. Asset Renewal Funding Ratio



##### Purpose of asset renewal funding ratio

This indicator aims to determine if assets are being renewed and replaced in an optimal way

##### Commentary on 2021/22 result

2021/22 ratio 59%

Council continues to meet its obligations for the renewal of assets consistent with the asset management plans on a five year rolling average.

## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 16. Uniform Presentation of Finances

\$ '000	2022	2021
<p>The following is a high level summary of both operating and capital investment activities of the Council prepared on a simplified Uniform Presentation Framework basis.</p> <p>All Councils in South Australia have agreed to summarise annual budgets and long-term financial plans on the same basis.</p> <p>The arrangements ensure that all Councils provide a common 'core' of financial information, which enables meaningful comparisons of each Council's finances.</p>		
Income	74,878	74,327
less Expenses	(67,588)	(64,683)
<b>Operating Surplus / (Deficit)</b>	<b>7,290</b>	<b>9,644</b>
<b>Net Outlays on Existing Assets</b>		
Capital Expenditure on Renewal and Replacement of Existing Assets	(9,984)	(12,432)
add back Depreciation, Amortisation and Impairment	16,091	16,053
add back Proceeds from Sale of Replaced Assets	—	1,560
	<b>6,107</b>	<b>5,181</b>
<b>Net Outlays on New and Upgraded Assets</b>		
Capital Expenditure on New and Upgraded Assets (including Investment Property & Real Estate Developments)	(9,325)	(10,498)
add back Amounts Received Specifically for New and Upgraded Assets	3,514	460
add back Proceeds from Sale of Surplus Assets (including investment property, real estate developments & non-current assets held for resale)	4,472	—
	<b>(1,339)</b>	<b>(10,038)</b>
<b>Net Lending / (Borrowing) for Financial Year</b>	<b>12,058</b>	<b>4,787</b>

## City of West Torrens

Financial Statements 2022

## Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

## Note 17. Leases

## (i) Council as a lessee

## Terms and conditions of leases

**Asset Class here**

Right of use assets are inclusive of our depot land and plant and equipment.

Set out below are the carrying amounts of right-of-use assets recognised within Infrastructure, Property, Plant and Equipment and the movements during the period:

## (a) Right of use assets

\$ '000	Ready to use	Land	Plant & Equipment	Total
<b>2022</b>				
Opening balance	—	10,740	17	10,757
Transfer from leased assets (former finance leases)	—	—	—	—
Additions to right-of-use assets	—	—	83	83
Adjustments to right-of-use assets due to re-measurement of lease liability	—	384	—	384
Depreciation charge	—	(412)	(24)	(436)
Impairment of right-of-use assets	—	—	—	—
Other	—	—	—	—
<b>Balance at 30 June</b>	<b>—</b>	<b>10,712</b>	<b>76</b>	<b>10,788</b>
<b>2021</b>				
Opening balance	—	11,093	24	11,117
Transfer from leased assets (former finance leases)	—	—	—	—
Additions to right-of-use assets	—	—	—	—
Adjustments to right-of-use assets due to re-measurement of lease liability	—	45	(1)	44
Depreciation charge	—	(398)	(6)	(404)
Impairment of right-of-use assets	—	—	—	—
Other	—	—	—	—
<b>Balance at 30 June</b>	<b>—</b>	<b>10,740</b>	<b>17</b>	<b>10,757</b>

## (b) Lease liabilities

Set out below are the carrying amounts of lease liabilities (included under interest-bearing loans and borrowings) and the movements during the period:

\$ '000	2022	2021
Adoption of AASB 16 at 1 July 2019	10,978	11,235
Re-measurement of Liability	384	44
Additions	83	—
Accretion of interest	240	236
Payments	(570)	(537)
Other	—	—
<b>Balance at 30 June</b>	<b>11,115</b>	<b>10,978</b>

**Classified as:**

continued on next page ...

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## City of West Torrens

Financial Statements 2022

## Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

## Note 17. Leases (continued)

\$ '000	2022	2021
Current	347	300
Non Current	10,768	10,678

The maturity analysis of lease liabilities is included in Note 13.

The Group had total cash outflows for leases of \$535,130.

The following are the amounts recognised in profit or loss:

Depreciation expense of Right-of-Use Assets	436	404
Interest expense on lease liabilities	240	236
Expense relating to short term leases	—	—
Expense relating to leases of low-value assets	—	—
Variable lease payments	—	—
Other	—	—
<b>Total amount recognised in profit or loss</b>	<b>676</b>	<b>640</b>

## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 17. Leases (continued)

##### (ii) Council as a lessor

Council owns various buildings, plant and other facilities that are available for hire or lease (on a non-cancellable basis wherever practicable) in accordance with the published revenue policy. Rentals received from such leases are disclosed as rent and hire of non-investment property in Note 2.

##### Investment Property

Rentals received, and outgoings reimbursed, in relation to Investment Property are also disclosed in Note 2. These lease agreements, all of which are classified as operating leases, are made on a non-cancellable basis wherever practicable.

<b>\$ '000</b>	<b>2022</b>	<b>2021</b>
<b>Future minimum rentals receivable under non-cancellable operating leases as at 30 June, are as follows:</b>		
Not later than one year	1,095	718
Later than one year and not later than 5 years	1,911	909
Later than 5 years	231	29
	<b>3,237</b>	<b>1,656</b>

## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 18. Superannuation

The Council makes employer superannuation contributions in respect of its employees to Statewide Super (formerly Local Government Superannuation Scheme). There are two types of membership, each of which is funded differently. Permanent and contract employees of the South Australian Local Government sector with Salarylink benefits prior to 24 November 2009 have the option to contribute to the Accumulation section and/or Salarylink. All other employees (including casuals) have all contributions allocated to the Accumulation section.

##### **Accumulation only Members**

Accumulation only members receive both employer and employee contributions on a progressive basis. Employer contributions are based on a fixed percentage of ordinary time earnings in accordance with superannuation guarantee legislation (10.00% in 2021/22; 9.50% in 2020/21). No further liability accrues to the Council as the superannuation benefits accruing to employees are represented by their share of the net assets of the Fund.

##### **Salarylink (Defined Benefit Fund) Members**

Salarylink is a defined benefit scheme where the benefit payable is based on a formula determined by the member's contribution rate, number of years and level of contribution and final average salary. Council makes employer contributions to Salarylink as determined by the Fund's Trustee based on advice from the appointed Actuary. The rate is currently 6.3% (6.3% in 2019/20) of "superannuation" salary.

In addition, Council makes a separate contribution of 3.2% of ordinary time earnings for Salarylink members to their Accumulation account. Employees also make member contributions to the Salarylink section of the Fund. As such, assets accumulate in the Salarylink section of the Fund to meet the member's benefits, as defined in the Trust Deed, as they accrue.

The Salarylink section is a multi-employer sponsored plan. As the Salarylink section's assets and liabilities are pooled and are not allocated by each employer, and employees may transfer to another employer within the local government sector and retain membership of the Fund, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. As provided by AASB 119.34(a), Council does not use defined benefit accounting for these contributions.

The most recent actuarial investigation was conducted by the Fund's actuary, Louise Campbell, FIAA, of Willie Towers Watson as at 30 June 2021. The Trustee has determined that the current funding arrangements are adequate for the expected Salarylink liabilities. However, future financial and economic circumstances may require changes to Council's contribution rates at some future time.

##### **Contributions to Other Superannuation Schemes**

Council also makes contributions to other superannuation schemes selected by employees under the "choice of fund" legislation. All such schemes are of the accumulation type, where the superannuation benefits accruing to the employee are represented by their share of the net assets of the scheme, and no further liability attaches to the Council.

Superannuation contributions paid by council for 12 months to 30 June 2022 totalled \$1,925,537 (2021/22 \$1,850,597).

## City of West Torrens

Financial Statements 2022

## Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

## Note 19. Interests in Other Entities

All joint ventures and associates are required to prepare Annual Financial Statements that comply with the SA Local Government Model Financial Statements.

\$ '000	Council's Share of Net Income		Council's Share of Net Assets	
	2022	2021	2022	2021
<b>Council's Share of Net Income</b>				
Joint Ventures	2,589	4,952	17,232	12,693
<b>Total Council's Share of Net Income</b>	<b>2,589</b>	<b>4,952</b>	<b>17,232</b>	<b>12,693</b>

## ((a)i) Joint Ventures, Associates and Joint Operations

## (a) Carrying Amounts

\$ '000	Principal Activity	2022	2021
Brownhill and Keswick Creek Stormwater Board	Flood Mitigation	17,232	12,693
<b>Total Carrying Amounts - Joint Ventures &amp; Associates</b>		<b>17,232</b>	<b>12,693</b>

**Brownhill and Keswick Creek Stormwater Board**

During the 2017/18 financial year, the Brown Hill and Keswick Creeks Stormwater Board (the 'Regional Subsidiary') was established and City of West Torrens has 49% Equitable Interest and 20% Operating Expenses Interest in this.

The Board has been established to implement or oversee the construction of stormwater infrastructure for the purpose of implementation of the Brown Hill and Keswick Creeks Stormwater Management Plan (the Plan); oversee the maintenance and repair and /or renewal of stormwater infrastructure; oversee implementation of associated or related infrastructure works; hold stormwater infrastructure; implement other non infrastructure measures; provide a forum for the discussion and consideration of the constituent council's obligations and responsibilities under the Plan; and enter into agreements with constituent councils for the purpose of managing the Plan.

Other constituent councils include City of Adelaide, City of Burnside, City of Unley, and City of Mitcham.

## (b) Relevant Interests

	Interest in Operating Result		Ownership Share of Equity		Proportion of Voting Power	
	2022	2021	2022	2021	2022	2021
Brownhill and Keswick Creek Stormwater Board	20.00%	20.00%	49.00%	49.00%	20.00%	20.00%

## (c) Movement in Investment in Joint Venture or Associate

\$ '000	Brownhill and Keswick Creek Stormwater Board	
	2022	2021
Opening Balance	12,693	4,978
Share in Operating Result	2,516	4,815
New Capital Contributions	1,960	2,763
Asset Revaluation Movement	63	137
<b>Council's Equity Share in the Joint Venture or Associate</b>	<b>17,232</b>	<b>12,693</b>

continued on next page ...

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## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 19. Interests in Other Entities (continued)

##### (d) Summarised Financial Information of the Equity Accounted Business

\$ '000	Brownhill and Keswick Creek Stormwater Board	
	2022	2021
<b>Statement of Financial Position</b>		
Cash and Cash Equivalents	9,503	12,135
Other Current Assets	441	271
Non-Current Assets	25,786	13,634
<b>Total Assets</b>	<b>35,730</b>	<b>26,040</b>
Current Trade and Other Payables	537	117
Current Provisions	25	19
<b>Total Liabilities</b>	<b>562</b>	<b>136</b>
<b>Net Assets</b>	<b>35,168</b>	<b>25,904</b>
<b>Statement of Comprehensive Income</b>		
Other Income	129	279
Contributions from Constituent Councils	486	472
Interest Income	60	26
Capital Funding/Grants	5,464	9,877
<b>Total Income</b>	<b>6,139</b>	<b>10,654</b>
Employee Costs	317	286
Materials, Contracts & Other Expenses	472	199
Depreciation, Amortisation and Impairment	86	62
<b>Total Expenses</b>	<b>875</b>	<b>547</b>
<b>Operating Result</b>	<b>5,264</b>	<b>10,107</b>

##### (e) Share of Joint Operations Expenditure Commitments

Expenditure committed for (excluding inventories) at the reporting date but not recognised in the financial statements as liabilities:

\$ '000	2022	2021
<b>(i) Capital Expenditures Payable</b>		
Not later than one year	1,920	1,960
Later than one year and not later than 5 years	—	—
Later than 5 years	—	—
	<b>1,920</b>	<b>1,960</b>

##### (f). Transactions with Council

Aggregate amount of transactions with Council		
- receipts from Council	1,962	2,763

## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 20. Non-Current Assets Held for Sale & Discontinued Operations

##### Details of Assets & Disposal Groups

The City of West Torrens Council sold its former depot, 102-120 Marion Road Brooklyn Park. This was finalised in the prior year.

\$ '000	2022	2021
---------	------	------

##### Carrying Amounts of Assets and Liabilities

##### Assets

Infrastructure, Property, Plant and Equipment	–	3,600
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<b>Total Assets</b>	–	<b>3,600</b>
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<b>Net Assets</b>	–	<b>3,600</b>
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#### Note 21. Contingencies & Assets/Liabilities Not Recognised in the Balance Sheet

Council has no contingencies nor any assets or liabilities not recognised in the Statement of Financial Position. There are also no liability, contingent or otherwise in the opinion of the Directors and the Board of Brown Hill & Keswick Creeks Storm Water Board as at 30 June 2022 (30 June 2021 : None).

#### Note 22. Events after the Balance Sheet Date

Events that occur after the reporting date of 30 June 2022, up to and including the date when the financial statements are "authorised for issue" have been taken into account in preparing these statements.

Council has adopted the date of receipt of the Auditors' Report as the appropriate "authorised for issue" date relating to these General Purpose Financial Statements.

Accordingly, the "authorised for issue" date is 11/10/22.

**Council is unaware of any material or significant "non adjusting events" that should be disclosed.**

Council is unaware of any material or significant "non adjusting events" that should be disclosed.

#### Note 23. Related Party Transactions

##### Key Management Personnel

##### Transactions with Key Management Personnel

The Key Management Personnel of the Council include the Mayor, Councillors, CEO and certain prescribed officers under section 112 of the Local Government Act 1999 . In all, 20 persons were paid the following total compensation:

\$ '000	2022	2021
---------	------	------

**The compensation paid to Key Management Personnel comprises:**

Short-Term Employee Benefits	1,629	1,638
Post-Employment Benefits	97	77

continued on next page ...

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## City of West Torrens

Financial Statements 2022

## Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

## Note 23. Related Party Transactions (continued)

\$ '000	2022	2021
Total	1,726	1,715

Amounts paid as direct reimbursement of expenses incurred on behalf of Council have not been included above.

## City of West Torrens

Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 26. Mendelson Foundation

\$ '000	2022	2021
---------	------	------

The Max and Bette Mendelson Foundation is a charitable fund established in 1996 under a Deed of Charitable Trust, and it is dedicated in perpetuity to the promotion and encouragement of education in conjunction with South Australian universities. Foundation funds were bequeathed to the City of West Torrens under the terms of the Trust Deed.

##### Statement of Comprehensive Income - Mendelson Foundation

###### Operating Income

Dividend Income including Franking Credits	94	65
Fair Value Movement on Financial Assets	(213)	161
Council Contribution	20	20
<b>Total Operating Income</b>	<b>(99)</b>	<b>246</b>

###### Operating Expenses

Scholarships	48	60
Fund Management	22	19
Member Emoluments	19	18
<b>Total Operating Expenses</b>	<b>89</b>	<b>97</b>

###### Operating Surplus / (Deficit)

<b>(188)</b>	<b>149</b>
--------------	------------

###### Net Surplus / (Deficit)

<b>(188)</b>	<b>149</b>
--------------	------------

##### Statement of Financial Position - Mendelson Foundation

###### Assets

Cash & Cash Equivalents	5	47
Trade & Other Receivables	57	47
Units in Managed Funds	427	335
Shares in Listed Companies	1,129	1,348
<b>Total Assets</b>	<b>1,618</b>	<b>1,777</b>

###### Liabilities

Current Liabilities	100	71
Non Current Liabilities	—	—
<b>Total Liabilities</b>	<b>100</b>	<b>71</b>

###### Net Assets

<b>1,518</b>	<b>1,706</b>
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Tel: +61 8 7324 6000  
Fax: +61 8 7324 6111  
www.bdo.com.au

BDO Centre  
Level 7, 420 King William Street  
Adelaide SA 5000  
GPO Box 2018 Adelaide SA 5001  
Australia

## **INDEPENDENT AUDITOR'S REPORT TO THE PRINCIPAL MEMBER OF CITY OF WEST TORRENS**

### **Report on the Audit of the Financial Report**

#### **Opinion**

We have audited the financial report of City of West Torrens and its subsidiaries (the Council), which comprises the statement of financial position as at 30 June 2022, the statement of comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial report, including a summary of significant accounting policies, and the certification of the financial statements.

In our opinion the financial report of City of West Torrens, presents fairly, in all material respects, the Council's financial position as at 30 June 2022, and its financial performance and its cash flows for the year ended on that date in accordance with Australian Accounting Standards, the *Local Government Act 1999*, and the *Local Government (Financial Management) Regulations 2011*.

#### **Basis for opinion**

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Council in accordance with the *Local Government Act 1999* and the ethical requirements of the Accounting Professional and Ethical Standards Board's *APES 110 Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Local Government Act 1999*, which has been given to the Council, would be in the same terms if given to the Council as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Information Other than the Financial Report and Auditor's Report Thereon**

Management is responsible for the other information. The other information obtained at the date of this auditor's report is the general purpose financial report of the Max and Bette Mendelson Foundation and the Annual Report of The Brown Hill and Keswick Creeks Stormwater Board.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report of the City of West Torrens, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

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If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### **Council's Responsibility for the Financial Report**

The Council's officers are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards, the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* and for such internal control as the Council's officers determine is necessary to enable the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Council's officers are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Council's officers either intend to liquidate the Council or to cease operations, or has no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the Financial Report**

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website (<http://www.auasb.gov.au/Home.aspx>) at: [http://www.auasb.gov.au/auditors\\_responsibilities/ar3.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar3.pdf)

This description forms part of our auditor's report.

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**BDO Audit (SA) Pty Ltd**

A handwritten signature in blue ink that appears to read 'Andrew Tickle'.

Andrew Tickle  
Director

Adelaide, 20 October 2022



Tel: +61 8 7324 6000  
Fax: +61 8 7324 6111  
www.bdo.com.au

BDO Centre  
Level 7, 420 King William Street  
Adelaide SA 5000  
GPO Box 2018 Adelaide SA 5001  
Australia

## INDEPENDENT ASSURANCE REPORT ON THE INTERNAL CONTROLS OF THE CITY OF WEST TORRENS

### Opinion

We have undertaken a reasonable assurance engagement on the design and the operating effectiveness of controls established by City of West Torrens ('the Council') in relation to financial transactions relating to the receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities, throughout the period 1 July 2021 to 30 June 2022 relevant to ensuring such transactions have been conducted properly and in accordance with law.

In our opinion, in all material respects:

- (a) The controls established by Council in relation to financial transactions relating to the receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities were suitably designed to ensure such transactions have been conducted properly and in accordance with law; and
- (b) The controls operated effectively as designed throughout the period from 1 July 2021 to 30 June 2022.

### Basis for opinion

We conducted our engagement in accordance with Standard on Assurance Engagements ASAE 3150 *Assurance Engagements on Controls* issued by the Auditing and Assurance Standards Board.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### The Council's responsibilities for the internal controls

The Council is responsible for:

- a) The receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities;
- b) Identifying the control objectives
- c) Identifying the risks that threaten achievement of the control objectives
- d) Designing controls to mitigate those risks, so that those risks will not prevent achievement of the identified control objectives; and
- e) Operating effectively the controls as designed throughout the period.

### Our independence and quality control

We have complied with the independence and other relevant ethical requirements relating to assurance engagements, and apply Auditing Standard ASQC 1 *Quality Control for Firms that Perform Audits and Reviews of Financial Reports and Other Financial Information, and Other Assurance Engagements* in undertaking this assurance engagement.

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### **Assurance practitioner's responsibilities**

Our responsibility is to express an opinion, in all material respects, on the suitability of the design to achieve the control objectives and the operating effectiveness of controls established by Council in relation to financial transactions relating to the receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities. ASAE 3150 requires that we plan and perform our procedures to obtain reasonable assurance about whether, in all material respects, the controls are suitably designed to achieve the control objectives and the controls operated effectively throughout the period.

An assurance engagement to report on the design and operating effectiveness of controls involves performing procedures to obtain evidence about the suitability of the design of controls to achieve the control objectives and the operating effectiveness of controls throughout the period. The procedures selected depend on our judgement, including the assessment of the risks that the controls are not suitably designed or the controls did not operate effectively. Our procedures included testing the operating effectiveness of those controls that we consider necessary to achieve the control objectives identified. An assurance engagement of this type also includes evaluating the suitability of the control objectives.

### **Limitations of controls**

Because of the inherent limitations of an assurance engagement, together with any internal control structure it is possible that, even if the controls are suitably designed and operating effectively, the control objectives may not be achieved and so fraud, error, or non-compliance with laws and regulations may occur and not be detected.

An assurance engagement on operating effectiveness of controls is not designed to detect all instances of controls operating ineffectively as it is not performed continuously throughout the period and the tests performed are on a sample basis. Any projection of the outcome of the evaluation of controls to future periods is subject to the risk that the controls may become inadequate because of changes in conditions, or that the degree of compliance with them may deteriorate.

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**BDO Audit (SA) Pty Ltd**

A handwritten signature in blue ink, appearing to read 'Andrew Tickle'.

Andrew Tickle  
Director

Adelaide, 20 October 2022

## City of West Torrens

Financial Statements 2022

### General Purpose Financial Statements

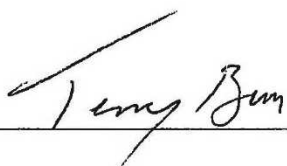
for the year ended 30 June 2022

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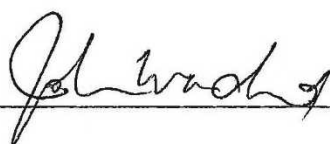
#### Certification of Auditor Independence

To the best of our knowledge and belief, we confirm that, for the purpose of the audit of City of West Torrens for the year ended 30 June 2022, the Council's Auditor, BDO Audit (SA) Pty Ltd. has maintained its independence in accordance with the requirements of the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22(3) *Local Government (Financial Management) Regulations 2011*.



Terry Buss PSM  
Chief Executive Officer



John Woodward  
Presiding Member, Audit Committee

Date: 12 October 2022



Tel: +61 8 7324 6000  
Fax: +61 8 7324 6111  
www.bdo.com.au

BDO Centre  
Level 7, 420 King William Street  
Adelaide SA 5000  
GPO Box 2018 Adelaide SA 5001  
Australia

## CERTIFICATION OF AUDITOR INDEPENDENCE

I confirm that, for the audit of the financial statements of the City of West Torrens for the year ended 30 June 2022, I have maintained my independence in accordance with the requirements of APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code), Part 4A, published by the Accounting Professional and Ethical Standards Board, in accordance with the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22 (5) *Local Government (Financial Management) Regulations 2011*.

A handwritten signature in blue ink, appearing to read 'Andrew Tickle', is written over a light blue horizontal line.

Andrew Tickle  
Director

**BDO Audit (SA) Pty Ltd**

Adelaide, 20 October 2022

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### 17.3 Budget versus Actual - Year Ended 30 June 2022

#### Brief

The budget is reviewed in this report for the year ended 30 June 2022 pursuant to the requirements of Regulation 10 of the *Local Government (Financial Management) Regulations 2011*.

#### RECOMMENDATION

It is recommended to Council that the report on the budget for the year ended 30 June 2022, made pursuant to the requirements of Regulation 10 of the *Local Government (Financial Management) Regulations 2011*, be received.

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#### Introduction

Budget versus actual information for the year ended 30 June 2022 has been reviewed and is presented in this report.

#### Discussion

The report in **Attachment 1** shows the budget versus actual position for 2021/22, with variances comparing actual results to the revised budget (as per the March budget review). **Attachment 2** shows the actual data presented in a manner consistent with the model financial statements, pursuant to the requirements of Regulation 10 of the *Local Government (Financial Management) Regulations 2011*.

#### Operating Position Summary

At the March budget review the forecast operational surplus for 30 June 2022 was \$4.902 million (excluding Council's Share in Equity Accounted Businesses - Brownhill & Keswick Creek Stormwater Board for which no budget had been originally allocated).

The actual year-end result posted an operating surplus of \$7.290 million (which includes Council's Share in Equity Accounted Businesses - Brownhill and Keswick Creek Stormwater Board of \$2.589 million. Excluding this amount yields an operating surplus of \$4.701 million.

The net result on a like for like basis, was a slightly lower surplus than that budgeted for in the March 2022 budget review totalling \$201,000.

The key operating variances are categorised and explained below:

#### Operational Income

- Rates income reported a nominal variance of \$138,298 above budget (\$91,405 above budget in 2020/21).
- Statutory charges were also largely on target showing a small favourable variance of \$9,236, with development associated fees higher than expected, slightly offset by a reduction in expected parking fees.
- User charges were below budget by \$227,437, which included a reduction in property lease fees (\$64,252) and community centre hall hire (\$92,324) resulting from year end accrual adjustments.
- Grants, subsidies and contributions were above budget by \$366,094, largely because of unbudgeted sundry operating grants and the recognition of the contribution from Birkalla soccer club towards the Camden Oval redevelopment (\$263,214).

- Reimbursements and other income was \$2,423,148 above budget as Councils share in the equity of the Brownhill Keswick Creek joint venture was brought to account as at 30 June 2022 (\$2,588,538). This was offset by the unfavourable market movement in the Mendelson Foundation portfolio (\$198,941).

### Operational Expenditure

- Staff and related costs were \$1,372,178 below budget, having been impacted by an unbudgeted end-of-year adjustment of capitalised expenditure (\$1,025,200). Costs were otherwise \$346,978 or 1.44% per cent below budget, a variance largely attributable to vacancies across the organisation.
- Building, equipment and related expenses were \$276,773 below budget, the most significant variance being depreciation (\$193,164), most of which relates to the sale of the Marion Road depot which was removed from our asset register. Underspends were also reported in plant maintenance (\$42,617) and building maintenance (\$25,714).
- Community asset costs were below budget by \$120,716, all of which is infrastructure depreciation that has been impacted by end-of-year processes, especially asset revaluations.
- General expenses were below budget by \$724,431, largely impacted by an under-spending of professional fees (\$467,320), subscriptions (\$95,849) and promotion expenditure (\$61,936). This unspent amount was significantly committed and was therefore carried forward to the 2022/23 budget.
- Bank and finance charges were \$207,582 over budget, being impacted by a new accounting standard requiring adjustments to the reporting of leases in the end-of-year financial statements.
- Council related expenditure was \$304,414 below budget, largely because of the under-spending of donations (\$61,377), community and partnership grants (\$83,684) and street lighting (\$150,996). Unspent grant funds have been carried forward to the 2022/23 budget.
- Contract and material expenditure was \$2,600,748 above budget, largely the result of end-of-year adjustments for minor capital works being expensed rather than being capitalised as budgeted.
- Occupancy and property costs were \$631,900 below budget, largely due to the adjustment involving leases referred to above (offset by an unfavourable variance for bank and finance charges) contributing \$552,000 towards this variance. In addition we reported an underspend in water rates (\$89,944).

### Capital Position Summary

The key capital variances are explained below:

#### Capital Income

- Capital income finished \$3,105,707 below budget largely due to changes in accounting standards that require Council to defer a substantial amount of grant income until the associated capital projects are completed.

### Capital Expenditure

- Computer expenditure was below budget by \$38,184.
- Other plant and equipment including motor vehicle expenditure was \$805,406 below budget, most of which has been carried forward to the 2022/23 financial year.
- Land and building costs (excluding asset sales) were under budget by \$12,843,978, largely for timing reasons associated with large community projects. Most of this amount was carried forward to the 2022/23 financial year.

### Capital Works Expenditure

Capital works variances were largely timing related and included a number of significant projects, including the recreation program works for both Breakout Creek (\$1,855,842) and Thebarton Oval Kings Reserve (\$1,341,051). The environment program also recorded significant variances with the key projects being Plympton Stage 1 Stormwater upgrade (\$1,259,362) and Packard St Cut off drain (\$1,029,221). Additionally, within the transport program we had a variances across multiple projects totalling \$11,497,295.

An amount of \$21,785,458 net of overheads and income not received was carried forward to 2022/23.

### **Climate Impact Considerations**

*(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)*

There is no direct climate impact in relation to this report.

### **Conclusion**

Budget information for the year ended 30 June 2022 has been presented and key variances highlighted, pursuant to Regulation 10 of the *Local Government (Financial Management) Regulations 2011*.

### **Attachments**

1. **2021/22 Budget vs Actual**
2. **2021/22 Model Financial Statements**

## City of West Torrens

### Summary of Budget Changes 2021/22

#### Operational Income and Expenditure (\$'000's)

Adopted Original Budget	Income & Expenditure	Carryover Budget Review	September Budget Review	December Budget Review	March Budget Review	Year End Result	Variance to Revised Budget
<b>Income</b>							
63,252	Rates Related	63,252	62,731	62,739	62,739	62,878	138
2,133	Statutory Charges	2,133	2,180	2,162	2,189	2,199	9
1,862	User Charges	1,862	1,881	1,860	1,864	1,636	(227)
3,558	Grants Subsidies & Contributions	3,628	3,981	3,981	4,830	5,196	366
503	Reimbursements & Other Income	503	493	552	547	2,970	2,423
<b>71,308</b>	<b>Total Income</b>	<b>71,378</b>	<b>71,266</b>	<b>71,294</b>	<b>72,169</b>	<b>74,878</b>	<b>2,709</b>
<b>Expenditure</b>							
25,019	Staff & Related Costs	25,019	24,847	24,403	24,016	22,644	(1,372)
6,706	Buildings, Furniture, Plant & Equipment	6,706	7,064	7,085	7,078	6,801	(277)
11,086	Community Asset Costs	11,086	11,716	11,716	11,716	11,595	(121)
4,579	General Expenses	4,835	4,831	4,934	4,828	4,104	(724)
1,103	Bank & Finance Charges	1,103	1,067	1,025	955	1,162	208
4,122	Council Related Expenditure	4,192	4,045	3,993	4,010	3,705	(304)
11,733	Contract & Material Expenditure	11,733	11,858	11,883	11,991	14,592	2,601
2,661	Occupancy & Property Costs	2,661	2,701	2,736	2,809	2,177	(632)
(150)	Expenditure Recovered	(150)	(150)	(150)	(135)	808	943
<b>66,858</b>	<b>Total Expenditure</b>	<b>67,185</b>	<b>67,977</b>	<b>67,623</b>	<b>67,267</b>	<b>67,588</b>	<b>321</b>
<b>4,450</b>	<b>Operating Surplus/Deficit</b>	<b>4,194</b>	<b>3,288</b>	<b>3,672</b>	<b>4,902</b>	<b>7,290</b>	<b>2,388</b>

**City of West Torrens**  
**Summary of Budget Changes 2021/22**  
**Capital Income and Expenditure (\$'000's)**

Adopted Original Budget	Capital Expenditure & Sales	Carryover		September		December		March		Year End Result	Variance to Revised Budget
		Budget Review		Budget Review		Budget Review		Budget Review			
192	Motor Vehicles	201		189		180		180		136	(44)
282	Computer Equipment	282		282		282		282		244	(38)
1,178	Other Plant & Equipment	1,517		1,537		1,537		1,549		787	(762)
6,350	Land & Buildings	10,792		11,021		12,033		13,378		534	(12,844)
<b>8,001</b>	<b>Total Expenditure</b>	<b>12,792</b>		<b>13,029</b>		<b>14,032</b>		<b>15,389</b>		<b>1,701</b>	<b>(13,688)</b>
Adopted Original Budget	Capital Income	Carryover		September		December		March		Year End Result	Variance to Revised Budget
		Budget Review		Budget Review		Budget Review		Budget Review			
400	Grants Subsidies & Contributions	3,829		3,990		5,603		6,620		3,514	(3,106)
<b>400</b>	<b>Total Income</b>	<b>3,829</b>		<b>3,990</b>		<b>5,603</b>		<b>6,620</b>		<b>3,514</b>	<b>(3,106)</b>
Adopted Original Budget	Capital Works Expenditure	Carryover		September		December		March		Year End Result	Variance to Revised Budget
		Budget Review		Budget Review		Budget Review		Budget Review			
5,362	Stormwater & Drainage	6,462		6,462		6,925		6,478		2,230	(4,247)
3,425	Recreation & Culture	8,418		8,418		8,418		8,563		3,827	(4,736)
15,094	Transport & Communication	23,900		24,367		24,517		24,517		13,019	(11,497)
<b>23,880</b>	<b>Total Expenditure</b>	<b>38,780</b>		<b>39,246</b>		<b>39,860</b>		<b>39,557</b>		<b>19,077</b>	<b>(20,481)</b>

## City of West Torrens

Financial Statements 2022

## Statement of Comprehensive Income

for the year ended 30 June 2022

\$ '000	Notes	2022	2021
<b>Income</b>			
Rates	2a	62,875	61,244
Statutory Charges	2b	2,198	2,110
User Charges	2c	1,586	1,400
Grants, Subsidies and Contributions	2g	5,195	3,819
Investment Income	2d	6	295
Reimbursements	2e	319	326
Other income	2f	110	181
Net Gain - Equity Accounted Council Businesses	19(a)	2,589	4,952
<b>Total Income</b>		<b>74,878</b>	<b>74,327</b>
<b>Expenses</b>			
Employee costs	3a	22,644	22,591
Materials, Contracts and Other Expenses	3b	27,836	24,983
Depreciation, Amortisation and Impairment	3c	16,091	16,053
Finance Costs	3d	1,017	1,056
<b>Total Expenses</b>		<b>67,588</b>	<b>64,683</b>
<b>Operating Surplus / (Deficit)</b>		<b>7,290</b>	<b>9,644</b>
Physical Resources Received Free of Charge	2i	39	—
Asset Disposal & Fair Value Adjustments	4	238	178
Amounts Received Specifically for New or Upgraded Assets	2g	3,514	460
<b>Net Surplus / (Deficit)</b>		<b>11,081</b>	<b>10,282</b>
<b>Other Comprehensive Income</b>			
<b>Amounts which will not be reclassified subsequently to operating result</b>			
Changes in Revaluation Surplus - I,PP&E	9a	27,358	(2,813)
Share of Other Comprehensive Income - Equity Accounted Council Businesses	19	200	—
<b>Total Amounts which will not be reclassified subsequently to operating result</b>		<b>27,558</b>	<b>(2,813)</b>
<b>Total Other Comprehensive Income</b>		<b>27,558</b>	<b>(2,813)</b>
<b>Total Comprehensive Income</b>		<b>38,639</b>	<b>7,469</b>

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

## City of West Torrens

Financial Statements 2022

## Statement of Financial Position

as at 30 June 2022

\$ '000	Notes	2022	2021
<b>ASSETS</b>			
<b>Current assets</b>			
Cash & Cash Equivalent Assets	5a	23,708	10,681
Trade & Other Receivables	5b	5,382	5,485
Other Financial Assets	5c	1,556	1,684
Inventories	5d	28	18
Non-Current Assets Held for Sale	20	—	3,600
<b>Total current assets</b>		<b>30,674</b>	<b>21,468</b>
<b>Non-current assets</b>			
Financial Assets	6a	250	—
Equity Accounted Investments in Council Businesses	6b	17,232	12,693
Other Non-Current Assets	6c	9,344	9,374
Infrastructure, Property, Plant & Equipment	7a(i)	821,271	790,794
<b>Total non-current assets</b>		<b>848,097</b>	<b>812,861</b>
<b>TOTAL ASSETS</b>		<b>878,771</b>	<b>834,329</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Trade & Other Payables	8a	6,145	4,685
Borrowings	8b	1,878	1,782
Provisions	8c	5,332	5,140
Other Current Liabilities	8d	11,861	6,351
<b>Total Current Liabilities</b>		<b>25,216</b>	<b>17,958</b>
<b>Non-Current Liabilities</b>			
Borrowings	8b	32,465	33,906
Provisions	8c	252	266
<b>Total Non-Current Liabilities</b>		<b>32,717</b>	<b>34,172</b>
<b>TOTAL LIABILITIES</b>		<b>57,933</b>	<b>52,130</b>
<b>Net Assets</b>		<b>820,838</b>	<b>782,199</b>
<b>EQUITY</b>			
Accumulated surplus		117,447	121,199
Asset revaluation reserves	9a	661,650	637,692
Other reserves	9b	41,741	23,308
<b>Total Council Equity</b>		<b>820,838</b>	<b>782,199</b>
<b>Total Equity</b>		<b>820,838</b>	<b>782,199</b>

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

## City of West Torrens

Financial Statements 2022

Statement of Changes in Equity  
for the year ended 30 June 2022

\$ '000	Notes	Accumulated surplus	Asset revaluation reserve	Other reserves	Total equity
<b>2022</b>					
Balance at the end of previous reporting period		121,199	637,692	23,308	782,199
Net Surplus / (Deficit) for Year		11,081	—	—	11,081
<b>Other Comprehensive Income</b>					
Share of OCI - Equity Accounted Council Businesses		—	—	200	200
- Gain (Loss) on Revaluation of I,PP&E	7a	—	27,358	—	27,358
Transfer to Accumulated Surplus on Sale of I,PP&E	9a	3,600	(3,600)	—	—
<b>Other comprehensive income</b>		<b>3,600</b>	<b>23,758</b>	<b>200</b>	<b>27,558</b>
<b>Total comprehensive income</b>		<b>14,681</b>	<b>23,758</b>	<b>200</b>	<b>38,639</b>
Transfers between Reserves		(18,433)	200	18,233	—
<b>Balance at the end of period</b>		<b>117,447</b>	<b>661,650</b>	<b>41,741</b>	<b>820,838</b>
<b>2021</b>					
Balance at the end of previous reporting period		118,576	640,505	15,649	774,730
Net Surplus / (Deficit) for Year		10,282	—	—	10,282
<b>Other Comprehensive Income</b>					
Share of OCI - Equity Accounted Council Businesses		—	—	—	—
- Gain (Loss) on Revaluation of I,PP&E	7a	—	(2,813)	—	(2,813)
Transfer to Accumulated Surplus on Sale of I,PP&E	9a	—	—	—	—
<b>Other comprehensive income</b>		<b>—</b>	<b>(2,813)</b>	<b>—</b>	<b>(2,813)</b>
<b>Total comprehensive income</b>		<b>10,282</b>	<b>(2,813)</b>	<b>—</b>	<b>7,469</b>
Transfers between Reserves		(7,659)	—	7,659	—
<b>Balance at the end of period</b>		<b>121,199</b>	<b>637,692</b>	<b>23,308</b>	<b>782,199</b>

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

## City of West Torrens

Financial Statements 2022

## Statement of Cash Flows

for the year ended 30 June 2022

\$ '000	Notes	2022	2021
<b>Cash flows from operating activities</b>			
<u>Receipts</u>			
Rates Receipts		62,936	61,655
Statutory Charges		2,417	2,310
User Charges		1,744	1,501
Grants, Subsidies and Contributions (operating purpose)		5,704	3,995
Investment Receipts		6	295
Reimbursements		350	358
Other Receipts		3,943	2,865
<u>Payments</u>			
Payments to Employees		(22,302)	(22,209)
Payments for Materials, Contracts & Other Expenses		(25,536)	(26,163)
Finance Payments		(1,017)	(1,056)
<b>Net cash provided by (or used in) Operating Activities</b>	11b	<b>28,245</b>	<b>23,551</b>
<b>Cash flows from investing activities</b>			
<u>Receipts</u>			
Amounts Received Specifically for New/Upgraded Assets		3,514	460
Sale of Replaced Assets		–	1,560
Sale of Surplus Assets		4,472	–
Distributions Received from Equity Accounted Council Businesses		2,589	4,952
<u>Payments</u>			
Expenditure on Renewal/Replacement of Assets		(9,984)	(12,432)
Expenditure on New/Upgraded Assets		(9,325)	(10,498)
Net Purchase of Investment Securities		128	(184)
Loans Made to Community Groups		(263)	–
Capital contributed to Equity Accounted Council Businesses		(4,539)	(7,715)
<b>Net cash provided (or used in) investing activities</b>		<b>(13,408)</b>	<b>(23,857)</b>
<b>Cash flows from financing activities</b>			
<u>Receipts</u>			
Proceeds from Borrowings		–	14,004
Proceeds from Bonds & Deposits		1	–
<u>Payments</u>			
Repayments of Borrowings		(1,482)	–
Repayment of Lease Liabilities		(329)	(15,171)
Repayment of Bonds & Deposits		–	(1)
<b>Net Cash provided by (or used in) Financing Activities</b>		<b>(1,810)</b>	<b>(1,168)</b>
<b>Net Increase (Decrease) in Cash Held</b>		<b>13,027</b>	<b>(1,474)</b>
plus: Cash & Cash Equivalents at beginning of period		10,681	12,155
<b>Cash and cash equivalents held at end of period</b>	11a	<b>23,708</b>	<b>10,681</b>
Additional Information:			
plus: Investments on hand – end of year	5c	1,556	1,684
<b>Total Cash, Cash Equivalents &amp; Investments</b>		<b>25,264</b>	<b>12,365</b>

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

## City of West Torrens

Financial Statements 2022

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2022

## Note 15. Financial Indicators

	Indicator 2022	Indicators 2021	Indicators 2020
Financial Indicators overview			
<i>These Financial Indicators have been calculated in accordance with Information paper 9 - Local Government Financial Indicators prepared as part of the LGA Financial Sustainability Program for the Local Government Association of South Australia.</i>			
<b>1. Operating Surplus Ratio</b>			
Operating Surplus			
Total Operating Income	9.7%	13.0%	7.9%
<i>This ratio expresses the operating surplus as a percentage of total operating revenue.</i>			
<b>Adjusted Operating Surplus Ratio</b>			
Operating Surplus			
Total Operating Income	8.3%	12.1%	6.4%
<b>2. Net Financial Liabilities Ratio</b>			
Net Financial Liabilities			
Total Operating Income	36%	46%	45%
<i>Net Financial Liabilities are defined as total liabilities less financial assets (excluding equity accounted investments in Council businesses). These are expressed as a percentage of total operating revenue.</i>			
<b>Adjusted Net Financial Liabilities Ratio</b>			
Net Financial Liabilities			
Total Operating Income	37%	47%	46%
<b>Adjustments to Ratios</b>			
<i>In recent years the Federal Government has made advance payments prior to 30th June from future year allocations of financial assistance grants, as explained in Note 1. These Adjusted Ratios correct for the resulting distortion in key ratios for each year and provide a more accurate basis for comparison.</i>			
<b>3. Asset Renewal Funding Ratio</b>			
Asset Renewals			
Infrastructure & Asset Management Plan required expenditure	59%	93%	111%
<i>Asset renewals expenditure is defined as capital expenditure on the renewal and replacement of existing assets relative to the optimal level planned, and excludes new capital expenditure on the acquisition of additional assets.</i>			
<b>Net Financial Liabilities Ratio - Adjusted for Leases</b>			
Net Financial Liabilities Excluding Lease Liabilities			
Total Operating Income	20%	0%	0%
<i>Net Financial Liabilities are defined as total liabilities (excluding Lease Liabilities) less financial assets (excluding equity accounted investments in Council businesses). These are expressed as a percentage of total operating revenue.</i>			

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## City of West Torrens

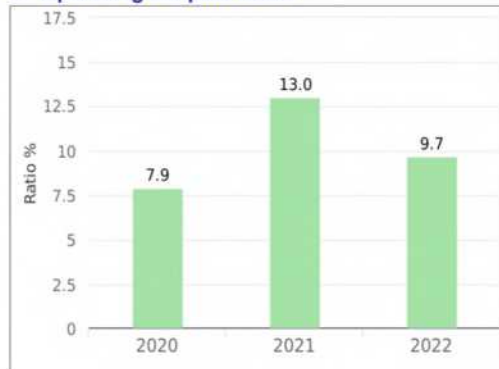
Financial Statements 2022

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2022

## Note 15. Financial Indicators (continued)

## Financial Indicators - Graphs

## 1. Operating Surplus Ratio



## Purpose of operating surplus ratio

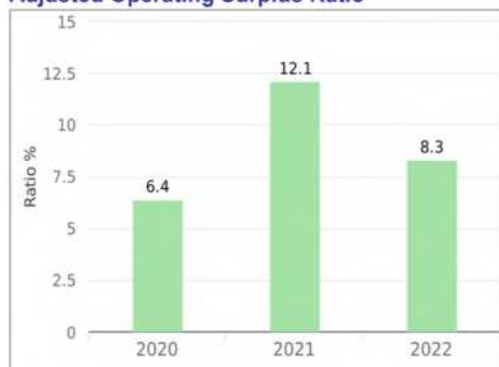
This indicator is to determine the percentage the operating revenue varies from operating expenditure

## Commentary on 2021/22 result

2021/22 ratio 9.7%

This ratio continues to remain favourable and is within target for 21/22.

## Adjusted Operating Surplus Ratio



## Purpose of adjusted operating surplus ratio

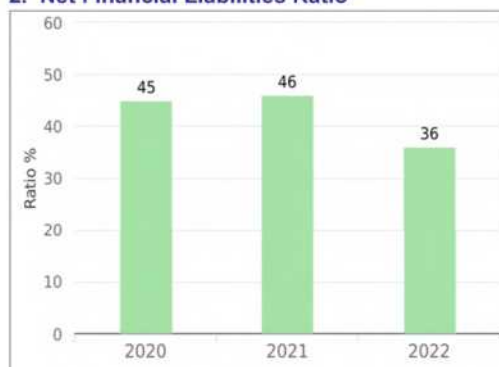
This indicator is to determine the percentage the operating revenue (adjusted for timing differences in the Financial Assistance Grant) varies from operating expenditure

## Commentary on 2021/22 result

2021/22 ratio 8.3%

The adjusted ratio reflects the real ratio, after removal of the advanced payment of the 22/23 financial assistance grant received in June 2022.

## 2. Net Financial Liabilities Ratio



## Purpose of net financial liabilities ratio

This indicator shows the significance of the net amount owed to others, compared to operating revenue

## Commentary on 2021/22 result

2021/22 ratio 36%

Liabilities did increase due to deferred revenue, however this has been offset by a higher cash balance at year end.

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## City of West Torrens

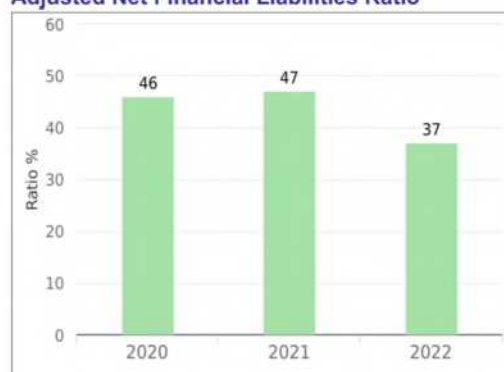
Financial Statements 2022

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2022

#### Note 15. Financial Indicators (continued)

##### Adjusted Net Financial Liabilities Ratio



##### Purpose of adjusted net financial liabilities ratio

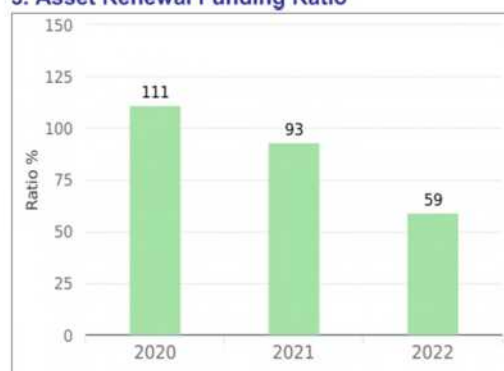
This indicator is to determine the percentage the operating revenue (adjusted for timing differences in the Financial Assistance Grant) varies from operating expenditure

##### Commentary on 2021/22 result

2021/22 ratio 37%

The adjusted ratio reflects the real ratio, after removal of the advanced payment of the 22/23 financial assistance grant received in June 2022.

##### 3. Asset Renewal Funding Ratio



##### Purpose of asset renewal funding ratio

This indicator aims to determine if assets are being renewed and replaced in an optimal way

##### Commentary on 2021/22 result

2021/22 ratio 59%

Council continues to meet its obligations for the renewal of assets consistent with the asset management plans on a five year rolling average.

## City of West Torrens

Financial Statements 2022

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2022

## Note 16. Uniform Presentation of Finances

\$ '000	2022	2021
The following is a high level summary of both operating and capital investment activities of the Council prepared on a simplified Uniform Presentation Framework basis.		
All Councils in South Australia have agreed to summarise annual budgets and long-term financial plans on the same basis.		
The arrangements ensure that all Councils provide a common 'core' of financial information, which enables meaningful comparisons of each Council's finances.		
Income	74,878	74,327
less Expenses	(67,588)	(64,683)
<b>Operating Surplus / (Deficit)</b>	<b>7,290</b>	<b>9,644</b>
<b>Net Outlays on Existing Assets</b>		
Capital Expenditure on Renewal and Replacement of Existing Assets	(9,984)	(12,432)
add back Depreciation, Amortisation and Impairment	16,091	16,053
add back Proceeds from Sale of Replaced Assets	—	1,560
	<b>6,107</b>	<b>5,181</b>
<b>Net Outlays on New and Upgraded Assets</b>		
Capital Expenditure on New and Upgraded Assets (including Investment Property & Real Estate Developments)	(9,325)	(10,498)
add back Amounts Received Specifically for New and Upgraded Assets	3,514	460
add back Proceeds from Sale of Surplus Assets (including investment property, real estate developments & non-current assets held for resale)	4,472	—
	<b>(1,339)</b>	<b>(10,038)</b>
<b>Net Lending / (Borrowing) for Financial Year</b>	<b>12,058</b>	<b>4,787</b>

## **17.4 Interim Covid-19 Support Measures for Commercial Leases and Licences - Confidential Order Review**

### **Brief**

This report presents the review of the confidential order applied to report Item 6.1 - Interim Covid-19 Support Measures for Commercial Leases and Licences, at the 31 March 2020 Special Meeting of Council in accordance with the provisions of Section 91(9)(a) of the *Local Government Act 1999*.

### **RECOMMENDATION**

It is recommended to Council that:

1. In accordance with s91(9)(a), having reviewed the confidentiality order made on 31 March 2020 and reviewed at Council's 8 December 2020 and 16 November 2021 meetings, in respect of report Item 6.1 - Interim Covid-19 Support Measures for Commercial Leases and Licences, Council orders that the confidential Agenda report, the Council Resolution 1(c) and 1(d) of the Minutes, attachments and any associated documentation, continues to be retained in confidence in accordance with Section 90(3)(g) of the *Local Government Act 1999*, and not be available for public inspection for a further 12 month period in order to ensure that Council does not breach any duty of confidence owed to the Commercial lessees and licensees.
2. Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, Council delegates the authority to the Chief Executive Officer to review the confidentiality order on a monthly basis and to revoke but not extend it.

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### **Introduction**

Section 91(9)(c) of the *Local Government Act 1999*, required that the Chief Executive Officer (CEO) review any confidential order made by Council and delegated to the CEO to review on a monthly basis to revoke but not extend it.

While the CEO has reviewed the confidential order on a monthly basis in accordance with his delegated authority, the CEO has not revoked the Order. Given the CEO does not have the ability to extend the order, the Act requires that the Order to be reviewed by Council.

### **Discussion**

At its 31 March 2020 special meeting, Council ordered that report Item 6.1 - Interim Covid-19 Support Measures for Commercial Leases and Licences, the Council Resolution 1(c) and 1(d) of the Minutes arising, attachments and any associated documentation, be retained in confidence under Section 90(3)(g), and not available for public inspection for a period of 6 months from the date of this meeting, in order to ensure that Council does not breach any duty of confidence owed to the Commercial lessees and licensees.

While the CEO has reviewed this Order monthly, he has not revoked it given that the lease matter relating to 3RT Technologies Pty Ltd and Weslo Holdings Pty Ltd is still ongoing. Therefore, it is recommended that the confidential order remains in place until Council has satisfactorily resolved the lease matter with the two Commercial lessees.

### 3RT Technologies Pty Ltd

At its 3 March 2020 meeting, Council ordered that the agenda item relating to 3RT Technologies Pty Ltd, Minutes, attachments and any associated documentation, having been considered by the Council in confidence under Section 90(3)(b)(i) and (b)(ii), be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting, on the basis that it may prejudice the commercial position of the Council and lead to Council not obtaining or securing the best possible outcome with 3RT Technologies Pty Ltd. In addition, Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of Council's commercial position may severely prejudice Council's ability to satisfactorily resolve the lease matter with 3RT Technologies Pty Ltd and consequently, Council considers the disclosure of this information would, on balance, be contrary to the public interest.

### Weslo Holdings Pty Ltd

At its 17 November 2020 meeting, Council ordered that the agenda item relating to Weslo Holdings, the Minutes arising, attachments and any associated documentation, having been considered in confidence under Section 90(3)(b)(i) and (b)(ii), be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting, on the basis that it may prejudice the commercial position of the Council and lead to Council not obtaining or securing the best possible outcome to the lease dispute with Weslo Holdings Pty Ltd. In addition, Council is satisfied that the principle of the meeting being conducted in a place open to the public has been outweighed in this circumstance because the disclosure of Council's commercial position may severely prejudice Council's ability to satisfactorily resolve the lease dispute with Weslo Holdings Pty Ltd and consequently, Council considers the disclosure of this information would, on balance, be contrary to the public interest.

### **Climate Impact Considerations**

*(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)*

There is no direct climate impact in relation to this report.

### **Conclusion**

As the confidential order applied by Council at its 31 March 2020 special meeting, in relation to Item 6.1 - Interim Covid-19 Support Measures for Commercial Leases and Licences, has not been revoked and the CEO does not have the ability to extend the order, the Act requires the Order to be reviewed by Council.

### **Attachments**

Nil

## **17.5 Resignation and Appointment of Council Assessment Panel Deputy Independent Member - Confidential Order Review**

### **Brief**

This report presents the review of the confidential order applied to Attachment 1 - Selection Panel Report, of report Item 17.1 - Resignation and Appointment of Council Assessment Panel Deputy Independent Member - Confidential Order Review, at the 16 November 2021 Meeting of Council in accordance with the provisions of Section 91(9)(a) of the *Local Government Act 1999*.

### **RECOMMENDATION**

It is recommended to Council that:

1. In accordance with Section 91(9)(a), having reviewed the confidentiality order made on 16 November 2021, in respect of Attachment 1 - Selection Panel Report, the Council orders that Attachment 1 - Selection Panel Report, having been considered by the Council in confidence under Section 90(3)(a), be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting, on the basis that the premature disclosure of this information would be unreasonable given it contains personal information relating to the applicant which could inadvertently prejudice their future career aspirations and breach any duty of confidentiality owed to them by Council.
2. Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, Council delegates the authority to the Chief Executive Officer to review the confidentiality order on a monthly basis and to revoke but not extend it.

---

### **Introduction**

Section 91(9)(c) of the *Local Government Act 1999*, required that the Chief Executive Officer (CEO) review any confidential order made by Council and delegated to the CEO to review on a monthly basis to revoke but not extend it.

While the CEO has reviewed the confidential order on a monthly basis in accordance with his delegated authority, the CEO has not revoked the Order. Given the CEO does not have the ability to extend the order, the Act requires that the Order to be reviewed by Council.

### **Discussion**

At its 16 November 2021 meeting, Council ordered that Attachment 1 - Selection Panel Report, having been considered by the Council in confidence under Section 90(3)(a), be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting, on the basis that the premature disclosure of this information would be unreasonable given it contains personal information relating to the applicant which could inadvertently prejudice their future career aspirations and breach any duty of confidentiality owed to them by Council.

The Council Assessment Panel Deputy Independent Member is still a member of the Council Assessment Panel, and as such the confidentiality order made on 16 November 2021, should continue to remain in place for a further 12 months.

### **Climate Impact Considerations**

*(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)*

There is no direct climate impact in relation to this report.

**Conclusion**

As the confidential order applied by Council at its 16 November 2021 meeting, in relation to Attachment 1 - Selection Panel Report has not been revoked and the CEO does not have the ability to extend the order, the Act requires the Order to be reviewed by Council.

**Attachments**

Nil

## **18 LOCAL GOVERNMENT BUSINESS**

Nil

## **19 MEMBER'S BOOKSHELF**

- City of West Torrens BDO Annual completion report

### **RECOMMENDATION**

That the additions to Members' bookshelf be noted.

## **20 CORRESPONDENCE**

### **20.1 Brown Hill Keswick Creek Stormwater Project Update - September 2022**

Correspondence has been received from the Brown Hill and Keswick Creek Stormwater Board, providing a project update for September 2022 (**Attachment 1**).

### **RECOMMENDATION**

That the correspondence be received.

### **Attachments**

#### **20.1 Brown Hill Keswick Creek Stormwater Project Update - September 2022**

# Brown Hill and Keswick Creeks Stormwater Board

## Project Update

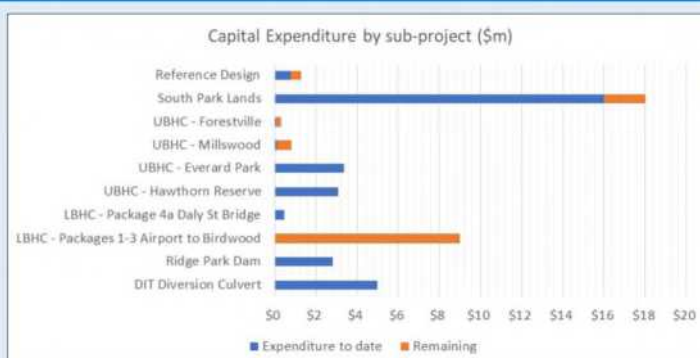
September 2022

This report provides an update to our owner Councils and interested parties on the current financial performance of the Brown Hill and Keswick Creeks Stormwater Board, an overview of capital works projects, and recent activities of interest.

Prepared by Peta Mantzarapis, Project Director

### Financial Summary

as at 31 August 2022



#### FY23 YTD Operating Summary

	Actual YTD	Budget YTD	Variance \$
Income	\$357,869.63	\$335,330.00	\$22,539.63
Expenses	(\$94,823.08)	(\$123,054.00)	\$28,230.92
<b>Net Surplus</b>	<b>\$263,046.55</b>	<b>\$212,276.00</b>	<b>\$50,770.55</b>
Depreciation	(\$25,517.82)	(\$25,518.00)	\$0.18

#### FY23 YTD Capital Income Summary

	Actual YTD	Budget YTD	Variance \$
Constituent Councils	\$1,225,000	\$1,225,000	\$0
SMA Funding	\$0	\$2,250,000	(\$2,250,000)
Federal Funding	\$1,500,000	\$2,045,553	(\$545,553)

### Reference Design

This project involves development of concept designs to the preliminary (30%) design stage for all remaining project works.

#### Recent Activities

- Reference Design workshops have been held with the Technical Working Groups from the Cities of Burnside, Mitcham, Unley and West Torrens. Site inspections were also held with the Technical Working Groups from Mitcham and Unley.
- The Reference Design package for the Upper Brown Hill Creek Upgrades through the City of Unley (Areas 1-4) and City of Mitcham (Areas 5-7) was issued for stakeholder review. Review comments are due to be received by mid-September.
- Final comments were received from stakeholders for the second-round review of the Reference Designs for the Lower Brown Hill Creek Upgrades and Keswick Creek Flow Diversions.

- A meeting with the North South Corridor team to discuss the Reference Designs for both projects and the scope of additional flood modelling that is required to:
  - Consider the potential impacts of climate change and augmentation of the Council drainage systems in the vicinity of the North-South Corridor on the design flow for Lower Brown Hill Creek.
  - Achieve consensus on the flood protection performance standards and modelling parameters that are appropriate to be adopted and likely to be supported by the Constituent Councils for the design of the motorway upgrade.
  - Provide a technically sound basis on which to commence NSC's upcoming consultation with the Constituent Councils regarding BHKC and other stormwater related matters.
  - Consider 'interim' scenarios that will improve the understanding of flood risk at the various stages of delivery for both projects.
  - Perform model simulations for smaller rainfall events to improve the understanding of construction phase risks for the NSC project.
- A meeting was held with the developer of the former Le Cornu site at Forestville. While there is no opportunity for the proposed culvert to be aligned within the development site, several opportunities for collaboration were identified:
  - Technical considerations including the scoping of service modifications, changes to traffic management and carparking, opportunities for the rejuvenation of Leader Street, and construction methodologies and timing.
  - Advocacy for the accelerated delivery of committed State Government funds and/or additional Commonwealth funds to the BHKC Stormwater Project, which could enable the construction of both projects to be coordinated in the period from 2023 through to 2027.

#### Next Steps

- Further consultation with the North South Corridor team and the developer of the former Le Cornu site at Forestville.
- Meet with the Adelaide Showground to discuss alignment options for the Keswick Creek Flow Diversions.
- Cultural heritage survey to be completed for Lower Brown Hill Creek by Kaurna Traditional Owners.
- Complete the stakeholder review process for the Upper Brown Hill Creek Upgrades Reference Design package.

## Glenside

This project involved enlargement of an existing detention basin from a capacity of 18ML to 37ML, to limit downstream flow to the existing capacity of the culvert under the Fullarton and Greenhill Roads intersection. The detention basin, together with other works in the South Park Lands reduce the peak stormwater flows along Park Lands Creek and further downstream.

The Glenside site is being developed by Cedar Woods and a condition of Cedar Woods agreement with Renewal SA was that the development include delivery of the detention basin and associated stormwater infrastructure required under the SMP.



### Operation

Flows enter the site via 3 large pipes from the eastern side of the property and pass through one of three gross pollutant traps, which capture bulky pollutants including litter, cigarette butts, plastic bottles, leaves and sediments.

Water then enters the concrete channel which runs along the northern side of the site, adjacent to Greenhill Road. In smaller flow events, water passes through the culvert beneath the Greenhill Rd/ Fullarton Rd intersection and into the South Park Lands, exiting the Glenside property.

In more significant flow events, water overtops the concrete channel and spills into the detention basin, which has a design capacity slightly exceeding a 100-year ARI flood event. A headwall with outlet pipe is located at the north western corner of the site and allows for the majority of the water in the basin to drain away over a number of hours. A pump located centrally within the detention basin then pumps any remaining water back up into the channel. The site takes up to 12 hours to drain away in a significant event.

### Design Review

The Project Director and Technical Advisor met with staff from City of Burnside, Cedar Woods and WGA to discuss matters relating to the operation and maintenance of the Glenside Detention Basin in November 2021. The meeting was held to discuss the performance of the detention basin during rainfall events in 2021, including:

1. The frequency of overtopping of the bypass channel, which has been observed to occur more frequently than originally predicted by Cedar Woods / WGA (say, 4 times a year instead of once a year, on average).
2. The erosion that has occurred where flows spill from the bypass channel into the basin, and remedial options that would result in a satisfactory long-term solution for embankment scour protection.



3. The commissioning and operation of the new submersible pump station, which is used to drain the basin dry in the days after a rainfall event but has failed to turn on automatically during some rainfall events.
4. The long-term maintenance requirements for the basin, with consideration that the turf area of the basin and adjoining play areas will be inundated more frequently than originally predicted by Cedar Woods / WGA.
5. The options and relative merits of installing an 'access grill' to further mitigate the risk of persons entering the inlet culvert and/or Gross Pollutant Trap (noting that the bypass channel is already fenced to exclude public access).

Following the meeting in November 2021 there were a number of actions on Cedar Woods and WGA to complete, and BHKC and Council staff have been awaiting and regularly requesting updates since that time.

In early June 2022 a package of technical documents were issued to Cedar Woods by WGA for internal review. Cedar Woods and WGA are understood to have met in August 2022 to discuss this technical documentation, which is currently being updated prior to release to BHKC and Council.



## South Park Lands

Prior to delivery of the South Park Lands project, predicted peak stormwater flows through Park Lands Creek were about double the creek capacity downstream of Greenhill Road. The South Park Lands projects specifically relates to:

### Victoria Park/ Pakapakanthi (Park 16) wetland

Establishment of a 3.2 hectare wetland to provide 100 million litres of flood storage. The wetland comprises areas of permanent water, areas that become inundated with stormwater during regular flow events and a broader flood basin that will only become inundated during more significant flow events.

### Blue Gum Park/ Kurangga (Park 20) creek works

Construction of a low-level bund and the realignment of existing open channels in the southern section of the park. The works divert flows into new open channels and detain water on site, releasing flows downstream in a controlled manner. Areas to the north of the bund will be inundated in significant flow events.

### Key Messages

The Park 20 creek works are nearing completion with Leed demobilising from site by mid-September.

The wetland is now in its operational phase and there are a number activities that are ongoing, including:

- Consideration of inundation levels during high flow events and option to lower overflow weir (refer Park 16 wetland – inundation levels).
- Some flood damage has been recorded on site and repairs are required, including enhancements to increase the durability of the assets to withstand future events.
- The flow of water has destabilised the large rocks used for the informal rock crossing. This crossing has been closed and a solution will be delivered in drier weather.
- Rectification of defects and omissions are 80% complete.

- The timber that was delivered to site for fencing across the existing culvert was rejected due to poor quality. The defects included large splits, boring holes, chips and cracks.
- The stockpile site is being reinstated with weed removal and hydroseeding underway.

### Recent Works and Focus Areas

Ongoing activities for Park 16 wetland include:

- Landscape and maintenance inspections and works (as approved)
- Addressing defects and omissions
- Addressing flood damage caused by rain events
- Resolution of design issues

August activities for Park 20 creek works included:

- Construction of asphalt pathways
- Completed demobilising stockpile site
- Completed installation of retaining walls and CycSafe barrier fencing
- Completed all swale excavation, placement of rock scour and topsoil
- Commencement of bridge deck installation
- Continued landscaping works

September activities for Park 20 creek works include:

- Complete all asphaltting and line marking for shared user paths
- Complete hydroseeding and landscaping
- Complete bridge deck installation
- Removal of temporary fencing, demobilising site compound and reinstatement of hard stand and disturbed areas



## Upper Brown Hill Creek, Area 1 Everard Park

This project required upgrade of an existing open concrete channel to increase its capacity. The works extend from Anzac Highway, Everard Park to Third Avenue, Forestville and were accelerated due to the adjoining residential development restricting future access. The approved solution included installation of a covered culvert, which allowed for the extension of Wilberforce Walk and establishment of a shared use pathway and landscape improvements at ground level. City of Unley made a financial contribution to achieve the covered culvert outcome. Construction was completed in August 2020 and the site was then handed over to City of Unley for ground-level improvements to be delivered.



### Key Messages

1. Practical completion was achieved on 24 August 2020 and the site was then handed over to City of Unley for shared use path works to be delivered. The 12-month defects liability period expired on 24 August 2021 with no issues identified. The site is now well established.
2. The project delivered additional scope to address the City of Unley landscaping requirements and add efficiency to the Council-led works; ie - revised finished levels, fence heights, alignment of pathway and sub-base, light post footings and conduits.
3. The completion forecast is currently at \$3.372m which is \$342k over the original budget sum. This is well within the City of Unley budget allowance for their portion of the project cost. The budget overrun is predominantly due to latent conditions during construction (including discovery of soil contamination, discovery of fuel tanks, uncontrolled fill in the Wattyl site and the associated professional advice), design changes during construction in response to conditions encountered and increased compensation and professional fees associated with land acquisition.
4. Compensation agreement has been reached with all property owners. Agreement has not yet been reached re reimbursement of professional fees for 1 owner.



## Upper Brown Hill Creek, Area 3 Millswood

The property at 14 Avenue Street, Millswood comprises a dwelling constructed over Brown Hill Creek.

Following high flow events in 2016, the portion of creek under this dwelling is subject to erosion issues and requires remediation. A proposal was made for BHKC Stormwater Project to undertake the capacity upgrade works required under the SMP for this property in conjunction with the erosion remediation works, with a financial contribution to be made by the property owner's insurer.

That proposal was subsequently expanded to include delivery of the whole section of works between Avenue Street and Regent Street. The expanded proposal was endorsed by the Board on 26 August 2020 and the Owners Executive Committee on 16 September 2020.



### Key Messages

The detailed tender evaluation is underway for the construction contract and a recommendation for contract award will be presented to the Board in October 2022, with construction scheduled to commence in January 2023. Procurement of box culverts and service authority relocations will be undertaken as 'advance works' in the latter part of 2022.

Consultation and negotiations with affected landowners are continuing with a view to finalising the land access arrangements in the coming months. A formal easement acquisition process is proposed to mitigate the risk of negotiations with owners being unsuccessful.

### Recent Works and Focus Areas

August Activities included:

- Negotiation with landowners.
- Initiation of the Request for Quotation for culvert supply.
- Liaison with service authorities regarding service relocations.
- Consultation with staff from the City of Unley.

September activities include:

- Detailed evaluation of the construction tenders.
- Award of the culvert supply contract.
- Execution of agreements for service authority relocations.
- Stakeholder consultation, including notifications and progressing the land acquisition, access and compensation process with affected landowners.



## Lower Brown Hill Creek, Packages 1-3

Packages 1 to 3 of the Lower Brown Hill Creek Upgrade will involve doubling the flow capacity of a 1.7-kilometre-long section of channel beginning at the south-eastern corner of Adelaide Airport and ending at Birdwood Terrace. The channel is primarily situated within a 12-metre-wide reserve owned by City of West Torrens. The upgrades will comprise a 6-metre wide by 1.8 metre high rectangular concrete channel (or an equivalent sized covered culvert) and the upgrade of four crossings using either box culverts or single span bridge structures.

### Key Messages

The detailed tender evaluation is underway for the construction of the 'Channel Upgrade - Keswick Creek to Watson Avenue' (Package 1A) and the 'Crossing Upgrade - Watson Avenue' (Package 1C); these have been tendered as Separable Portions and may ultimately be awarded to different Contractors. Recommendation(s) for contract award will be presented to the Board in October 2022 and construction is scheduled to commence in January 2023. Procurement of box culverts and service authority relocations will be undertaken as 'advance works' in the latter part of 2022.

### Funding Deed Delivery Schedule

Work Package ID	Work Package Description	Construction Milestone
LBHC-1A	Channel Upgrade – Keswick Creek to Watson Avenue	December 2023
LBHC-1B	Channel Upgrade – Watson Avenue to Marion Road	March 2024
LBHC-1C	Crossing Upgrade – Watson Avenue	December 2023
LBHC-1D	Crossing Upgrade – Harvey Avenue	December 2023
LBHC-2	Crossing Upgrade – Marion Road	March 2025
LBHC-3A	Channel Upgrade – Marion Road to Birdwood Terrace	March 2025
LBHC-3B	Crossing Upgrade – Birdwood Terrace	March 2025

### Recent Works and Focus Areas

August activities included:

- Preliminary evaluation of the construction tenders for Package 1A and Package 1C.
- Initiation of the Request for Quotation for culvert supply.
- Liaison with service authorities regarding the necessary service relocations for Package 1C.
- Consultation with staff from the City of West Torrens.

September activities will include:

- Detailed evaluation of the construction tenders for Package 1A and Package 1C.
- Award of the culvert supply contract.
- Finalising the scope and quotations for the service authority relocations.
- Stakeholder consultation, including notifications and land access arrangements with affected landowners.



**Brown Hill Keswick Creek**  
STORMWATER PROJECT

PO Box 124, UNLEY SA 5061  
[www.bhkcstormwater.com.au](http://www.bhkcstormwater.com.au)

## **21 CONFIDENTIAL**

### **21.1 Chief Executive Officer's Performance Review - 2022**

#### **Reason for Confidentiality**

The Council is satisfied that, pursuant to Section 90(3)(a) of the *Local Government Act 1999* (the **Act**), the information to be received, discussed or considered in relation to this agenda item is:

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

#### **RECOMMENDATION**

It is recommended to Council that:

1. pursuant to section 90(2) of the Act, Council orders, that the public, with the exception of the Chief Executive Officer and the appointed Qualified Independent Person, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential report Item 21.1 - Chief Executive Officer's Performance Review - 2022, attachments and any associated documentation submitted by the Chief Executive Officer, specifically on the basis of the provisions of section 90(3)(a) of the Act because the matter relates to the performance and negotiations and details of the contractual employment arrangements of an employee, the disclosure of which may breach a duty of confidence owed to the employee and result in the unreasonable disclosure of information concerning the personal affairs of the employee.
2. at the completion of the confidential session the meeting be re-opened to the public.

## **22 MEETING CLOSE**

**INDEX**

<b>1</b>	<b>Meeting Opened .....</b>	<b>1</b>
<b>2</b>	<b>Present .....</b>	<b>1</b>
<b>3</b>	<b>Apologies .....</b>	<b>1</b>
<b>4</b>	<b>Disclosure Statements .....</b>	<b>1</b>
<b>5</b>	<b>Confirmation of Minutes.....</b>	<b>1</b>
<b>6</b>	<b>Communications by the Chairperson.....</b>	<b>1</b>
<b>7</b>	<b>Questions with Notice .....</b>	<b>1</b>
<b>8</b>	<b>Questions without Notice.....</b>	<b>1</b>
<b>9</b>	<b>Motions with Notice .....</b>	<b>1</b>
<b>10</b>	<b>Motions without Notice.....</b>	<b>1</b>
<b>11</b>	<b>City Services and Climate Adaptation Reports .....</b>	<b>2</b>
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<b>12</b>	<b>Meeting Close .....</b>	<b>49</b>

**1 MEETING OPENED****2 PRESENT****3 APOLOGIES****Apologies****Committee Member:**

Cr David Wilton

**4 DISCLOSURE STATEMENTS**

Committee Members are required to:

1. Consider Section 73 and 75 of the *Local Government Act 1999* and determine whether they have a conflict of interest in any matter to be considered in this Agenda; and
2. Disclose these interests in accordance with the requirements of Sections 74 and 75A of the *Local Government Act 1999*.

**5 CONFIRMATION OF MINUTES****RECOMMENDATION**

That the Minutes of the meeting of the City Services and Climate Adaptation Standing Committee held on 4 October 2022 be confirmed as a true and correct record.

**6 COMMUNICATIONS BY THE CHAIRPERSON****7 QUESTIONS WITH NOTICE**

Nil

**8 QUESTIONS WITHOUT NOTICE****9 MOTIONS WITH NOTICE**

Nil

**10 MOTIONS WITHOUT NOTICE**

## 11 CITY SERVICES AND CLIMATE ADAPTATION REPORTS

### 11.1 Regulatory Services Activities Report

#### Brief

This report provides information on the activities of the Regulatory Services Department for the three months to 30 September 2022.

#### RECOMMENDATION

The Committee recommends to Council that the Regulatory Services Activities report be received.

#### Introduction

Details are provided each quarter on activities of Regulatory Services for the information of Council.

#### Discussion

A total of 1,425 parking expiation notices were issued in the September quarter 2022. (2,291 YTD in 2021/22).

The tables below show details of parking fines that were waived; educative warnings issued; and parking reviews upheld or withdrawn to 30 September 2022.

<b>Parking Enforcement Report</b> <b>Fines Waived and Warnings Issued</b> <b>2022/23 Financial Year</b>				
Report Meeting 1 November 2022				
Grounds	1 July - 30 Sept 2022	Year to Date Total 22/23	Year to Date Total 21/22	%
<b>Parking Fines Waived</b>				
- Compelling humanitarian grounds	18	18	36	21.4
- Unavoidable offence	12	12	24	14.3
- Technical, trivial or petty	20	20	40	23.8
- Defective notice	32	32	64	38.1
- Administrative error	1	1	2	1.2
- Other	1	1	2	1.2
<b>Totals</b>	<b>84</b>	<b>84</b>	<b>168</b>	<b>100.0</b>
Reason	1 July - 30 Sept 2022	Year to Date Total 22/23	Year to Date Total 21/22	%
<b>Warnings Issued</b>				
- Proximity to intersection - minor	5	5	10	6.0
- Not angle/parallel park; Footpath/Verge	3	3	6	3.6
- Part driveway/ramp blocked	4	4	8	4.8
- Permits Incorrectly Displayed	0	0	0	0.0
- Motorist moved on	12	12	24	14.3
- Other	5	5	10	6.0
<b>Totals</b>	<b>29</b>	<b>29</b>	<b>58</b>	<b>100.0</b>

<b>Parking Reviews</b> <b>2022/23 Financial Year</b>				
	<b>1 July - 30 Sept 2022</b>	<b>Year to Date Total 22/23</b>	<b>Year to Date Total 21/22</b>	<b>%</b>
<b>Parking Reviews</b>				
- Upheld	116	116	192	58
- Withdrawn	84	84	168	42
<b>Total Received</b>	<b>200</b>	<b>200</b>	<b>360</b>	<b>100</b>

## Animal Management

### Animal Renewal Notices

On 1 July 2022, 9,419 renewal notices (7,106 dogs and 2,313 cats) were issued by Dogs and Cats Online (DACO) to owners via post, email, and SMS.

On 18 August 2022, Community Safety Administration sent 3,997 reminder notices (39 emails, 3,869 SMS, and 89 letters).

On 6 September 2022, 1,197 second reminders were emailed / SMS before the late fee was applied. The late fee of \$22.50 was applied on 15 September 2022 to all unrenewed dogs.

Currently, the registration status of dogs is as follows:

<b>RegistrationStatus</b>	<b>Dogs</b>
Pending Transfer	45
Registered	6465
Unregistered	27
Unrenewed	553
	7090

\* Difference between 'Unregistered' & 'Unrenewed'

- Unrenewed - Renewal notice sent for 2022/23 and the owners have not paid the fee.
- Unregistered - Dog details in the DACO System and were not sent a renewal notice as it has been at the unregistered state for over 12 months and Council has not been advised of the status of the dog e.g. Sold, Died etc.

## Climate Impact Considerations

*(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)*

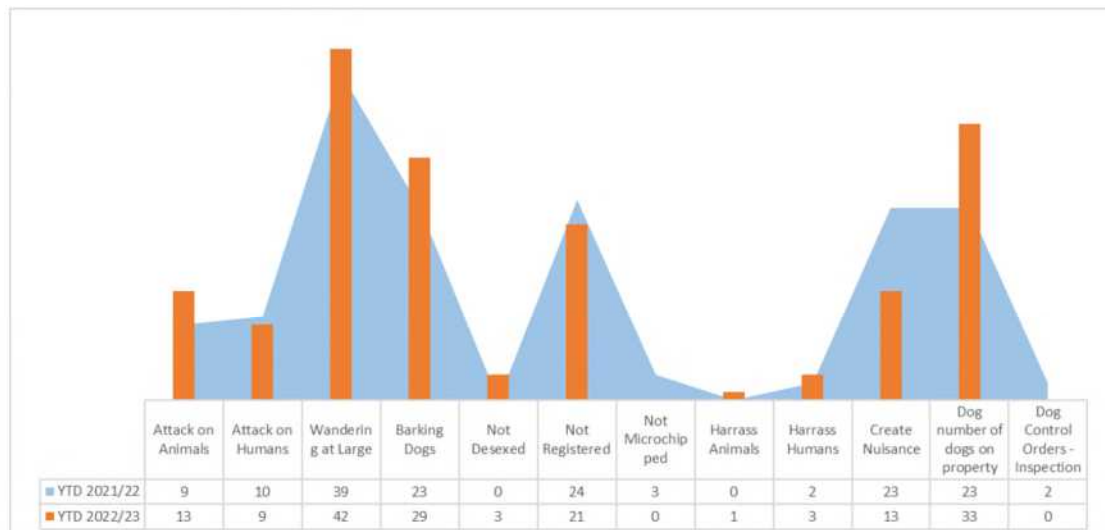
There is no direct climate impact consideration in relation to this report.

## Conclusion

This report provides an overview of the key activities of the Regulatory Services Department for the first quarter of the 2022/23 financial year.

## Attachments

### 1. Regulatory Services Activities Report

**Attachment 1****COMMUNITY SAFETY****2022 - 2023 Year to Date Work Requests****Dog Management****Dogs Work Requests**

	Jul-22	Aug-22	Sep-22	Jul-21	Aug-21	Sep-21
<b>Attack on Animals</b>	6	4	3	0	4	5
<b>Attack on Humans</b>	1	2	6	6	1	3
<b>Wandering at Large</b>	16	17	9	13	13	13
<b>Barking Dogs</b>	10	7	12	4	10	9
<b>Not Desexed</b>	2	1	0	0	0	0
<b>Not Registered</b>	3	3	15	13	6	5
<b>Not Microchipped</b>	0	0	0	2	1	0
<b>Harrass Animals</b>	0	1	0	0	0	0
<b>Harrass Humans</b>	1	2	0	0	2	0
<b>Create Nuisance</b>	2	7	4	11	8	4
<b>Dog number of dogs on property</b>	9	5	19	13	4	6
<b>Dog Control Orders - Inspection</b>	0	0	0	1	0	1

**Commentary:**

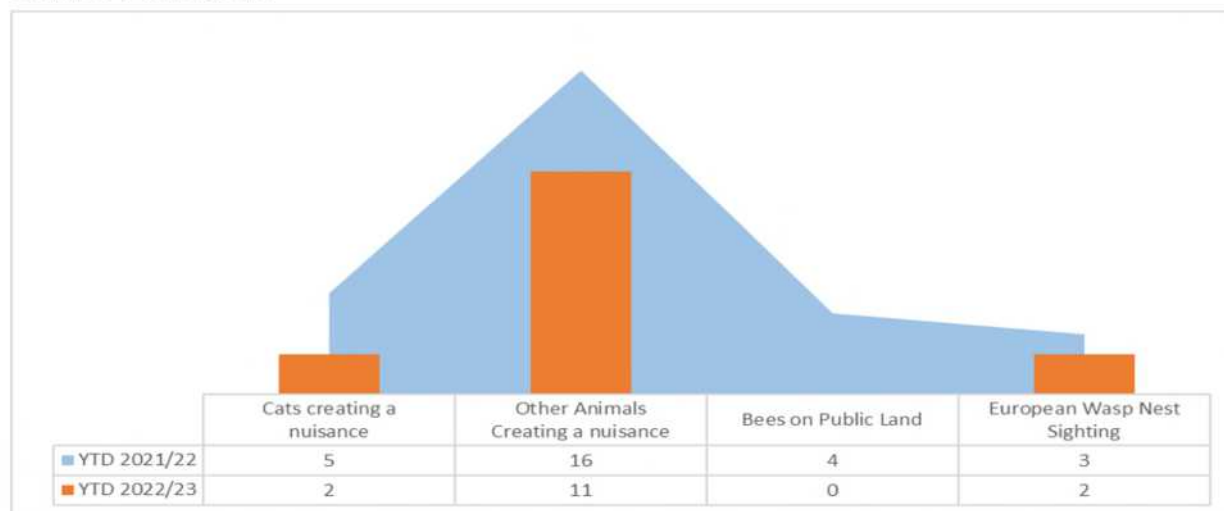
- Dogs number of dogs on property**

Dog registration fees are due on the 30 August and after that date, we receive a report showing addresses where they have extra dogs on property and the owners do not have a permit keep extra dogs, which is in breach of Councils By-Law No. 5 - where no more than one dog in a small dwelling or more than two dogs in premises other than a small dwelling.

- Not Registered**

Animal Management Officer when picking up dogs that have been found wandering at large or other investigations e.g. dog barking, the dogs have not have a current registration.

## Other Animals

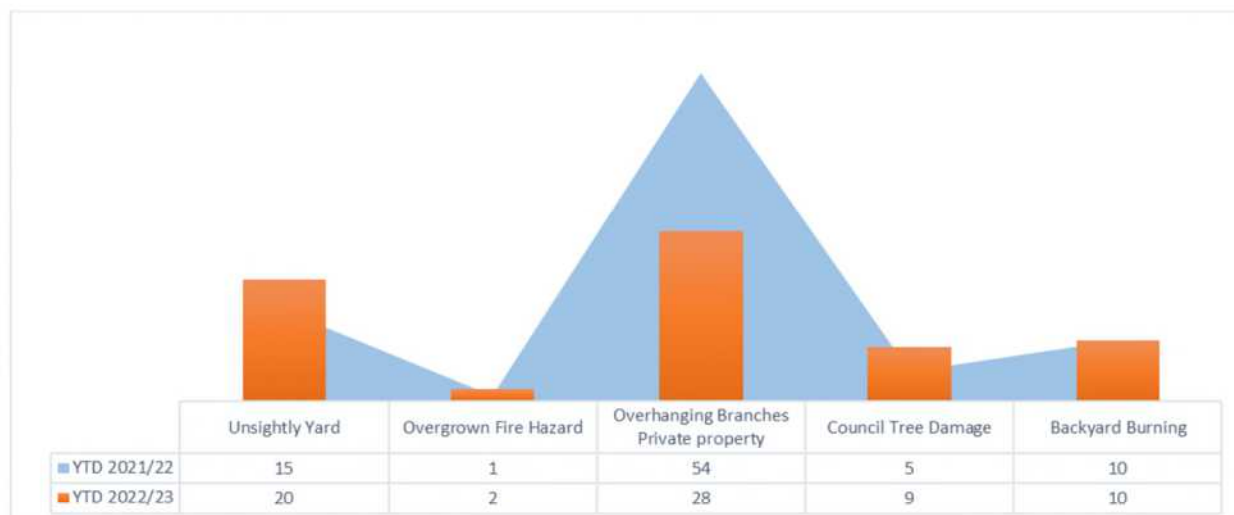


Other Animal Work Requests	Jul-22	Aug-22	Sep-22	Jul-21	Aug-21	Sep-21
Cats creating a nuisance	1	1	0	1	2	2
Other Animals Creating a nuisance	2	1	8	8	2	6
Bees on Public Land	0	0	0	1	0	3
European Wasp Nest Sighting	2	0	0	1	1	1

### Commentary:

- Other Animals**  
 Relates to mainly people feeding wild pigeons and roosters crowing
- Bees and European Wasps**  
 A contractor undertakes the removal or eradication of swarms and nests on private land and public area.

## Environment



### Environment Work Requests

	Jul-22	Aug-22	Sep-22	Jul-21	Aug-21	Sep-21
Unsightly Yard	4	9	7	2	4	9
Overgrown Fire Hazard	0	1	1	0	0	1
Overhanging Branches Private property	9	4	15	13	29	12
Council Tree Damage	3	2	4	2	2	1
Backyard Burning	3	4	3	6	3	1

### Commentary:

- **Overhanging Branches**

Overhanging branches from trees and bushes on private land overhanging into the public area. Council receives from the community that the branches are obstructing the footpath area. There is a requirement for the owner of the land to cut back the trees and/or bushes back to the property boundary and to the height clearance of 2.5 metres

- **Overgrown Fire Hazard**

The fire danger season process is from October to April. Officers are actioning property inspections which reduces the number of complaints

## Parking



### Parking Work Requests

	Jul-22	Aug-22	Sep-22	Jul-21	Aug-21	Sep-21
Abandoned Vehicle	24	25	28	22	15	21
Parking Complaint	90	91	118	74	98	110
Parking Permit Application	0	0	0	0	1	4

### Commentary:

- Parking Compliant**

Example of complaints received - vehicles overstaying the time limits, vehicle parked outside their home, parked near their driveway etc.

## Parking Expiations



### Parking Expiations

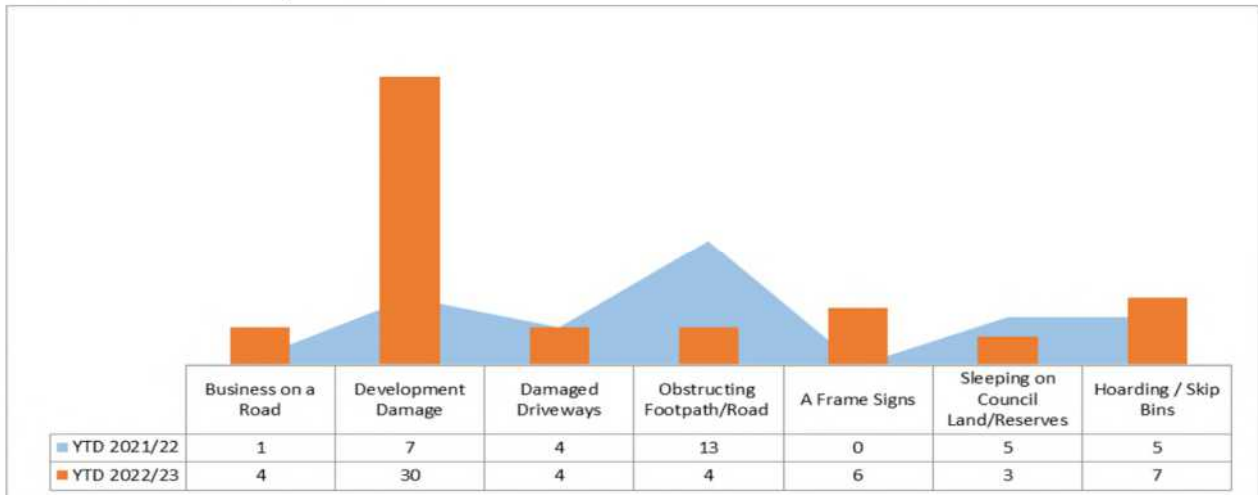
	Jul-22	Aug-22	Sep-22	Jul-21	Aug-21	Sep-21
Parking Expiations	375	529	521	702	768	821
Parking Fines Waived	32	26	26	90	78	41
Parking Warnings Issued	15	4	10	20	9	13
Review Requests	74	43	83	106	136	118

### Commentary:

- Parking Expiations**

Staff vacancies and training of new Community Safety Officers

## Roads and Footpaths



### Roads and Footpaths Work Requests

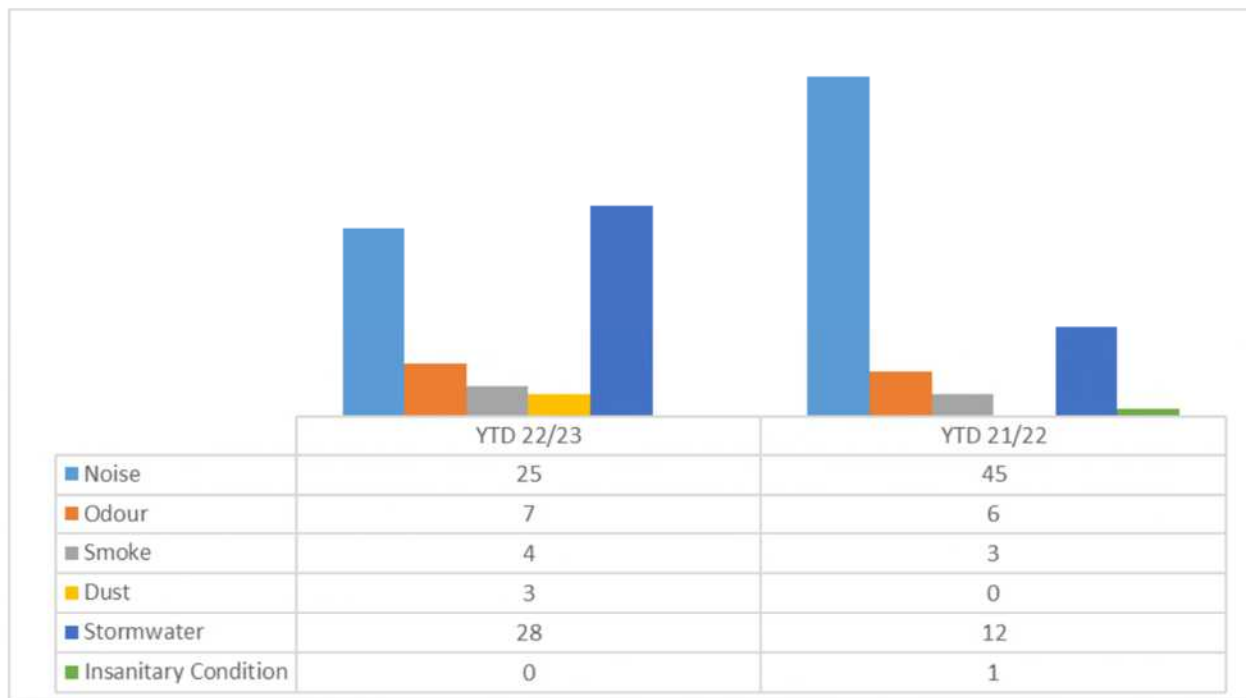
	Jul-22	Aug-22	Sep-22	Jul-21	Aug-21	Sep-21
Business on a Road	0	4	0	0	1	0
Development Damage	15	9	6	2	2	3
Damaged Driveways	1	0	3	2	1	1
Obstructing Footpath/Road	1	0	3	6	6	1
A Frame Signs	1	4	1	0	0	0
Sleeping on Council Land/Reserves	2	1	0	1	3	1
Hoarding / Skip Bins	0	2	5	2	1	2

### Commentary:

- **Obstructing Footpath / Road and Hoarding / Skip Bins**  
Is due to an increase in land divisions and building developments.

## ENVIRONMENTAL HEALTH

### Environmental Nuisance



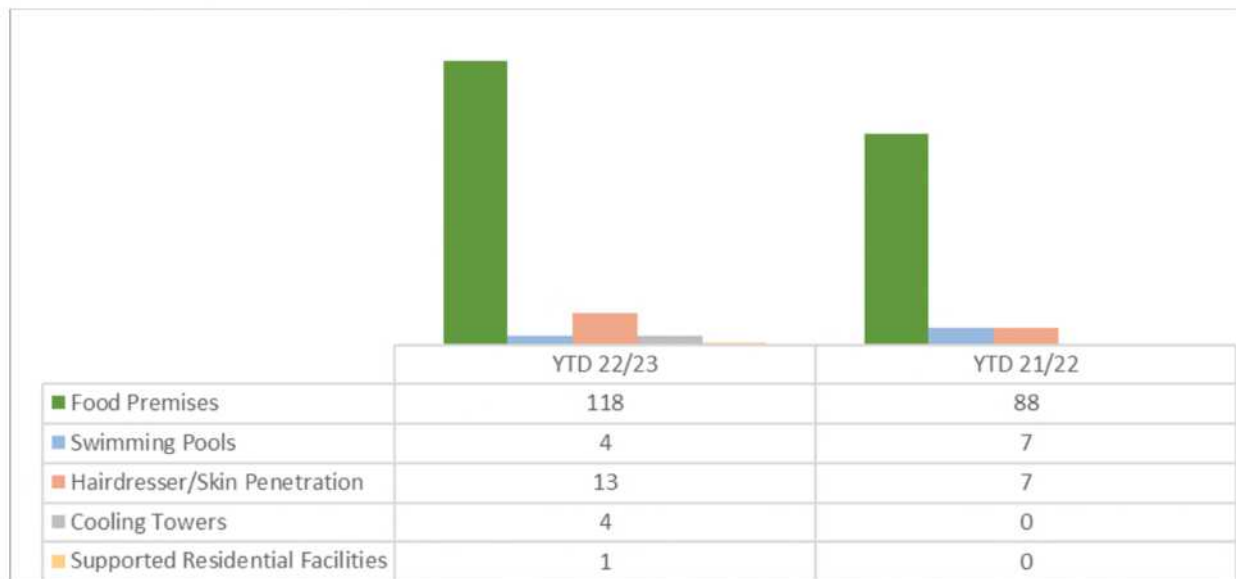
Environmental Nuisance	Jul-22	Aug-22	Sep-22	Jul-21	Aug-21	Sep-21
Noise	9	10	6	9	15	21
Odour	1	4	2	3	2	1
Smoke	3	1	0	1	0	2
Dust	2	0	1	0	0	0
Stormwater	10	9	9	4	4	4
Insanitary Condition	0	0	0	1	0	0

### Commentary:

- Stormwater**

An increase in the number of stormwater complaints is in regards to mud drag out from construction sites. This is a result of the ongoing wet weather and sites not having appropriately constructed exit points to minimise drag out.

## Routine Inspections



### Routine Inspections

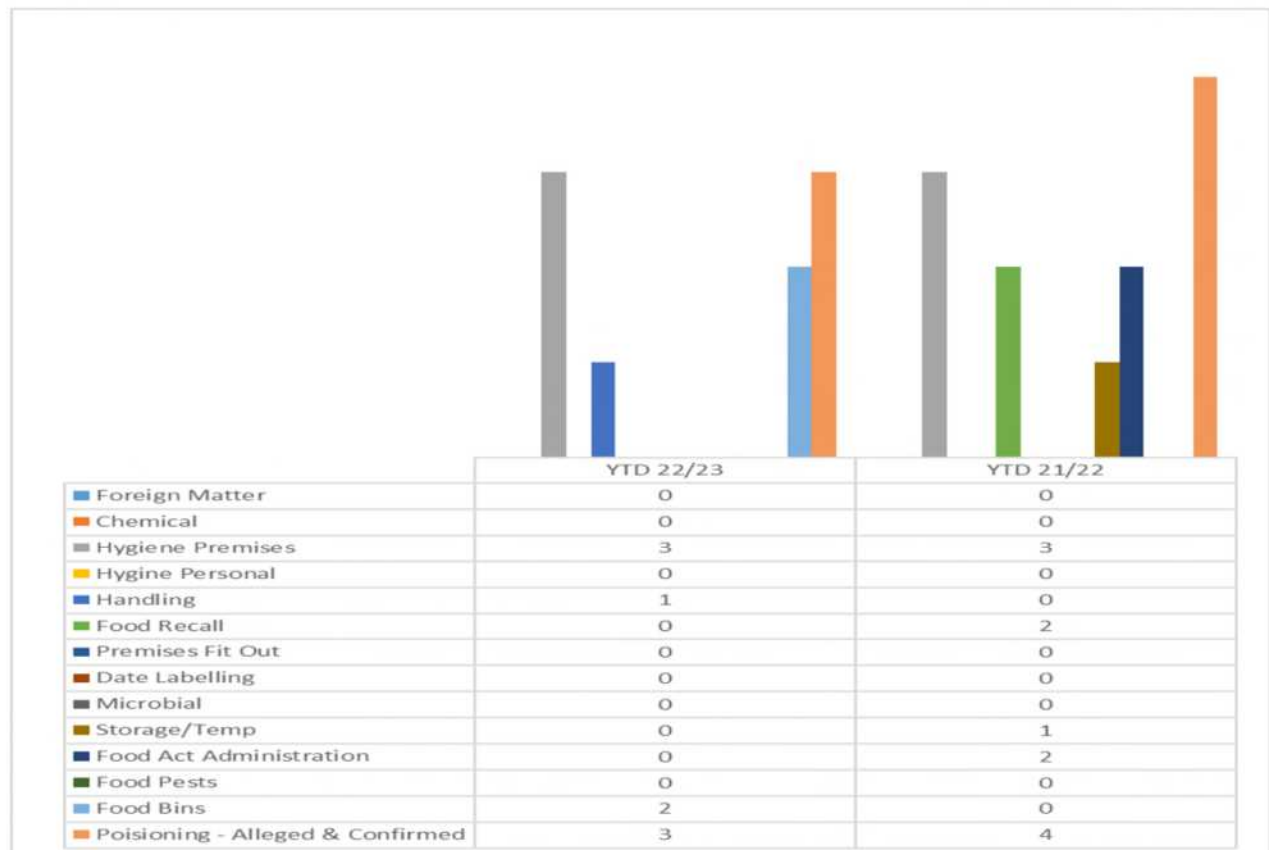
	Jul-22	Aug-22	Sep-22	Jul-21	Aug-21	Sep-21
<b>Food Premises</b>	26	38	54	25	26	37
<b>Swimming Pools</b>	0	4	0	0	0	7
<b>Hairdresser/Skin Penetration</b>	1	5	7	2	2	3
<b>Cooling Towers</b>	0	0	4	0	0	0
<b>Supported Residential Facilities</b>	0	1	0	0	0	0

### Commentary:

- Food premises**

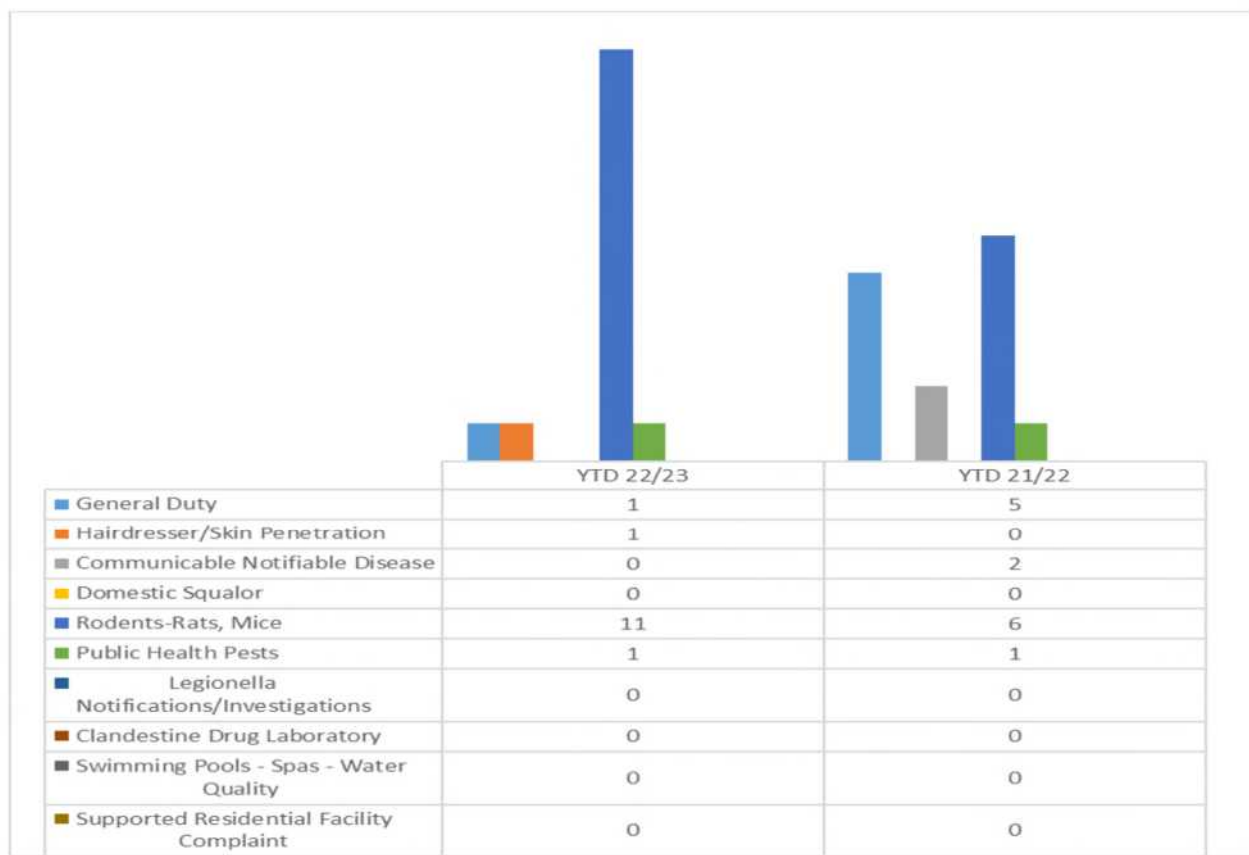
Increase in food premises inspections in 2022 was a reflection of coming out of the working from home arrangement and return to the office full time - overdue inspection.

## FOOD



Food	Jul-22	Aug-22	Sep-22	Jul-21	Aug-21	Sep-21
Foreign Matter	0	0	0	0	0	0
Chemical	0	0	0	0	0	0
Hygiene Premises	0	2	1	0	3	0
Hygiene Personal	0	0	0	0	0	0
Handling	1	0	0	0	0	0
Food Recall	0	0	0	0	2	0
Premises Fit Out	0	0	0	0	0	0
Date Labelling	0	0	0	0	0	0
Microbial	0	0	0	0	0	0
Storage/Temp	0	0	0	1	0	0
Food Act Administration	0	0	0	1	1	0
Food Pests	0	0	0	0	0	0
Food Bins	1	1	0	0	0	0
Poisoning - Alleged & Confirmed	2	1	0	1	1	2

## Public Health



### Public Health

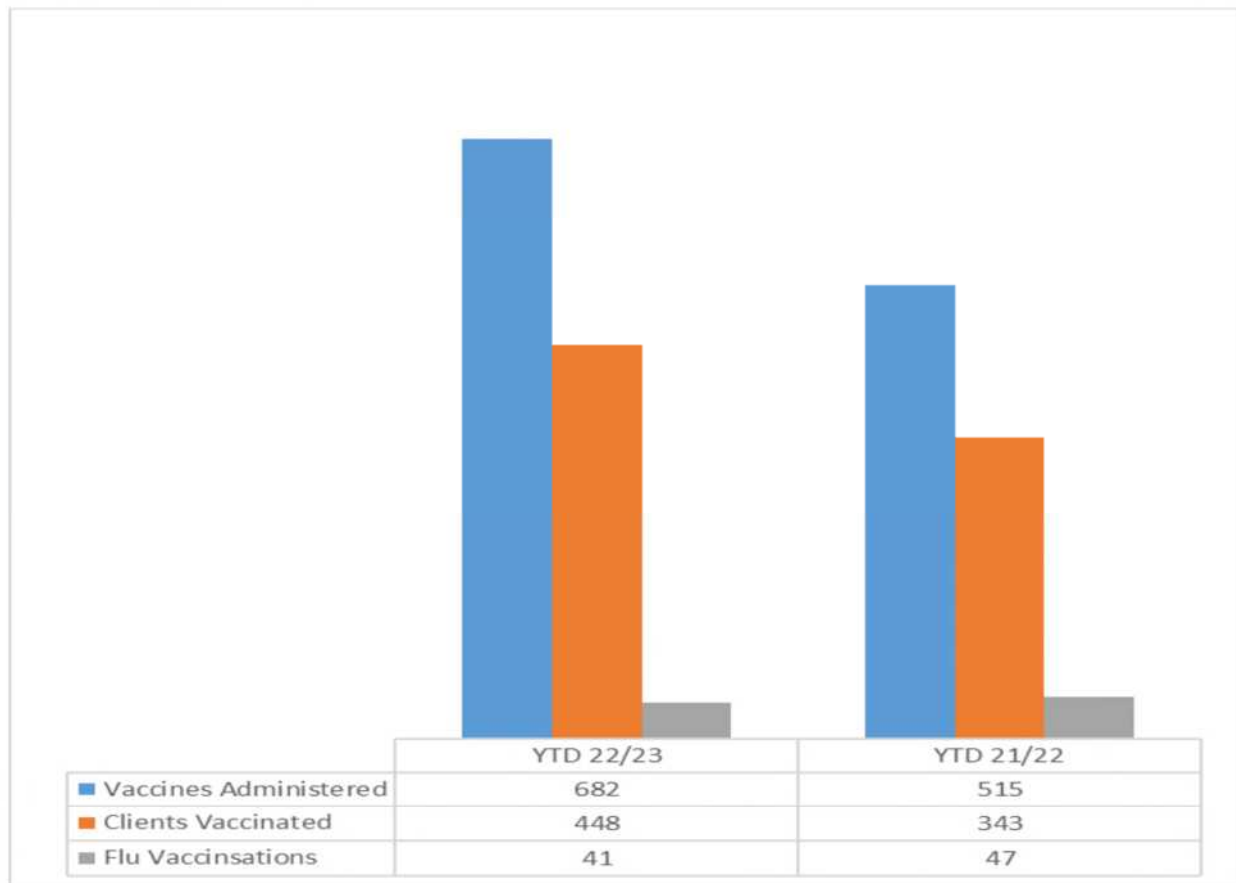
	Jul-22	Aug-22	Sep-22	Jul-21	Aug-21	Sep-21
General Duty	0	1	0	1	2	2
Hairdresser/Skin Penetration	1	0	0	0	0	0
Communicable Notifiable Disease	0	0	0	1	0	1
Domestic Squalor	0	0	0	0	0	0
Rodents-Rats, Mice	0	7	4	0	5	1
Public Health Pests	0	1	0	0	0	1
Legionella Notifications/Investigations	0	0	0	0	0	0
Clandestine Drug Laboratory	0	0	0	0	0	0
Swimming Pools - Spas - Water Quality	0	0	0	0	0	0
Supported Residential Facility Complaint	0	0	0	0	0	0

### Commentary:

- **Rodent - Rats Mice**

Compliant numbers are greatly influenced by seasons. Rat activity decreases during the winter months and residents spent less time outdoors. In addition to sighting of rats, the complaints also relate to the condition and maintenance of the property, which contributes to attraction and harbouring of rodents.

## Total Vaccines



Total Vaccines	Jul-22	Aug-22	Sep-22	Jul-21	Aug-21	Sep-21
Vaccines Administered	105	446	131	178	142	195
Clients Vaccinated	45	343	60	115	93	135
Flu Vaccinations	18	12	11	19	14	14

### Commentary:

- Vac Admin and Clients**

School vaccination clinics and public numbers are comparative

## 11.2 Service Centre Activities Report - First Quarter 2022/23

### Brief

This report provides an overview of the key activities of the Service Centre for the first quarter of the 2022/23 financial year.

### RECOMMENDATION

The Committee recommends to Council that the report be received.

### Introduction

The Service Centre team currently provides customers with multiple ways to contact us; these include telephone, face to face, web chat, email, SMS, CityWatch and Social Media.

We manage over 80,000 contacts per annum via the various channels and, as a key stakeholder who responds to various enquiries on behalf of most departments across the organisation, our service provision contributes to the quality, brand and reputation of CWT.

Our objective is to put our customers and community at the heart of everything we do through providing a quality customer experience for our customers and community in a responsive, consistent, convenient and caring way.

### Discussion

This quarter the Service Centre staff progressively returned to the Civic Centre due to the easing of COVID-19 restrictions. Maintaining the hybrid model and working from the Depot will continue to be available to maintain flexible working arrangements.

The volume of interactions this quarter increased during August as a result of dog registrations and rates assessments due, the team responded to 15,513 enquiries overall for the quarter. There has been a noticeable increase in the use of online services indicating a change in customer behaviour for online self-services.



During the first quarter our Customer Service Officers processed 2,373 customer requests, this represents 66 per cent of the overall total of requests generated.

The Service Centre processed the following receipts this quarter.

#### Total Receipts

	Advan Credit Card	CASH PAYMENT	DIRECT DEBIT	EFTPOS	ePathway	Journal	LIBRARY CARD PAYMENT	MONEY ORDER	ON-LINE SERVICES	CHEQUE	Total
2	1576	731	1788	856	4922	24	152	3	27686	483	38223

#### Customer Service Receipts

Advan Credit Card	CASH PAYMENT	EFTPOS	LIBRARY CARD PAYMENT	MONEY ORDER	CHEQUE	Total
1576	731	856	152	3	483	3801

#### Customer Service Percentage of Total Receipts

9.94%



## Customer Experience

### After Call Surveys

The after call surveys were officially launched in August which enabled Council to survey customers once a Pathway request has been 'actioned' in the system. We have received 112 survey responses once a Pathway request was actioned this quarter with over 57 (50.9%) positive scores (9/10 & 10/10). There were 39 (34.82% detractor scores during this period, with some common themes that will be addressed with the introduction of CRM software later this financial year.

Customer surveys relating to first point of contact have not commenced at this stage as the software system automation is not yet completed.

### Live Chat Surveys

Customers continue to engage with CWT via Live Chat, we received 128 live chat survey responses with 122 being in the positive (scores of 4 and 5 out of 5). Some of the positive verbatim comments include:

- *Amazing service from Ben.*
- *Great service and Serena was really helpful.*
- *Great helpful service, thank you.*
- *Ben was very helpful & assisted me with what I needed very quickly. Thank you.*
- *Thank you for assisting 😊*
- *Very quick and painless.*

From time to time customers also provide us with constructive feedback, which is then forwarded to the relevant department for action. This quarter customers have found the live chat interface not user friendly advising:

*"Wouldn't let me click to enter the conversation only end chat.. Several of us tried."*

*"The chat interface isn't great. Only having a button to 'end chat' isn't a great experience as it relies on the user to press enter on the keyboard."*

With collaboration with our Digital Services Team Leader and external stakeholders, we continue to explore various solutions to improve the live chat interface and user functionality in order to make the customer experience the best we can.

Any feedback with a rating experience of 1-3 we contact the customer (if we have their details) to seek further insight regarding their experience and work towards improving their future experiences at first contact. Of the 128 responses in relation to Live Chat, 6 responses were received with ratings of 1-3 of these, 4 were responded to (2 of the 6 did not provide contact details.)

### **Climate Impact Considerations**

*(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)*

There is no direct climate impact in relation to this report.

### **Conclusion**

This report provides an overview of the key activities of the Service Centre for the first quarter of the 2022/23 financial year.

### **Attachments**

Nil

### 11.3 Community Services Activity Report - October 2022

#### Brief

This report details the activities of the Community Services Department for October 2022.

#### RECOMMENDATION

The Committee recommends to Council that the Community Services Activity Report - October 2022 be received.

#### Introduction

The Community Services department (Department) provides a report to each City Services and Climate Adaptation Standing Committee meeting detailing the status of key projects and activities for the preceding month.

#### Discussion

The key projects and activities undertaken by the Department during the month of October 2022 are as follows:

##### Community Centres

The usage statistics for all the community centres/facilities for October 2022 are as follows:

Facility	# Groups	Hours used	Notes
Apex Park Community Facility	34	389	
Cowandilla Community Room	-	-	To be re-opened for community use once relocation of staff has occurred
Lockleys Community Room	-	-	Closed for Mellor Park major works
Lockleys Oval Sporting Facility	4	19	Meeting Rooms only
Plympton Community Centre	38	421	
Thebarton Community Centre	96	1371	
Weigall Oval Sporting Facility	2	11	
<b>Total</b>	<b>174</b>	<b>2211</b>	
<b>Average per day</b>	<b>5.6</b>	<b>71</b>	

Facility type - Art and Garden			Notes
Auditorium Gallery	Exhibitions avail.	Exhibitions used	Wall use exhibitions only
	1	1	
Plympton Community Garden	Plots avail.	Plots used	Current wait list = 2
	16	16	
Clifford St. Community Garden	Plots avail.	Plots used	Current wait list = 5
	20	20	

A native bee and butterfly-attracting garden was planted at the front of Plympton Community Centre and at Clifford Street Community Garden. A lacking presence of native pollinators had been reported by Community Gardeners at both active Community Garden sites and, so, the Community Centres Team worked with the CWT Depot Teams. As a result, space was made in the communal garden beds and plant with a specific variety of native plants to encourage local, native pollinators to visit the gardens and help pollinate the Community Gardeners plots. All Community Gardeners were invited to participate in a native pollinator planting session to assist the Community Centres Team with establishing a garden bed. Both sites actively participated in the venture and following the planting sessions have received reported anecdotal increase in both native bee and native butterfly activity.

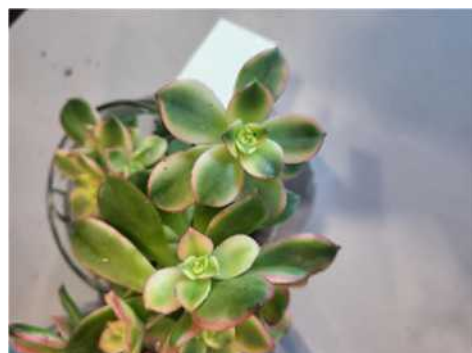


### Library Statistics

Library Visitor and borrowing statistics - September 2022		Average per day
Total Number of <b>visitors</b> to the <b>Hamra Centre</b>	12,500	431
Total Number of <b>items checked out</b> from the <b>Hamra Centre</b>	18,510	638
Total Number of <b>visitors</b> to the <b>Mobile Library</b>	602	30
Total Number of <b>items checked out</b> from the <b>Mobile Library</b>	1,821	91

### Nature Festival 2022

A *Planting Party* was held at the Hamra Centre to celebrate Nature Festival 2022. This activity was an opportunity for customers to drop in, plant a succulent plant in a large reclaimed glass jar, peruse some gardening books and create a gift for themselves or someone else. The *Planting Party* was run by Bronwyn Paynter from *NatureOT* Pty Ltd. Bronwyn is an occupational therapist with almost 30 years of experience and has a passion for supporting people's wellbeing. She is a certified Forest and Nature Therapy Guide with the Association of Forest and Nature Therapy Guides and Programs, as well as a permaculture designer. This was a very popular activity with 35 people participating and planting their own succulent to take home.



### Spring School Holidays 2022

This year the October holidays fell at the start of International Space Week creating a theme for some of the activities. One popular activity was an interactive competition on our social media pages in which customers were asked - "Where is the astronaut?". Photo clues were posted of our astronaut in secret locations around West Torrens and participants were asked to guess the location then visit between 1pm and 2pm, find the astronaut's backpack and claim a prize. The competition ran for three days and received great feedback with participants having lots of fun following along and finding the locations.



A virtual reality session, held in the Hamra Centre Auditorium and which enabled participants to use VR goggles to take a trip through outer space, attracted about 100 people throughout the session. A special space themed Story Time was also held with space stories, space songs and space themed craft to take home. This session was great fun, with lots of regular story-timers in attendance as well as lots of new faces. Messy Play and Disco sessions were fully booked out.

The super popular *Nitro Nat* visited with her *Stardome* to teach all about astronomy. Participants were taken on a journey of the night sky in her giant star igloo. The inflatable *Stardome* planetarium was set up in the Auditorium for four sold out sessions, with 100 people visiting on the day. A Lego Challenge, hosted by *Brickz 4 Kidz* was also held in the Auditorium. *Brickz 4 Kidz* ran a Technic Mars Rover Racing challenge in which participants got to build a Lego car with motor and remote control then compete in a speed racing challenge! Children also competed in teams to build the tallest Duplo structure.



The *Little Day Out* these holidays was held at Frank Norton Reserve. The reserve is due for an update and feedback was sought on the masterplans. Many local families attended and participated in outdoor games, craft for the Community Christmas tree and a free coffee.



Other school holiday activities included snooker, Dungeons and Dragons, running a community market stall workshop, digital art, calisthenics, art workshop, comic/manga workshop, and a clothes upcycling session.



### Community Connections

The Department attended Thebarton Senior College to showcase youth services to students as part of their youth program.

*Love Bites* respectful relationships workshops, in collaboration with Anglicare, commenced for year 10 Plympton International College students. These workshops are being delivered to all Year 10 students at the College and will continue over three (3) full days across November.

The knitting group that meets at Hamra Centre each week knitted and donated 60 items (children's beanies and jumpers) for Ukrainian refugees.

A community bus trip was organised for those interested in Op Shopping. The Community Bus picked people up from their homes and drove them to local Op Shops for a day of shopping, coffee and chatting. The sewing group made shopping bags for each participant. This bus trip was very popular and booked out quickly.

Library Christmas/New Year Hours

Date	Day	Opening Hours
23/12/2022	Friday	10am - 12 noon
24/12/2022	Saturday	Closed
25/12/2022	Sunday	Closed
26/12/2022	Monday	Closed
27/12/2022	Tuesday	Closed
28/12/2022	Wednesday	10am - 6pm
29/12/2022	Thursday	10am - 6pm
30/12/2022	Friday	10am - 6pm
31/12/2022	Saturday	Closed
1/1/2023	Sunday	Closed
2/1/2023	Monday	Closed
3/1/2023	Tuesday	10am - 6pm

**Climate Impact Considerations**

*(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)*

All Community Services programs have, when relevant, implemented climate adaptation strategies.

**Conclusion**

This report provides details on the key activities of the Community Services Department for the month of October 2022.

**Attachments****1. Community Services Activities - November 2022**

## Community Services Activities and Events - November 2022

Date	Time	Activity/Event	Location
<b>Tue 1/11</b>	9am	Active Ageing: Coffee, Tea and Me	Plympton Community Centre
	10.30am-11am	Baby Time: 0-18 months	West Torrens Auditorium
	11.15am-11.45am	Toddler Time: 18 months - 3 years	West Torrens Auditorium
	1pm-3pm	Learn English Class with free creche	Hamra Centre
	2pm	Baby & Toddler Time Facebook Live	
	3pm-4pm	Active Ageing: Fit Ball Drumming	Plympton Community Centre
<b>Wed 2/11</b>	10.30am-12pm	Learn English Reading Group: post beginner to pre intermediate	Hamra Centre
	10.30pm-11.30pm	Story Time: 5 years & under	Hamra Centre
	11am-2pm	Lifestyles Program: Sewing Studio	Plympton Community Centre
<b>Thu 3/11</b>	8am-9am	Almond Tree Walking Group	Kurralt Park
	9am	Fulham Gardens Shopping Bus Run	Fulham Gardens Shopping Cnt
	10am-12pm	West Torrens Men's Social 8 Ball Group	Plympton Community Centre
	10am-12pm	Rewire Tech Help One-to-One Session	Hamra Centre
	10.30am-11am	Baby Time: 0-18 months	West Torrens Auditorium
	11.15am-11.45am	Toddler Time: 18 months - 3 years	West Torrens Auditorium
	10.30am-1pm	Craft & Art Space	Hamra Centre - Sun Room
<b>Fri 4/11</b>	8.30am	Hilton Shopping Bus Run	Hilton Plaza Shopping Centre
	10am-12pm	Lifestyles Program: Knit & Natter Group	Hamra Centre - Sun Room
	10am-12pm	Active Ageing: Movers & Shakers	Plympton Community Centre
	10.30am-11.30am	Story Time: 5 years & under	Hamra Centre
	12pm	Kurralt Park Shopping Bus Run	Kurralt Park
	1pm-4pm	Rewire Tech Help Drop-in Session	Hamra Centre
<b>Sat 5/11</b>	10am-1pm	Rewire Tech Help Drop-in Session	Hamra Centre
	1.30pm-3.30pm	Rewire Feature Class: Tech accessories	Hamra Centre
<b>Sun 6/11</b>			
<b>Mon 7/11</b>	8am-9am	Almond Tree Walking Group	Kurralt Park
	10am-12pm	Lifestyles Program: Yarn Knitting Group	Hamra Centre - Sun Room
	10.30am-12pm	Learn English Reading Group: intermediate to advanced	Hamra Centre
	2pm-4pm	Rewire Tech Help One-to-One Session	Hamra Centre
	3pm-5.30pm	Craft & Art Space	Hamra Centre - Sun Room
	3.30pm-5pm	Lego Club: school aged children	West Torrens Auditorium
	6pm-9pm	Lifestyles Program: Sewing Studio	Plympton Community Centre
<b>Tue 8/11</b>	10.30am-11am	Baby Time: 0-18 months	West Torrens Auditorium
	11.15am-11.45am	Toddler Time: 18 months - 3 years	West Torrens Auditorium
	12pm-2pm	Active Ageing: Share A Table	Plympton Community Centre
	1pm-3pm	Learn English Class with free creche	Hamra Centre
	2pm	Baby & Toddler Time Facebook Live	
	3pm-4pm	Active Ageing: Fit Ball Drumming	Plympton Community Centre
<b>Wed 9/11</b>	10.30am-12pm	Learn English Reading Group: post beginner to pre intermediate	Hamra Centre
	10.30am-11.30am	Story Time: 5 years & under	Hamra Centre
	10.30am-12.30pm	Book Club	Hamra Centre - Sun Room
	11am-2pm	Lifestyles Program: Sewing Studio	Plympton Community Centre

Date	Time	Activity/Event	Location
<b>Thu 10/11</b>	8am-9am	Almond Tree Walking Group	Kurralt Park
	9am	Fulham Gardens Shopping Bus Run	Fulham Gardens Shopping Cnt
	10am-12pm	West Torrens Men's Social 8 Ball Group	Plympton Community Centre
	10am-12pm	Rewire Tech Help One-to-One Session	Hamra Centre
	10.30am-11am	Baby Time: 0-18 months	West Torrens Auditorium
	11.15am-11.45am	Toddler Time: 18 months - 3 years	West Torrens Auditorium
	10.30am-1pm	Craft & Art Space	Hamra Centre - Sun Room
	6pm-8pm	Book Club 1	Hamra Centre - Sun Room
	6.15pm-8pm	Book club 2	Hamra Centre
<b>Fri 11/11</b>	9am	Brickworks Shopping Bus Run	Brickworks Marketplace
	10am-12pm	Active Ageing: Movers & Shakers	Plympton Community Centre
	10am-2.30pm	Lifestyles Program: Orange Tree Quilters	Hamra Centre - Sun Room
	10.30am-11.30am	Story Time: 5 years & under	Hamra Centre
	12pm	Kurralt Park Shopping Bus Run	Kurralt Park
	1pm-4pm	Rewire Tech Help Drop-in Session	Hamra Centre
	3pm-5pm	Book Club	Hamra Centre - Sun Room
<b>Sat 12/11</b>	10am-1pm	Rewire Tech Help Drop-in Session	Hamra Centre
<b>Sun 13/11</b>			
<b>Mon 14/11</b>	8am-9am	Almond Tree Walking Group	Kurralt Park
	10am-12pm	Lifestyles Program: Yarn Knitting Group	Hamra Centre - Sun Room
	10.30am-12pm	Learn English Reading Group: intermediate to advanced	Hamra Centre
	2pm-4pm	Rewire Tech Help One-to-One Session	Hamra Centre
	3pm-5.30pm	Craft & Art Space	Hamra Centre - Sun Room
	6pm-9pm	Lifestyles Program: Sewing Studio	Plympton Community Centre
<b>Tue 15/11</b>	9am	Active Ageing: Coffee, Tea and Me	Plympton Community Centre
	10.30am-11am	Baby Time: 0-18 months	West Torrens Auditorium
	11.15am-11.45am	Toddler Time: 18 months - 3 years	West Torrens Auditorium
	1pm-3pm	Learn English Class with free creche	Hamra Centre
	2pm	Baby & Toddler Time Facebook Live	
	3pm-4pm	Active Ageing: Fit Ball Drumming	Plympton Community Centre
<b>Wed 16/11</b>	10.30am-12pm	Learn English Reading Group: post beginner to pre intermediate	Hamra Centre
	10.30am-11.30am	Story Time: 5 years & under	Hamra Centre
	11am-2pm	Lifestyles Program: Sewing Studio	Plympton Community Centre
<b>Thu 17/11</b>	8am-9am	Almond Tree Walking Group	Kurralt Park
	9am	Fulham Gardens Shopping Bus Run	Fulham Gardens Shopping Cnt
	10am-12pm	West Torrens Men's Social 8 Ball Group	Plympton Community Centre
	10am-12pm	Rewire Tech Help One-to-One Session	Hamra Centre
	10.30am-11am	Baby Time: 0-18 months	West Torrens Auditorium
	11.15am-11.45am	Toddler Time: 18 months - 3 years	West Torrens Auditorium
	10.30am-1pm	Craft & Art Space	Hamra Centre - Sun Room
	6.30pm-9.30pm	Get started with the Cricut machine workshop	Hamra Centre
<b>Fri 18/11</b>	8.30am	Hilton Shopping Bus Run	Hilton Plaza Shopping Centre
	10am-12pm	Active Ageing: Movers & Shakers	Plympton Community Centre
	10.30am-11.30am	Story Time: 5 years & under	Hamra Centre
	12pm	Kurralt Park Shopping Bus Run	Kurralt Park
	1pm-4pm	Rewire Tech Help Drop-in Session	Hamra Centre
<b>Sat 19/11</b>	10am-1pm	Rewire Tech Help Drop-in Session	Hamra Centre
<b>Sun 20/11</b>			

Date	Time	Activity/Event	Location
<b>Mon 21/11</b>	8am-9am	NHF Walking Group	Kurralt Park
	10am-12pm	Lifestyles Program: Yarn Knitting Group	Hamra Centre - Sun Room
	10.30am-12pm	Learn English Reading Group: intermediate to advanced	Hamra Centre
	2pm-4pm	Rewire Tech Help One-to-One Session	Hamra Centre
	3pm-5.30pm	Craft & Art Space	Hamra Centre - Sun Room
	3.30pm-5pm	Lego Club: school aged children	West Torrens Auditorium
	6pm-9pm	Lifestyles Program: Sewing Studio	Plympton Community Centre
<b>Tue 22/11</b>	10.30am-11am	Baby Time: 0-18 months	West Torrens Auditorium
	11.15am-11.45am	Toddler Time: 18 months - 3 years	West Torrens Auditorium
	12pm-2pm	Active Ageing: Share A Table	Plympton Community Centre
	1pm-3pm	Learn English Class with free creche	Hamra Centre
	2pm	Baby & Toddler Time Facebook Live	
	3pm-4pm	Active Ageing: Fit Ball Drumming	Plympton Community Centre
<b>Wed 23/11</b>	10.30am-12pm	Learn English Reading Group: post beginner to pre intermediate	Hamra Centre
	10.30am-11.30am	Story Time: 5 years & under	Hamra Centre
	11am-2pm	Lifestyles: Sewing Studio	Plympton Community Centre
<b>Thu 24/11</b>	8am-9am	NHF Walking Group	Kurralt Park
	9am	Fulham Gardens Shopping Bus Run	Fulham Gardens Shopping Cnt
	10am-12pm	West Torrens Men's Social 8 Ball Group	Plympton Community Centre
	10am-12pm	Rewire Tech Help One-to-One Session	Hamra Centre
	10.30am-11am	Baby Time: 0-18 months	West Torrens Auditorium
	11.15am-11.45am	Toddler Time: 18 months - 3 years	West Torrens Auditorium
	10.30am-1pm	Craft & Art Space	Hamra Centre - Sun Room
	6.30pm-9.30pm	Iron-on using Cricut workshop	Hamra Centre
<b>Fri 25/11</b>	9pm	Brickworks Shopping Bus Run	Brickworks Marketplace
	10am-12pm	Active Ageing: Movers & Shakers	Plympton Community Centre
	10am-2.30pm	Lifestyles Program: Orange Tree Quilters	Hamra Centre - Sun Room
	10.30am-11.30am	Story Time: 5 years & under	Hamra Centre
	12pm	Kurralt Park Shopping Bus Run	Kurralt Park
	1pm-4pm	Rewire Tech Help Drop-in Session	Hamra Centre
<b>Sat 26/11</b>	10am-1pm	Rewire Tech Help Drop-in Session	Hamra Centre
<b>Sun 27/11</b>			
<b>Mon 28/11</b>	8am-9am	NHF Walking Group	Kurralt Park
	10am-12pm	Lifestyles Program: Yarn Knitting Group	Hamra Centre - Sun Room
	10.30am-12pm	Learn English Reading Group: intermediate to advanced	Hamra Centre
	2pm-4pm	Rewire Tech Help One-to-One Session	Hamra Centre
	3pm-5.30pm	Craft & Art Space	Hamra Centre - Sun Room
	6pm-9pm	Lifestyles Program: Sewing Studio	Plympton Community Centre
<b>Tue 29/11</b>	9am	Active Ageing: Coffee, Tea and Me	Plympton Community Centre
	10.30am-11am	Baby Time: 0-18 months	West Torrens Auditorium
	11.15am-11.45am	Toddler Time: 18 months - 3 years	West Torrens Auditorium
	1pm-3pm	Learn English Class with free creche	Hamra Centre
	2pm	Baby & Toddler Time Facebook Live	
	3pm-4pm	Active Ageing: Fit Ball Drumming	Plympton Community Centre
<b>Wed 30/11</b>	10.30am-12pm	Learn English Reading Group: post beginner to pre intermediate	Hamra Centre
	10.30am-11.30am	Story Time: 5 years & under	Hamra Centre
	11am-2pm	Lifestyles Program: Sewing Studio	Plympton Community Centre
	4.30pm-5.30pm	Youth Book Club: ages 12-17	Hamra Centre - Sun Room

\* Dates and times are correct at date of publication

## 11.4 Urban Services Activities Report - November 2022

### Brief

This report provides Elected Members with information on activities within the Urban Services Division.

### RECOMMENDATION

The Committee recommends to Council that the Urban Services Activities Report for November 2022 be received.

### Discussion

This report details the key activities of the City Assets, City Property, City Operations and City Development departments.

### Special Project Work

Street Lighting - LED transition	SA Power Networks (SAPN) and Enerven have advised that they will commence the Stage 3 transition of street lights to LED in mid-November 2022. There are approximately 600 street lights to be transition in this stage.  Design works are continuing for the upgrade of the Council owned streetlights (transition to LED) in Novar Gardens.
Electric Vehicle Charging Stations	Following the Council resolution of 19 July 2022, for the establishment of a network of public electric vehicle charging stations in the City of West Torrens as per the advertiser-funded model, the Administration is currently reviewing the proposal with the preferred supplier.
Transport and Movement Strategy	Following the Council resolution on 16 August 2022 to approve the Transport and Movement Strategy 2022-32, the Administration is finalising minor changes to the Strategy before the Strategy is published on the Council website. The Administration will then prepare an internal action plan to implement the objectives of the Strategy.
Stormwater Management Plan - West Torrens	Community consultation on the draft plan is scheduled to commence Monday 21 November 2022 for a duration of 4 weeks. Consultation material and associated promotional material has been prepared and will be available through 'Your Say', with a supporting web page and poster banners in some Council facilities.
Packard Street, Stormwater Drainage - North Plympton	Construction works commenced on 5 September 2022 and are expected to be completed in late January 2023.
Camden Park and North Plympton Stormwater Upgrade Investigations	Physical site works on the Morphet Road development drain have commenced and are due to be completed by December 2022.  Detail design has commenced on three new/upgraded drainage systems from within the study area. Engineering survey for these will soon be undertaken.

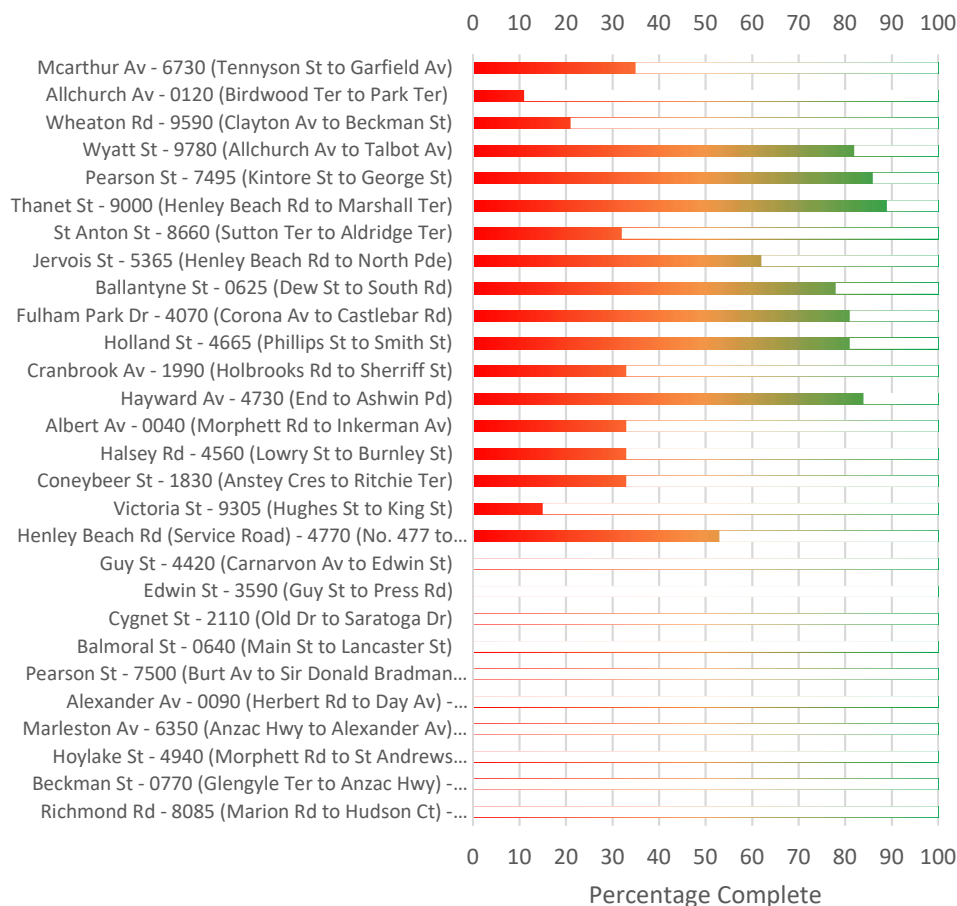
Jervois Street, Torrensville	Tender documentation is being prepared for construction of the works and tenders will be called prior to the end of 2022.
McArthur Avenue, Plympton	Tender documentation is being finalised for construction of the works and tenders will be called prior to the end of 2022.
Wheaton Road, Plympton	Documentation for Community Consultation on the proposed works is being finalised and consultation is scheduled to commence prior to the end of 2022.
Beare Avenue and Watson Avenue Bridge Upgrade	<p>This Project is to be delivered by Brown Hill Keswick Creek Project (BHKCP) utilising the tendering process undertaken by Council. Tender evaluation has been completed and the BHKCP is tabling a report to the BHKC Board for approval.</p> <p>It is anticipated that early works will commence in late November 2022.</p>
Linear Park shared path (Port Road to South Road)	Following receipt of a \$4M grant from the State Government, the Administration are currently undertaking preliminary scoping of the project to identify the area of land that will need to be acquired from various land holders to deliver this project.

### Capital Works

#### Road Reconstruction Works

The progress of works associated with the 2022/2023 Road Reconstruction Program are as follows:

#### Road Reconstruction Program 2022/23



	<p>Construction works are currently in progress for the following projects:</p> <ul style="list-style-type: none"> <li>• Holland Street, Thebarton (Phillips Street to Light Terrace)</li> <li>• Thanet Street (Henley Beach Road to North Parade)</li> <li>• Ballantyne Street, Thebarton (Dew Street to South Road)</li> <li>• Fulham Park Drive, Lockleys (Corona Avenue to Castlebar Road)</li> </ul>
<b>Traffic Projects and Parking Management</b>	
Richmond/ Mile End LATM	<p>The purpose of this traffic control is to minimise identified through traffic movement / rat runs and vehicle speeding along Elizabeth Street.</p> <p>The Administration consulted with residents along Elizabeth Street, Mile End in July 2022 regarding the installation of speed humps (6 humps in total). At the conclusion of the consultation period, Council only received feedback from one resident who was not supportive of the project. The Administration will proceed to finalise the detailed design of the speed humps for construction given the safety benefits of the project and negligible objection from the residents.</p> <p>The detailed design of the speed humps project has commenced and is expected to be completed by mid-December 2022.</p> <p>The missing link bicycle lane at Kingston Avenue (at junction with Deacon Avenue) was scheduled for installation by end of October 2022.</p>
Blackspot Project North Parade / West Street raised speed humps	<p>The construction of speed humps / raised platform at this intersection was completed in late September 2022.</p>
State Government Grant for Plympton International College - Traffic and Parking initiatives	<p>The Administration recently met with the Department for Infrastructure and Transport (DIT) and key personnel from Plympton International College to discuss the recent State Government election commitment for Plympton International College.</p> <p>The following local traffic improvements were identified:</p> <ul style="list-style-type: none"> <li>• Raised Intersection Platform at Errington Street / Gardner Street with localised stormwater improvements</li> <li>• Koala Crossing Upgrade (with potential road geometry realignment)</li> <li>• New Footpath across the reserve to Myer Avenue (2 m wide - 45 m length)</li> <li>• Missing footpaths to connect to Whelan Avenue (2 m wide - 45 m length)</li> <li>• Footpath upgrades along Errington Street (3m both sides - 220 m length)</li> <li>• Thornber St / Whelan / Ave Meyer Ave intersection delineation upgrade (line marking and pavement bars)</li> <li>• Signs and Line marking for School Zone and parking extensions</li> </ul>

	<ul style="list-style-type: none"> <li>• New Kiss and Drop Facility with new footpaths and road reseal and realignment</li> </ul> <p>The next step involves a meeting with DIT and the Plympton International College to discuss the viability of projects identified above.</p>
Marleston/ Keswick/ Kurralta Park/North Plympton/ Ashford LATM	At its meeting on 6 September 2022, Council resolved to adopt Option 2 - Full Closure of Moss Avenue, as the preferred option for the upcoming Black Spot submission for the Moss Avenue road closure project. The Administration has submitted a Blackspot Application based on this option.
City-wide Sharrow line marking and way finding signs	<p>The Administration are finalising the Sharrow line marking plans for the existing bike direct network within the City of West Torrens.</p> <p>The project also includes way-finding signs for installation along selected corridors and major bikeways. The wayfinding signs are proposed on the following road / bikeway corridor:</p> <ol style="list-style-type: none"> <li>1. King Street - Roebuck Street - Hounslow Avenue - Lipsett Terrace - Adelaide Airport Limited (AAL) Precinct;</li> <li>2. Lipsett Terrace - Sir Donald Bradman Drive bikeway - Apex Park (beyond this is Charles Sturt Council boundary);</li> <li>3. Clifford Street - Henley Street and Bagot Avenue (from Ashwin Parade to Sir Donald Bradman Drive);</li> <li>4. Westside Bikeway (within West Torrens Council area);</li> <li>5. Anna Meares Bike path (within West Torrens Council area);</li> <li>6. Reece Jennings Bike path (within West Torrens Council area);</li> <li>7. Captain McKenna Bike path (within West Torrens Council area);</li> <li>8. River Torrens Linear Park (within West Torrens Council area - only southern side)</li> </ol>
Traffic and Parking Review	<p>Over the years, the long-term parking around the Adelaide Airport area has been attributed to the activity from the adjacent Adelaide Airport site including both employee parking and individuals travelling abroad.</p> <p>The Administration will formally explore the option of implementing an area wide parking control to prohibit long-term parking on Clifford Street (north of Sir Donald Bradman Drive) and adjoining roads in this vicinity.</p> <p>The Administration will undertake an assessment of the existing parking conditions in the streets identified below and propose a suitable precinct wide parking controls to eliminate the identified long term parking.</p> <ol style="list-style-type: none"> <li>1. Clifford Street (from Sir Donald Bradman Drive to Lipsett Tce)</li> <li>2. Kennedy Street (full extent)</li> <li>3. Fewings Avenue (full extent)</li> <li>4. Byrnes Street (full extent)</li> </ol>

	<p>5. Airport Road (east side between Sir Donald Bradman Drive to Lipsett Terrace)</p> <p>The above mentioned parking surveys and investigations commenced in late October 2022.</p>
Traffic surveys	<p>The Administration are undertaking an audit of the city-wide local streets that currently do not have footpaths to identify all site services (stobie poles and optics), significant/regulated trees and extent of road reserve (availability of verge area). The data will be collated to inform Council regarding the preferred side to install footpaths with consideration of costs and environmental impacts.</p>

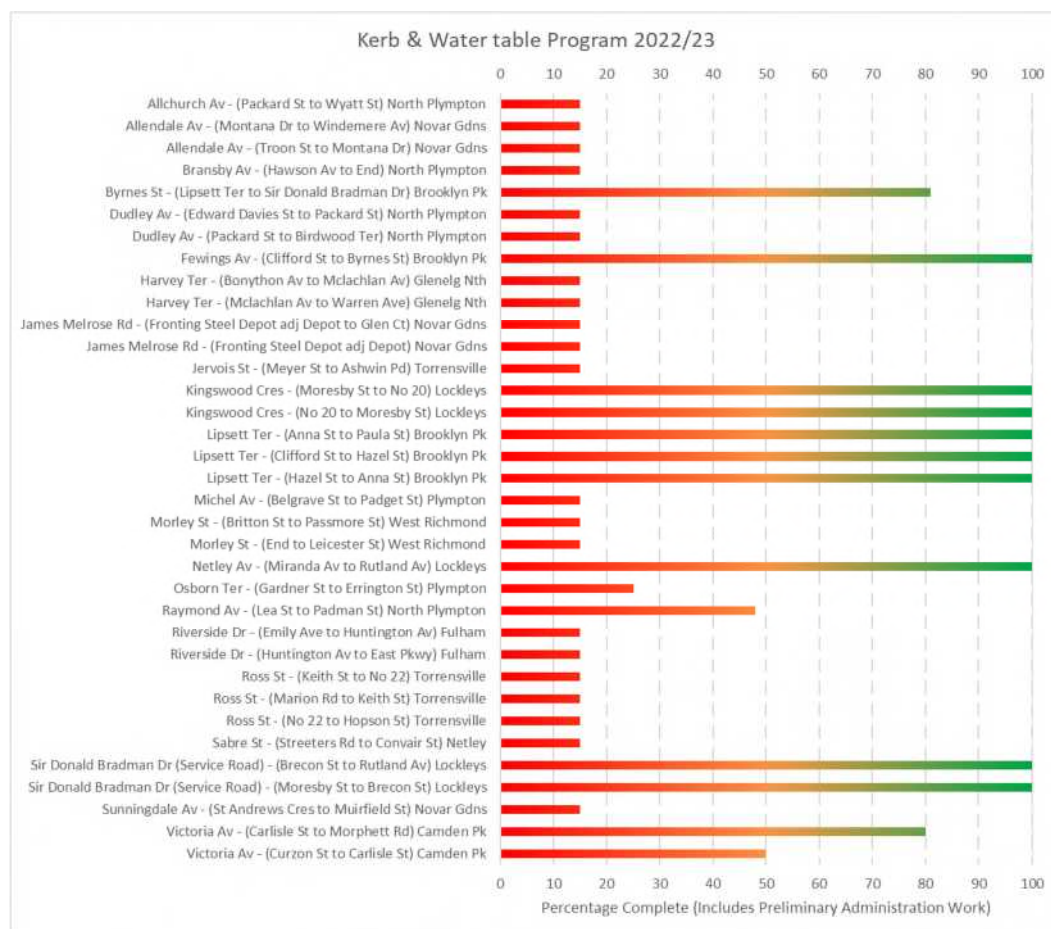
## Capital Works

The following graph lists the streets scheduled for the 2022 to 2023 Kerb and Gutter Program

Construction works completed September 2022:

- Lipsett Terrace - (Anna Street to Paula Street) Brooklyn Park
- Lipsett Terrace - (Clifford Street to Hazel Street) Brooklyn Park
- Lipsett Terrace - (Hazel Street to Anna Street) Brooklyn Park
- Sir Donald Bradman Drive (Service Road) - (Brecon Street to Rutland Avenue) Lockleys
- Sir Donald Bradman Drive (Service Road) - (Moresby Street to Brecon Street) Lockleys

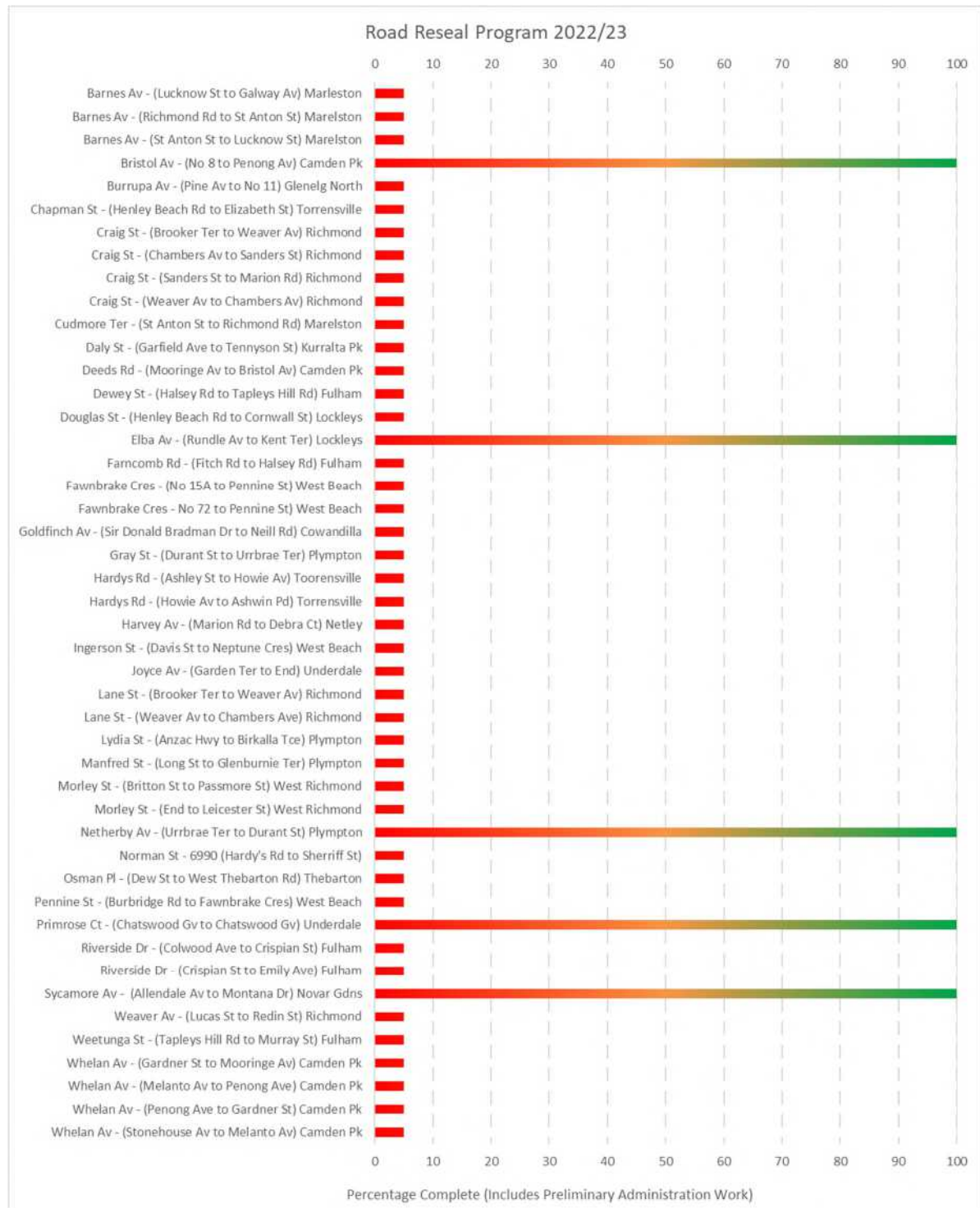
Kerb and Gutter Program 2022/2023



The following graph lists the streets scheduled for the 2022 to 2023 Road Reseal Program:

Construction works completed September 2022:

Surface Reseal Program 2022/2023



The following graph lists the streets scheduled for the 2022 to 2023 Footpath Program.

Footpath Program 2022/2023



The following is an update on the progress of the playground(s) upgrade / replacement program:

Playground Upgrades 2022/2023

- Weigall Oval, Plympton - corner of Urrbrae Terrace and James Street. The playground works are completed and open to the public.
- Mile End Common, Mile End. The works have been delayed due to shipping from overseas. Delivery of the play equipment is expected in January 2023. Works have been rescheduled to commence in February 2023.

The 2022/2023 playground upgrade / replacement program is listed below. Community consultation period is now expected to commence following the completion of the election caretaker period. Consultation will be undertake using notification signage on the reserve and the *Your Say* website:

- St Georges Reserve, Glandore;
- Coast Watchers Park - Ashburn Avenue / Coral Sea Rd, Fulham;
- Beare Avenue Reserve, (corner with Ramsey St), Netley.

The following is an update of the reserve and irrigation upgrades projects:

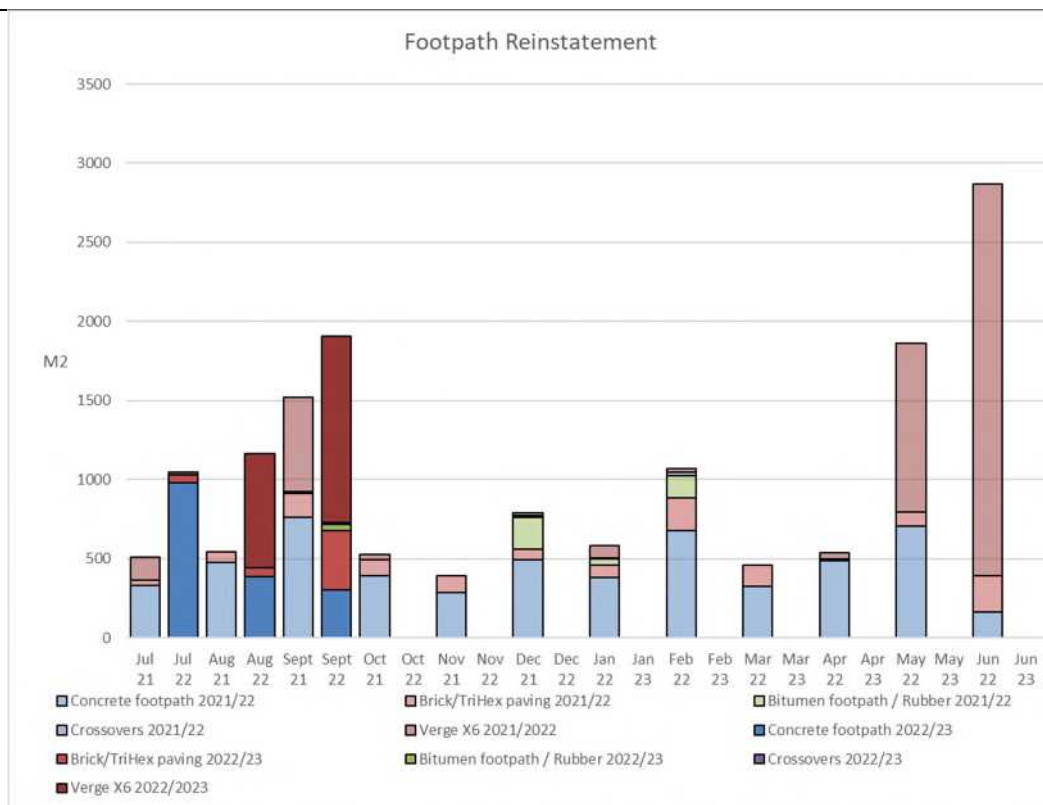
- Westside Bikeway, Camden Park - Irrigation installation and the reserve upgrade along Creslin Terrace, between Clifton Street and Cromer Street has commenced on site. The project is expected to continue to the end of November 2022.
- Brownhill Creek / Adelaide Airport - Captain McKenna Bikeway (sections by bikeway). The revised commencement date for this project is now November with a completion date in December 2022. The continual delays are as a result of inclement weather and with contractor availability.
- Memorial Gardens, Hilton - Irrigation replacement and garden rejuvenation. The project will be completed in combination with landscape and lighting upgrades within the Civic Centre. Procurement is now underway for both the upgrade of the lighting and the new irrigation system. Works will now be scheduled to commence after Anzac Day 2023.

The reserve locations listed below are scheduled for irrigation and reserve upgrades for the 2022/2023 program.

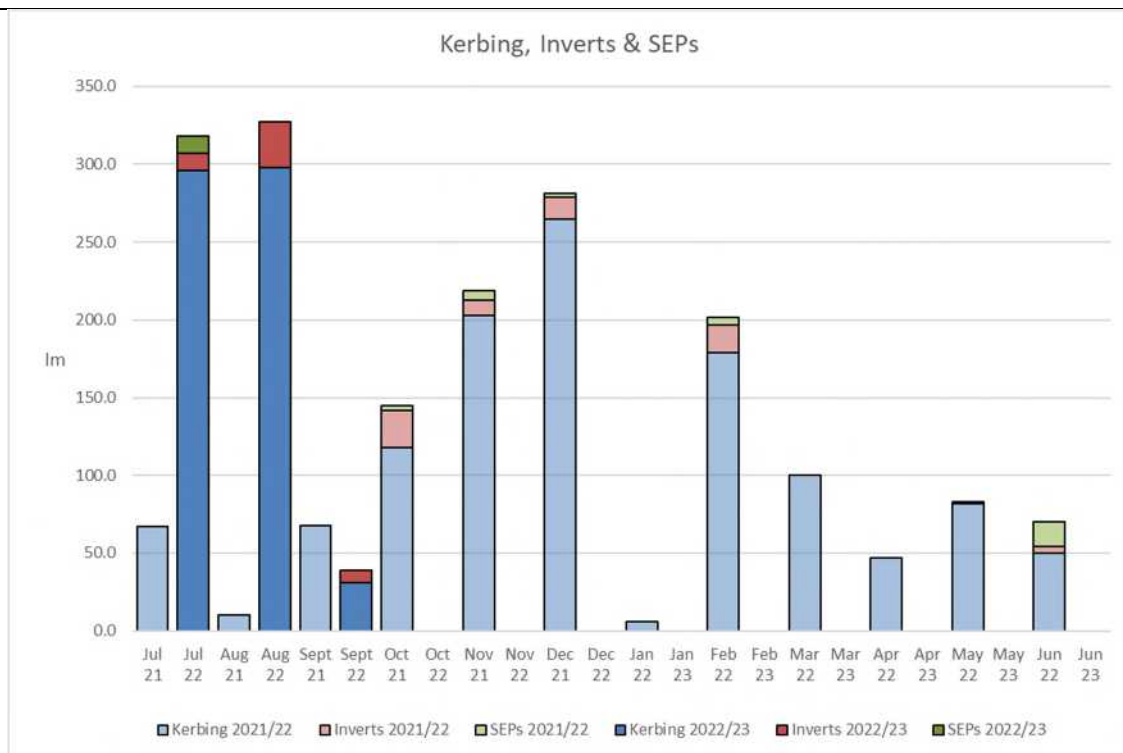
Scheduling and scoping (including design works) of the project program is currently underway and updates will be provided in future reports. Procurement will follow on from the completion of the design.

The program is as follows:

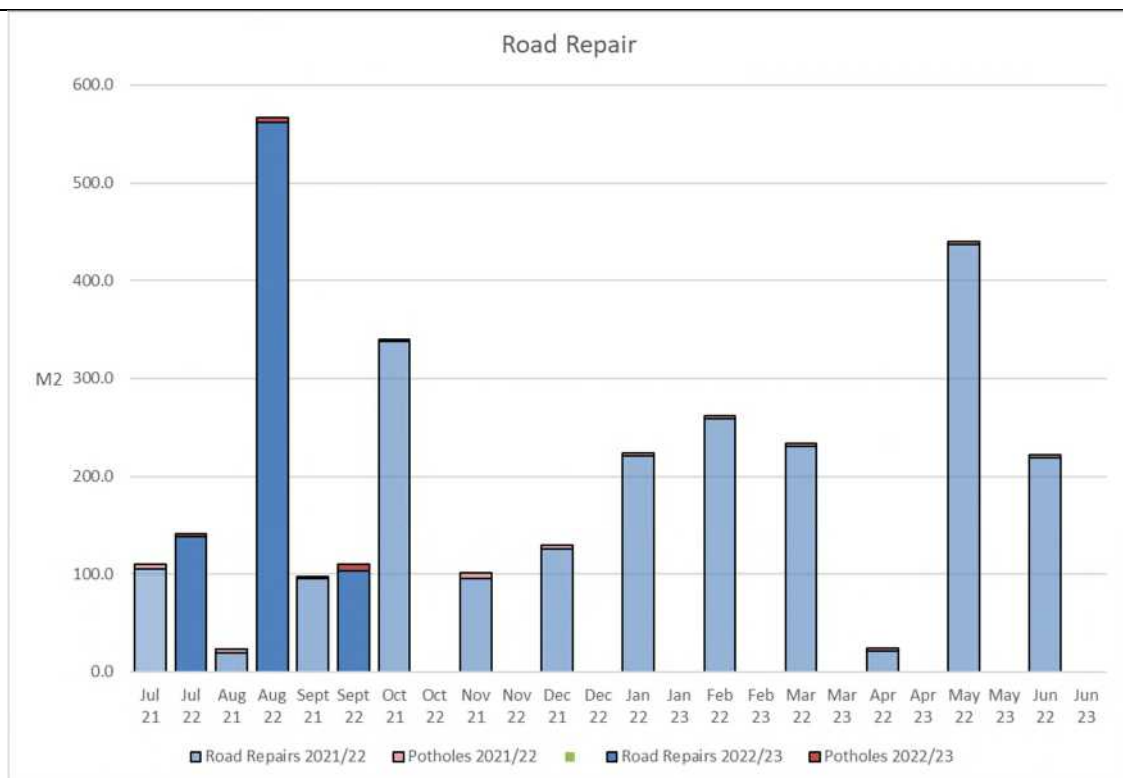
- Kandahar House (garden beds), North Plympton;
- Grallina Street (traffic island), Lockleys;
- Beare Avenue Reserve, (corner with Ramsey St), Netley;
- Errington Street Reserve, Plympton;
- Westside Bikeway, Camden Park (staged yearly program);
- River Torrens Linear Park (sites in Lockleys/Fulham).



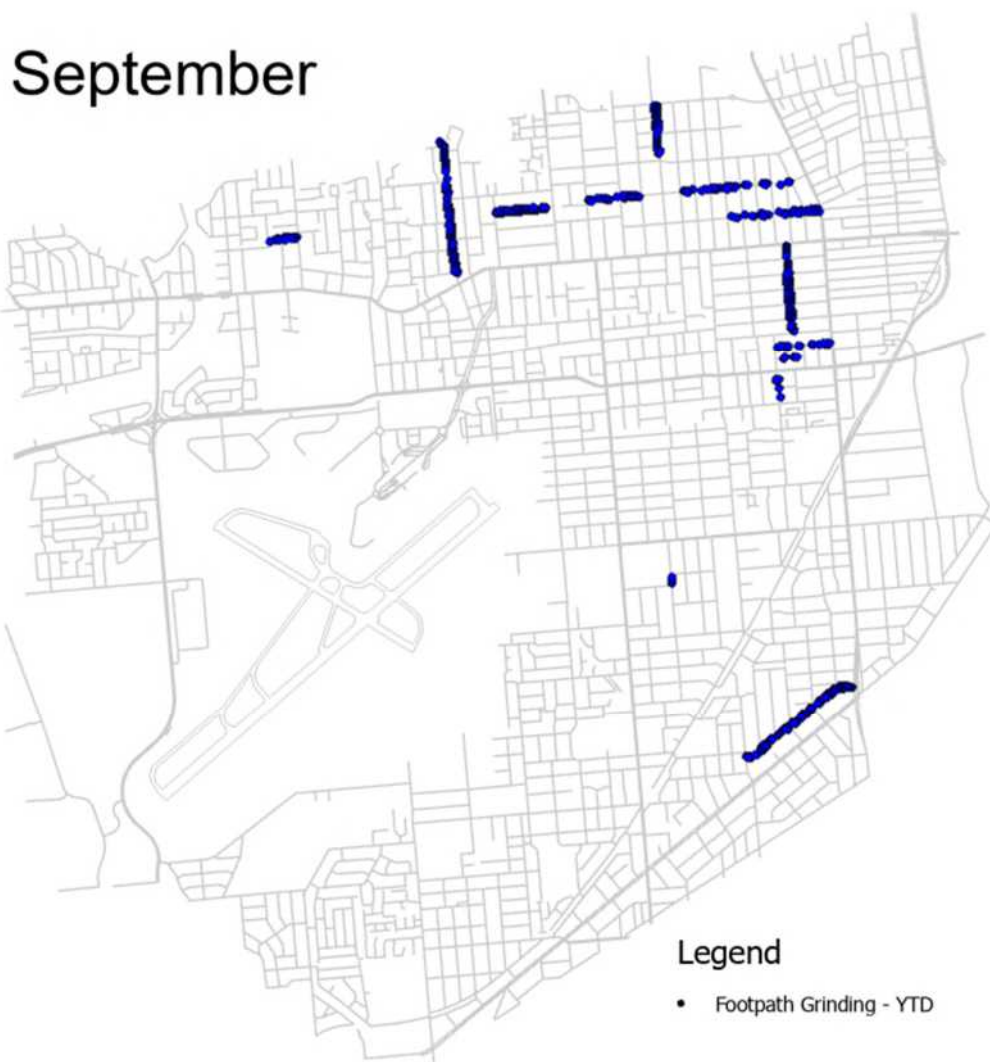
## Kerb and Watertable / Invert Re-instatement



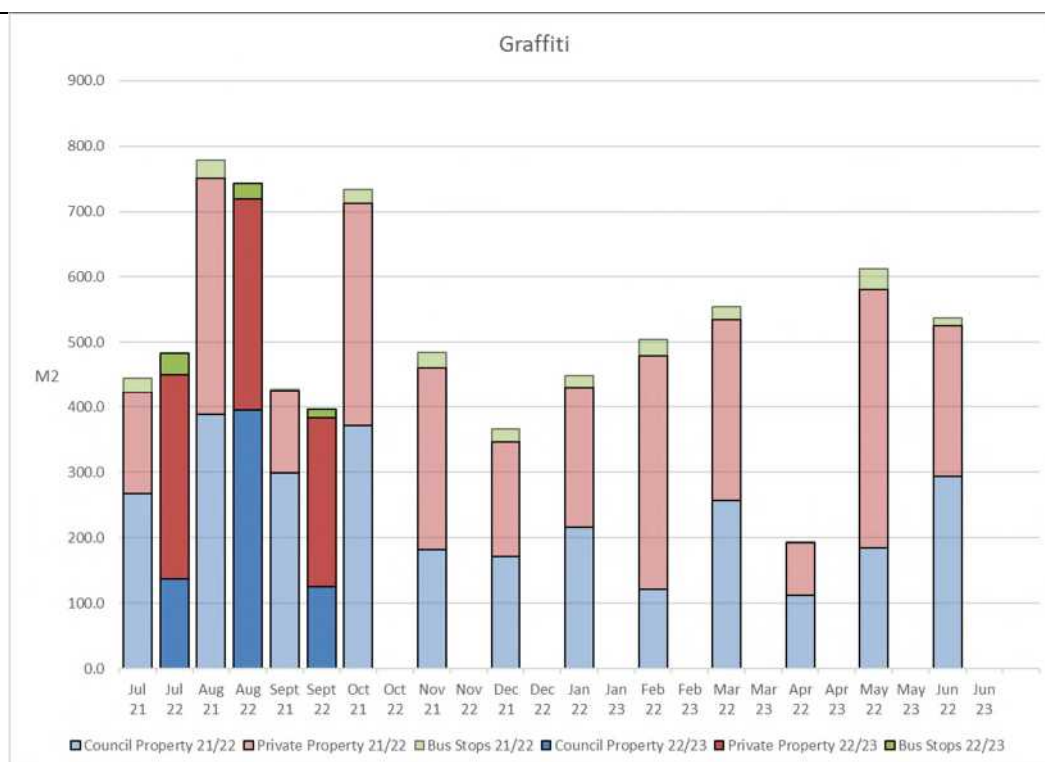
## Road Repair and Potholes



Footpath Grinding Program



Graffiti Removal



Line Marking

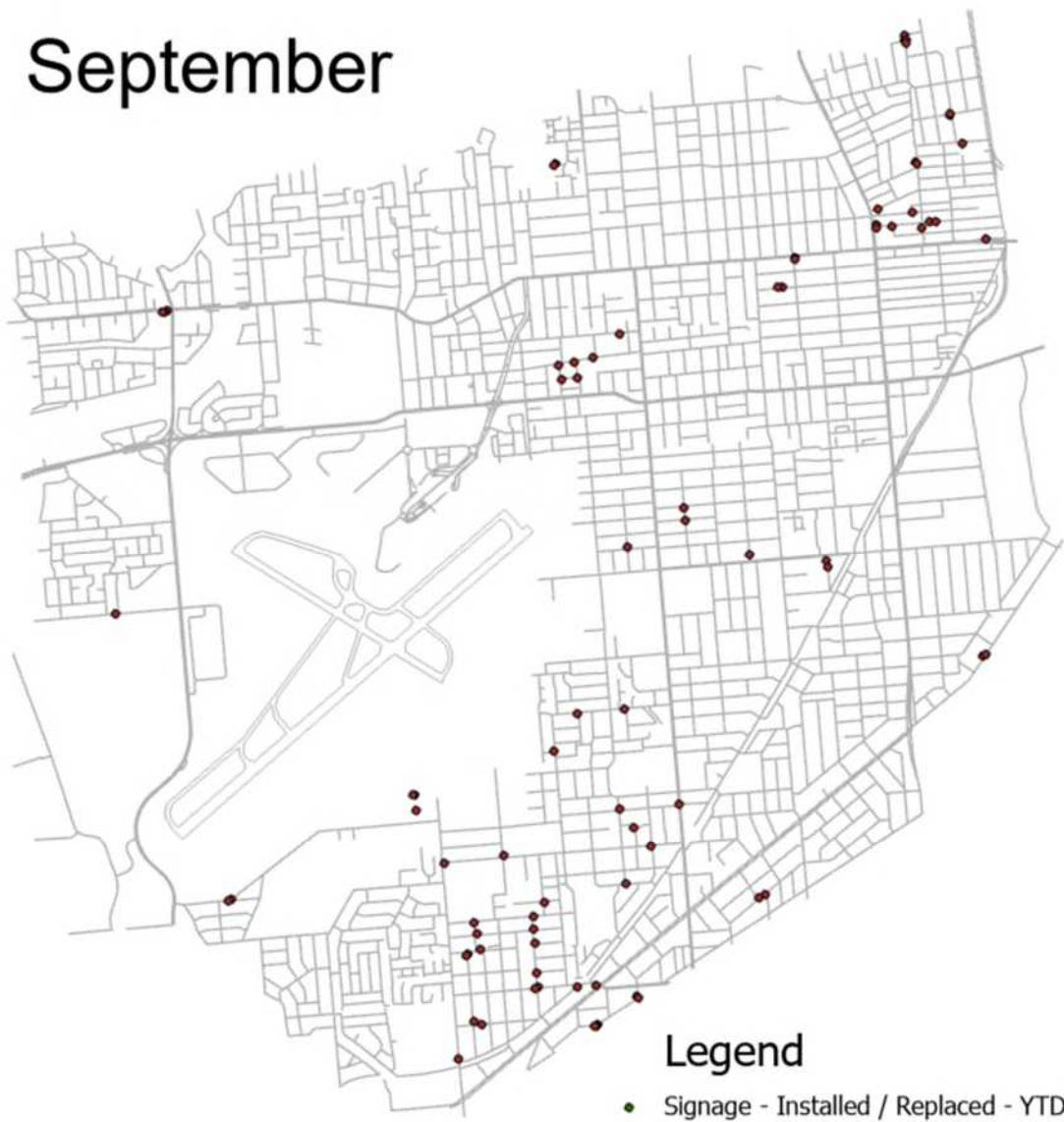
# September



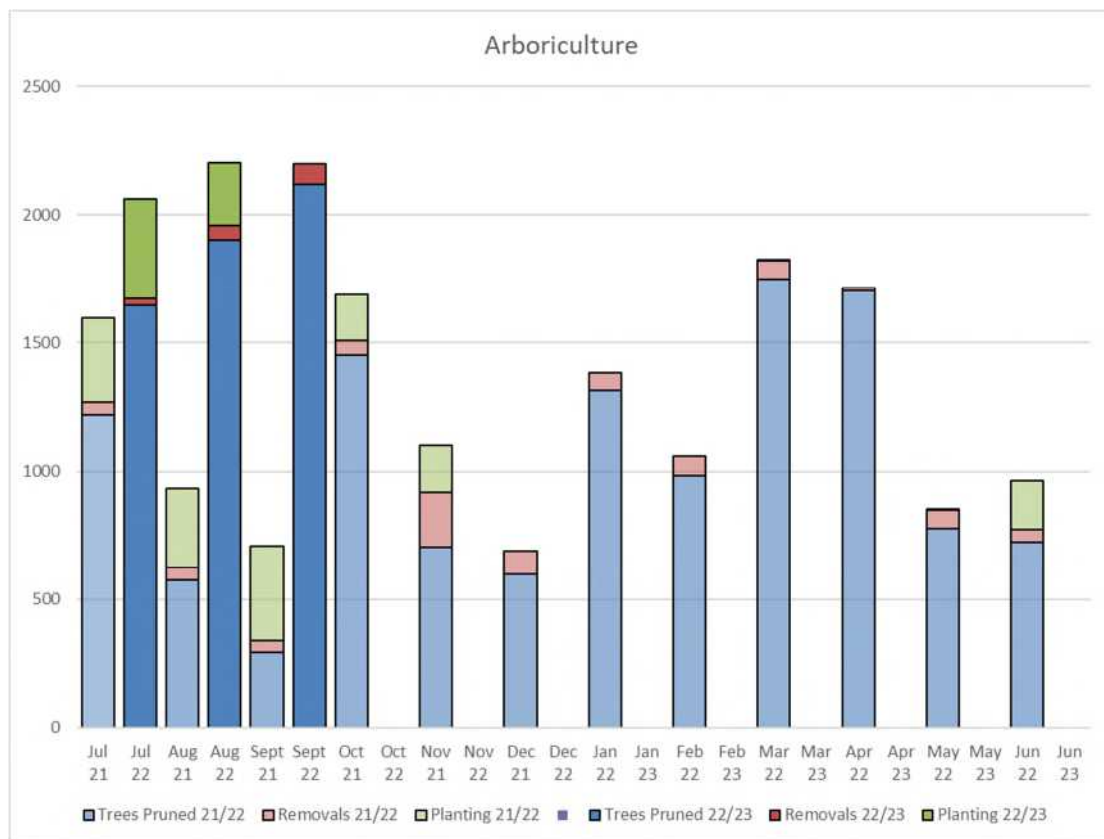
## Legend

— Line Marking - YTD

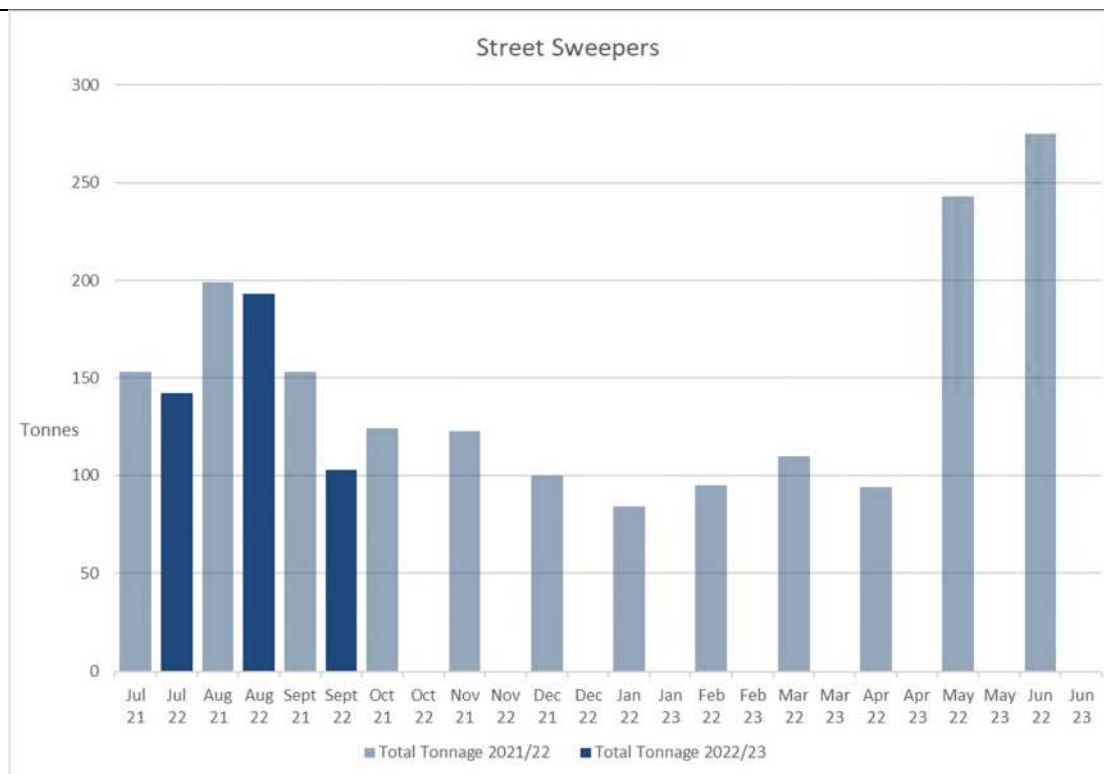
Sign repairs and new installations



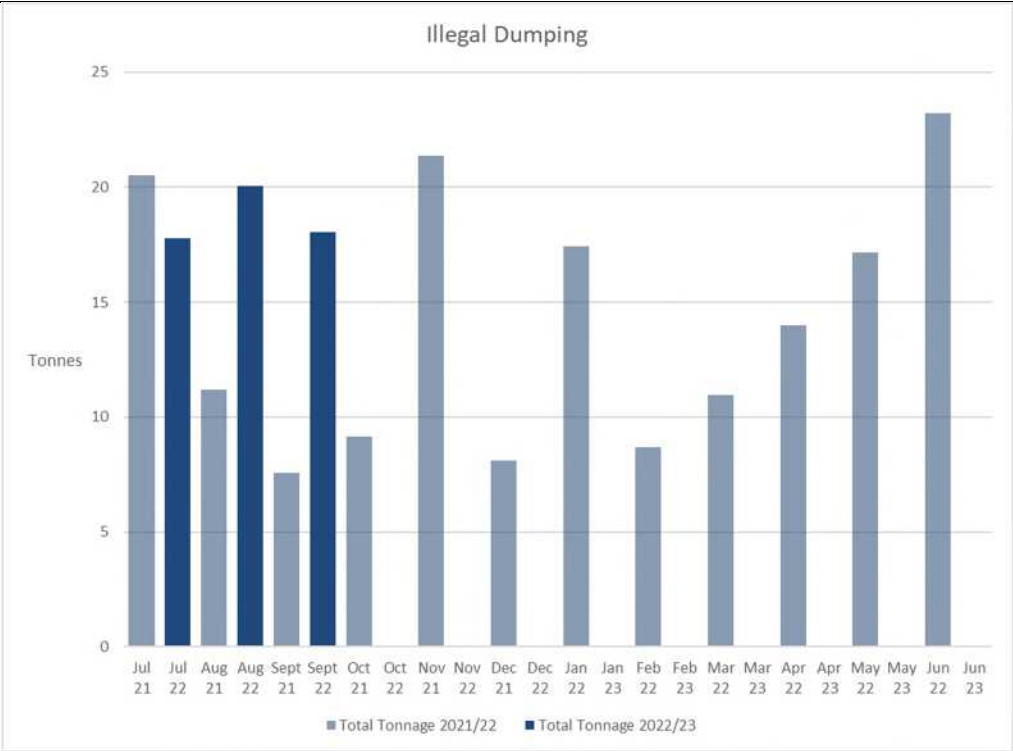
## Arboriculture



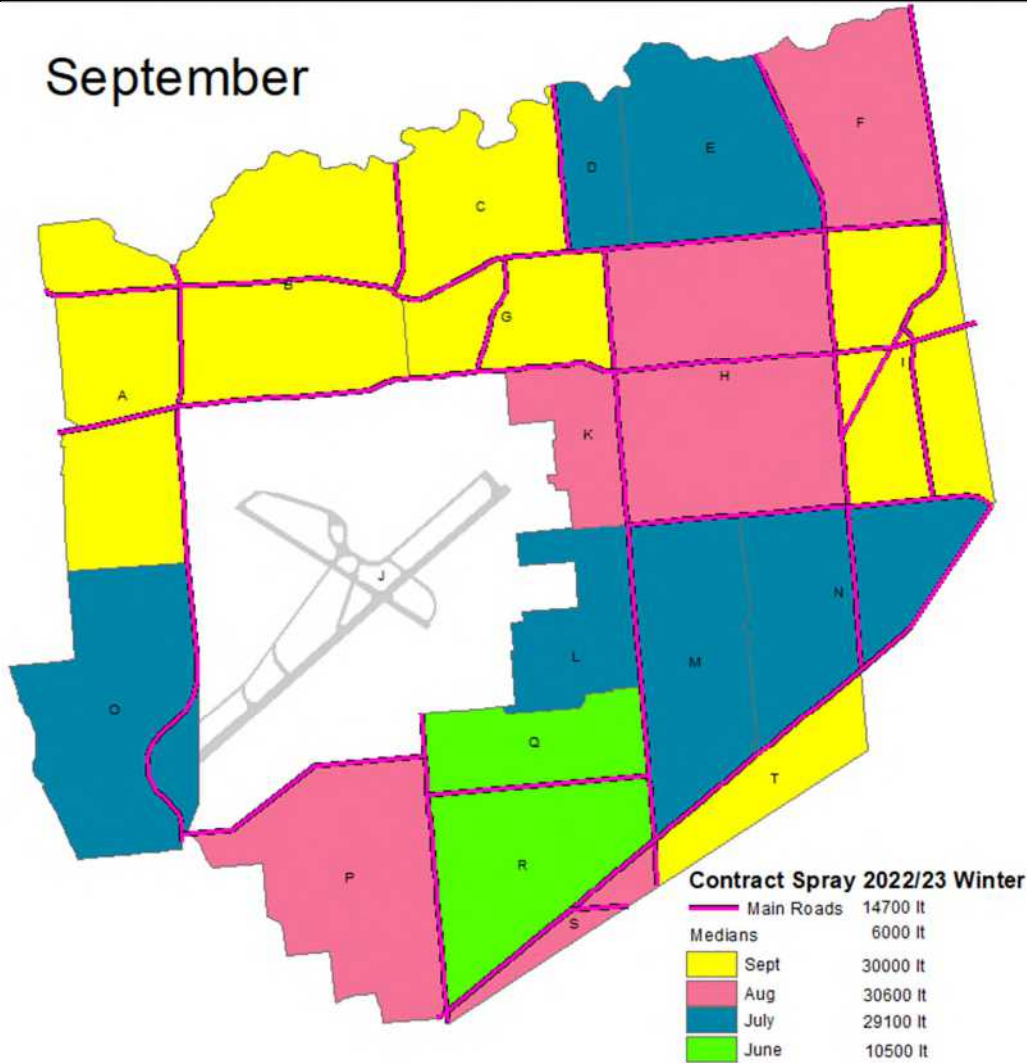
## Street Sweeper



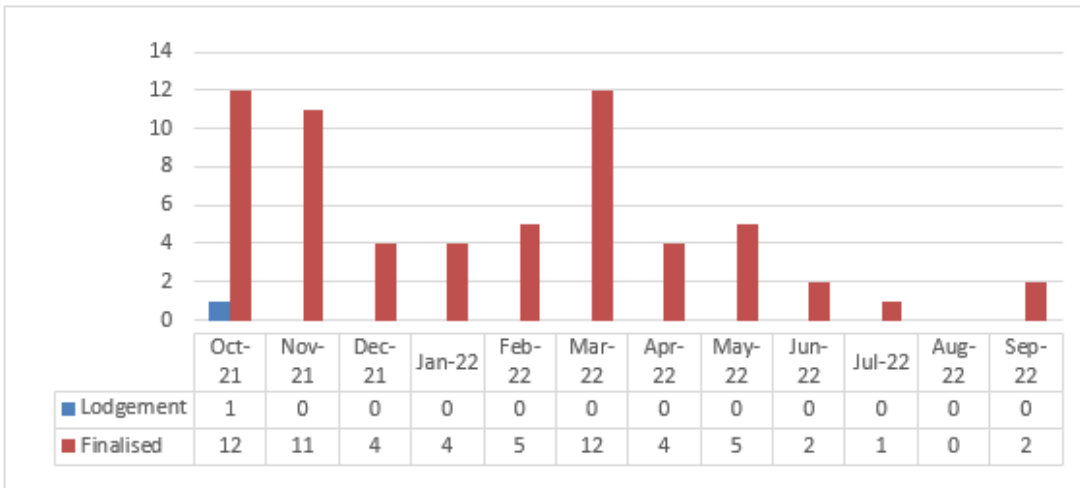
Street Rubbish Collection



Contract Weed Spraying



<b>Property and Facilities</b>	
Apex Park Redevelopment Stage 2	<p>The scope of works for the second phase of the upgrade to Apex Park has been reduced. The original submissions received through the procurement process were significantly over the allocated budget, as such, a number of elements have been removed from the scope including shelters, picnic seating and components of the event infrastructure. The BMX area and access paths across the site have been retained.</p> <p>The Administration is continuing to negotiate the reduced scope with the funding body which should be confirmed in the next month. Procurement for this project is yet to be finalised and the site works are not expected to commence until early 2023 due to the continuing inclement weather.</p>
Peake Gardens Riverside Tennis Club - Redevelopment of Clubrooms	<p>The procurement process is almost finalised for the redevelopment of the Clubroom facility at the Peake Gardens Riverside Tennis Club.</p> <p>Planning consent has now been granted and with some minor updates to the drawings specifically relating to stormwater management on site. Development Approval is expected to be received within the coming weeks.</p> <p>The project is now expected to commence in the first quarter of 2023.</p>
Richmond Oval Redevelopment - Stage One	<p>The first stage of the redevelopment of Richmond Oval includes the construction of a playspace in the north-eastern corner, improved access from the north, and increased recreation elements such as adult gym equipment and running/walking track.</p> <p>This project has been significantly impacted by weather (rainfall) as well as delays in the supply of materials. Subject to weather improving, the revised first stage will be completed in late November 2022.</p> <p>The second stage of works will include a new and upgraded grandstand, changerooms, meeting rooms and function area along with carparking and additional recreation elements. Consultants continue to work with the Administration and the West Adelaide Football Club (WAFC) on the planning and concept design of this next stage of works.</p>
Frank Norton Reserve, Torrensville - Consultation on Draft Concept Masterplan	<p>On site community consultation on the draft masterplan occurred on Thursday 13 October, (combined with a school holiday event, a 'Little Day Out') and late afternoon of Thursday 20 October. Both sessions were well attended by the local community.</p> <p>A survey form is also available via the 'Your Say' website seeking feedback on the concept masterplan until 2 December 2022.</p> <p>Feedback and comments from the consultation will be reviewed and used to update and refine the draft masterplan to present back to Committee/Council in the first quarter of 2023. The Administration is also proposing a further onsite community session in 2023 to present the refined masterplan based on the feedback from the consultation.</p>

Legislative Change and Planning System Updates																																								
National Construction Code	<p>The Australian Building Codes Board has now published the new edition of the National Construction Code (NCC) 2022. The NCC will have a national adoption date of 1 May 2023, subject to transitional arrangements for some provisions.</p> <p>The new provisions mean residential buildings will need to achieve a minimum 7-star rating (increased from 6 out of 10 NatHERS equivalent) and conform to an annual energy use budget.</p> <p>Energy Efficiency, condensation mitigation and Livable Housing provisions are among significant changes to the NCC that may have an impact on the construction industry. While the main NCC provisions are expected to be adopted on 1 May 2023 in South Australia, the transitional timeframes related to Energy Efficiency and Livable Housing are subject to a final decision by the state government.</p>																																							
State Planning Commission Updates	<p>State Planning Commission (SPC) co-launched the ‘Adelaide Garden Guide for New Homes’ with the Minister for Planning and the team at Green Adelaide. The Guide is aimed at helping people building new homes or extensions meet mandatory tree and landscaping requirements in the Planning and Design Code. The guide aims to inspire people to add more greenery to their land – especially small blocks – which in turn will help improve the liveability and climate resilience of Adelaide’s neighbourhoods.</p> <p>The Guide will be made available to applicants lodging development applications.</p>																																							
Development Applications																																								
Lodgments and Decisions	<p>As at 26 October 2022, a total of 2289 applications had been submitted in the PlanSA Portal in the City of West Torrens area under the <i>Planning, Development and Instructure Act 2016</i> (PDI Act). Of these 2007 have completed the lodgement (verification) process. The approved applications have an estimated development cost of \$277.98 million.</p> <p><i>Note: At this time the PlanSA Portal does not allow for monthly reporting on lodgements and decisions information. Therefore a time series chart has not been provided at this time.</i></p> <p>Two applications were finalised in September 2022 under the <i>Development Act 1993</i>.</p> <div><table><tr><th></th><th>Oct-21</th><th>Nov-21</th><th>Dec-21</th><th>Jan-22</th><th>Feb-22</th><th>Mar-22</th><th>Apr-22</th><th>May-22</th><th>Jun-22</th><th>Jul-22</th><th>Aug-22</th><th>Sep-22</th></tr><tr><td>Lodgement</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Finalised</td><td>12</td><td>11</td><td>4</td><td>4</td><td>5</td><td>12</td><td>4</td><td>5</td><td>2</td><td>1</td><td>0</td><td>2</td></tr></table></div>		Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Lodgement	1	0	0	0	0	0	0	0	0	0	0	0	Finalised	12	11	4	4	5	12	4	5	2	1	0	2
	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22																												
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Finalised	12	11	4	4	5	12	4	5	2	1	0	2																												

Lodgments and Decisions (continued)	<p><i>Note: 'Lodgement' relates to the number of new development application lodged during the month which is represented by the number of new development application numbers issued (including variation applications). 'Finalised' relates to the number of decision notification forms issued during the month and may including decisions relating to development plan consent, land division consent, building rules consent and development approval. This includes consents issued by both Council and private certifiers.</i></p>
<b>Planning Assessment</b>	
Assessment ERD Court Appeals	<p>There is two ongoing appeals since last month's report.</p> <ul style="list-style-type: none"> <li>An appeal against an against the Assessment Manager's decision for DA22013657 for "Construction of two (2) single storey detached dwellings" at 3 Lowry St, Fulham.</li> </ul> <p>A directions hearing was held on 7 October 2022 and a full hearing will be held on 1 &amp; 2 December 2022.</p> <ul style="list-style-type: none"> <li>An appeal against an against the Assessment Manager's decision for DA21028943 for "Torrens title land division - one allotment into two; demolition of existing outbuildings and ancillary structures and construction of new carport to side of existing dwelling" at 47 Lurline Street, Mile End.</li> </ul> <p>A conciliation conference was held on 7 October 2022 and a further conference will be held on 4 November 2022.</p> <p>There are no ongoing appeals against SCAP decisions within the City of West Torrens area.</p>
<b>Building Rules Assessment</b>	
Building Rules Consent issued By Relevant Authority	<p>Three hundred and fifty-four (362) building consents have been assessed by Council under the PDI Act since March 2021.</p> <p><i>Note: At this time the PlanSA Portal does allow for monthly reporting on building rules consent information. Therefore a time series chart has not been provided at this time. Building Rules Consents are assessed by Council or private assessors known as Private Certifiers, these privately certified assessments still need to be registered and recorded with Council.</i></p> <p>Council has no further building rules consent applications to assess under the Development Act 1993.</p>

**PDI Assessment Timeframes**

PDI Assessment Timeframes  
(March 2021 - 26 October 2022)

Consent	Pathway	Average days
Building Consent	Accepted	3
	Deemed to Satisfy	3
	Performance Assessed	6
Planning Consent	Accepted	9
	Deemed to Satisfy	7
	Performance Assessed	20
Land Division Consent	Deemed to Satisfy	4
	Performance Assessed	43
Planning and Land Division Consent	Deemed to Satisfy	17
	Performance Assessed	41

*Note: At this time the PlanSA Portal does not allow for monthly reporting on assessment timeframe information and does not provide this data for specific relevant authority. The accuracy of this information is currently unable to be verified as the raw data is not made available to Council.*

**Community advice and education**

Pre-lodgement advice

Rostered Duty Planner and Duty Building Officers are available to answer preliminary pre-lodgement and general enquiries during Service Centre opening hours. Advice is provided to the general public and applicants via the phone, email, video conference and in person at the Service Centre.

The Duty Planner availability is currently a 'morning only' service. This change is due to Planning Team resourcing and availability, while recruitment processes are underway. This change has been published to customers on the website, social media and via the Service Centre and the impact on customer experience is being regularly monitored. The Duty Lodgement and Building advice service is unaffected during this time.

The Administration participates in DPTI's Pre-lodgement case management service for development five storeys or more in height within the Urban Corridor Zone.

PDI Act Public notification

Three (3) applications for planning consent were notified in September 2022 under the *PDI Act 2016*.

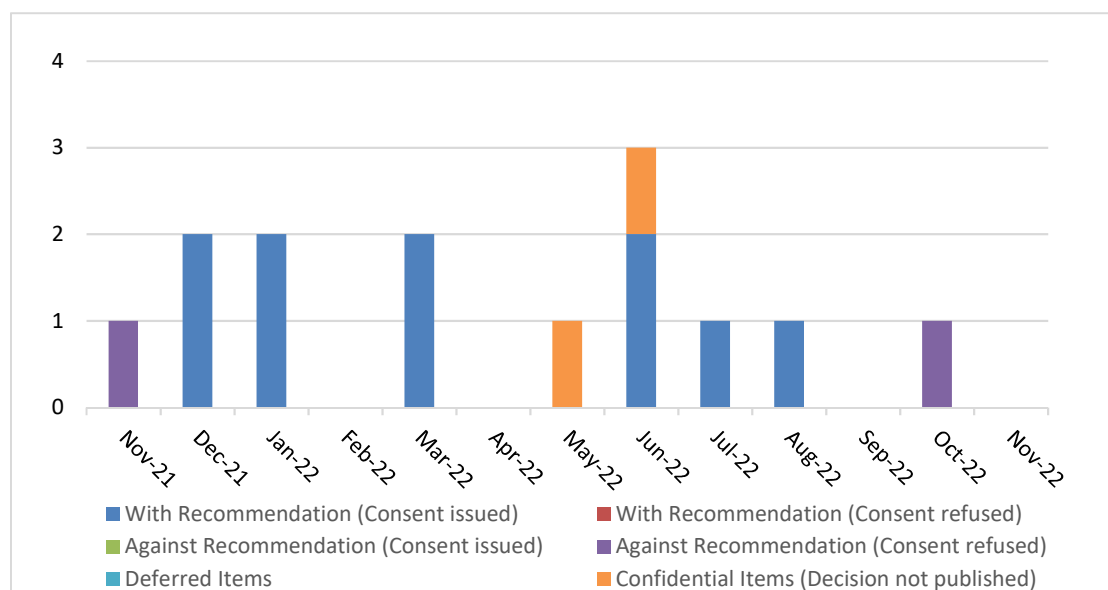
*Note: At this time the PlanSA Portal does not accurately capture all applications that have commenced public notification, and this data is compiled manually. Therefore a time series chart has not been provided at this time.*

**Council Assessment Panel**

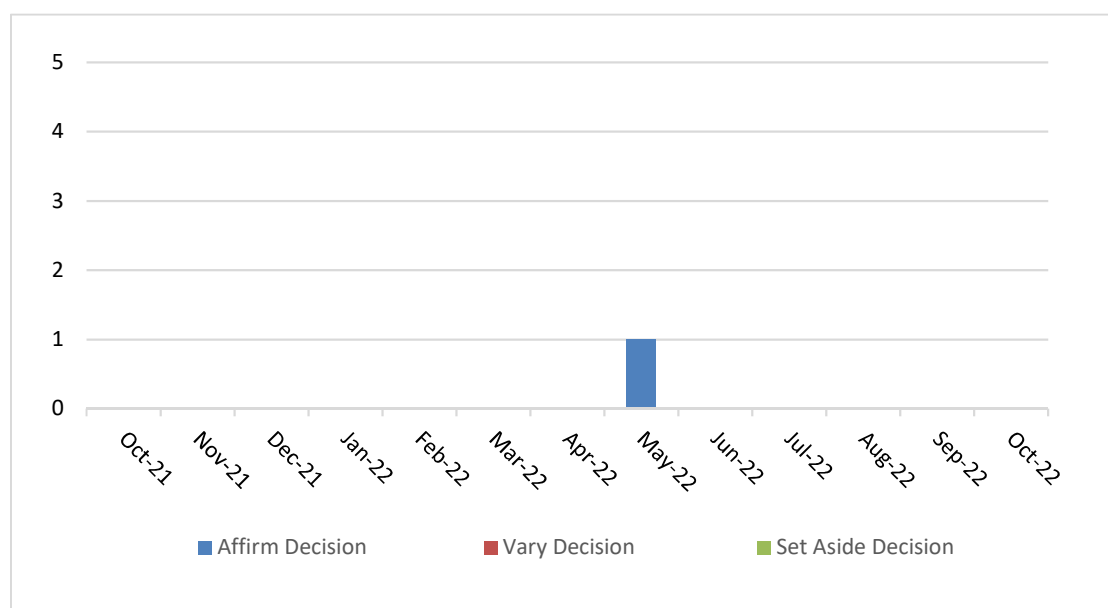
The October CAP meeting was held on Tuesday, 11 October 2022.

The next CAP meeting is scheduled to be held on Tuesday 8 November 2022.

Council Assessment Panel Decisions on  
Planning Consent Applications



Council Assessment Panel Decisions on Review of  
Assessment Manager Decisions (PDI Act)



*Note: For planning consent applications where the Assessment Manager is the relevant authority, the PDI Act introduces a new avenue of appeal for applicants as an alternative to appealing to the ERD Court. Applicants may seek a review of a prescribed decision of the Assessment Manager by the Council Assessment Panel.*

*The CAP has adopted a [Review of Decision of Assessment Manager Policy](#) to guide this process. The CAP consider applications for review at its monthly meetings.*

### Referrals from other statutory agencies

Council is a statutory referral agency for some applications that are assessed by other agencies, including State Commission Assessment Panel (SCAP), Minister for Planning, Governor of South Australia (under the former *Development Act 1993*) and Adelaide Airport Limited (*Airports Act 1996*).

Council is also referred applications for development five storeys or more in height within the Urban Corridor Zone that are assessed by SCAP.

Please refer to the Assessment Appeals section for a SCAP appeal currently before the ERD Court.

### Service improvements

Work has continued on a suite of business improvement initiatives including:

- City Development staff continue to participate on external working groups with PlanSA on process and reporting improvements for the PlanSA Portal, and report process issues and enhancements to the PlanSA Service Desk.
- Council Service Centre staff have implemented DA Lite which is a read only version of the PlanSA Portal which allows for faster over the phone payments.

### Development compliance

Thirty (30) new development compliance requests were received in September 2022. Seventeen (17) development compliance requests were resolved within the month and zero (0) requests were resolved from a previous month in September 2022. At the end of September there were forty (40) ongoing development compliance requests.

Compliance Requests

Month/Year	No of Requests Received	Requests resolved within the month	Requests resolved from previous months	Total Ongoing Actions
Aug 2021	20	12	6	29
Sept 2021	25	21	7	26
Oct 2021	25	14	3	33
Nov 2021	26	20	3	36
Dec 2021	20	18	3	35
Jan 2022	16	13	4	25
Feb 2022	23	15	6	31
Mar 2022	17	16	6	26
Apr 2022	15	8	1	32
May 2022	22	16	1	31
June 2022	20	15	2	32
July 2022	8	5	1	36
Aug 2022	19	10	5	40
Sept 2022	30	17	0	40

*Note: Compliance actions include investigating potential use of properties for activities that haven't been approved, approval conditions that may have been breached or buildings being constructed without the required approvals.*

## Enforcement Action

Zero (0) enforcement notices were issued in September 2022. Zero emergency orders were issued in September 2022.

There is one new appeals since last month's report.

- An appeal against an against a Enforcement Notice relating to development without approval at 1 Kenneth Avenue, Underdale.

A conciliation conference was held on 21 October 2022 and a further conference will be held on 15 December 2022.

There were no ongoing or finalised court matters as at 26 October 2022.

Month/Year	Enforcement Notice Issued	Emergency Order Issued
Aug 2021	-	-
Sept 2021	-	-
Oct 2021	-	1
Nov 2021	-	1
Dec 2021	1	1
Jan 2022	-	-
Feb 2022	-	-
Mar 2022	-	-
Apr 2022	-	1
May 2022	-	-
June 2022	-	1
July 2022	1	1
Aug 2022	-	-
Sept 2022	-	-

*Note: Section 213 enforcement notices are the first stage of prosecution for unapproved development. Section 155 emergency orders are the first stage of prosecution for unsafe buildings.*

**Building compliance inspections**

	Council's Building and Swimming Pool Inspection Policy sets out the minimum number of inspections required to be undertaken during the year.										
Development Act Building Inspections (July 2022 - 26 October 2022)	<table border="1"> <thead> <tr> <th>Category</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Required number of inspections</td> <td>0</td> </tr> <tr> <td>Number of DAs inspected</td> <td>1</td> </tr> <tr> <td>Number of reinspections</td> <td>0</td> </tr> <tr> <td>Inspection Target Surplus/Deficit</td> <td>1</td> </tr> </tbody> </table>	Category	Value	Required number of inspections	0	Number of DAs inspected	1	Number of reinspections	0	Inspection Target Surplus/Deficit	1
Category	Value										
Required number of inspections	0										
Number of DAs inspected	1										
Number of reinspections	0										
Inspection Target Surplus/Deficit	1										
PDI Act Building Inspections	Following the identification of a number of anomalies in the PlanSA Portal inspection data, the Building Team are currently reviewing the reporting provided in the PlanSA Portal to confirm its accuracy. An update will be provided in future reports.										
Development Act Swimming Pool Inspections (July 2021 - July 2022)	<table border="1"> <thead> <tr> <th>Category</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Notifications</td> <td>12</td> </tr> <tr> <td>Swimming Pools Inspected (notified)</td> <td>12</td> </tr> <tr> <td>Inspection Target Surplus/Deficit</td> <td>0</td> </tr> <tr> <td>Swimming Pools Inspected (audit)</td> <td>39</td> </tr> </tbody> </table>	Category	Value	Notifications	12	Swimming Pools Inspected (notified)	12	Inspection Target Surplus/Deficit	0	Swimming Pools Inspected (audit)	39
Category	Value										
Notifications	12										
Swimming Pools Inspected (notified)	12										
Inspection Target Surplus/Deficit	0										
Swimming Pools Inspected (audit)	39										

PDI Act Swimming Pool Inspections	Following the identification of a number of anomalies in the PlanSA Portal inspection data, the Building Team are currently reviewing the reporting provided in the PlanSA Portal to confirm its accuracy. An update will be provided in future reports.
	<i>Note: The State Planning Commissions' Practice Direction 8 - Inspection Policy for Swimming Pools requires that a minimum number of approved buildings and notified swimming pools are inspected for compliance with their associated Development Approval documentation. Where 100% of inspections have not been met in a month the requirement is rolled over to the next month until all required inspections have been undertaken. The inspection target is based on the first inspection of a building or swimming pool and re-inspections are not included in the target.</i>

### City of West Torrens Building Fire Safety Committee

BFSC Meetings	<p>A Building Fire Safety Committee (BFSC) meeting was held on 8 September 2022.</p> <p>The next ordinary BFSC meeting will be held on 8 December 2022.</p> <p>There are no new, ongoing or finalised appeals since last month's report.</p>
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### Property and land information requests

## Property Searches

One-hundred and fifty (150) standard search requests. Forty-seven (47) rates search requests were received in September 2022.

	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22
Urgent	0	0	0	0	0	0	1	0	0	0	0	0	0
Standard	175	194	199	91	143	166	150	138	167	79	184	136	150
Rates	50	49	57	55	51	35	53	31	41	80	54	52	47

**Note:** When a property is purchased, the purchasers are provided with a Form 1 (commonly known as cooling off paperwork) Council contributes to this Form 1 with a Section 12 Certificate, the certificate provides the potential purchaser with all relevant known history for the property. Prior to settlement on the property the relevant Conveyancer will also request a Rates statement from Council to ensure the appropriate rates payments are made by the purchaser and the vendor (seller).

**Climate Impact Considerations**

*(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)*

There is no direct climate impact consideration in relation to this report.

**Conclusion**

This report details the key activities of the City Assets, City Property, City Operations and City Development departments.

**Attachments**

Nil

**12 MEETING CLOSE**