



CONFIDENTIAL ORDINARY COUNCIL MEETING

CONFIDENTIAL MATTERS**COMMITTEE REPORTS****Corporate Governance Committee***Matters which cannot be delegated to a Committee or Staff*

- 17.1 2024/25 Draft Annual Business Plan and Long Term Financial Plan
(Attachment)5
- 17.2 Riverlea District Sportsground and Community Centre - Prudential Report
(Attachments)46

Strategy and Services Committee*Matters which cannot be delegated to a Committee or Staff*

- 17.3 Upgrade of Heaslip Road, Angle Vale.....88
- 17.4 Riverlea Social and Community Infrastructure Agreement (Attachments)99

COMMITTEE REPORTS

CORPORATE GOVERNANCE COMMITTEE

***Confidential Matters which
cannot be delegated to a
Committee or Staff***

17.1 2024/25 DRAFT ANNUAL BUSINESS PLAN AND LONG TERM FINANCIAL PLAN

Contact Person: Luke Culhane

Why is this matter confidential?

Subject to an order pursuant to Section 90(3)(b) of the *Local Government Act 1999*, this matter is confidential because the report is informing Council on decisions relating to the 2024/25 Draft Annual Business Plan which has not yet been finalised

A. COMMITTEE TO MOVE MOTION TO GO INTO CONFIDENCE

No action – this motion passed in the open section.

B. THE BUSINESS MATTER**17.1 2024/25 DRAFT ANNUAL BUSINESS PLAN AND LONG TERM FINANCIAL PLAN**

Responsible Executive Manager : Luke Culhane

Report Author : Trisca Price

Delegated Authority : Matters which cannot be delegated to a Committee or Staff

Attachments : 1 [Download](#) Annual Business Plan Presentation

PURPOSE

The purpose of this report is for Council to consider the advice of the Corporate Governance Committee as it relates to financial sustainability. This advice may assist Council in making its decision on the Draft 2024/25 Annual Business Plan and Draft Long Term Financial Plan.

STAFF RECOMMENDATION

Council notes the following advice of the Corporate Governance Committee regarding financial sustainability for consideration in finalising the 2024/25 Draft Annual Business Plan and Draft Long Term Financial Plan.

- _____
- _____
- _____

COMMITTEE RECOMMENDATION**5798**

Council notes the following advice of the Corporate Governance Committee regarding financial sustainability for consideration in finalising the 2024/25 Draft Annual Business Plan and Draft Long Term Financial Plan.

That the Committee supports option 1 (rate rise 6.5%) due to the following reasons:

- Demonstrates financial sustainability by maintaining Council's target ratios,

allowing for some flexibility to meet unforeseen events and community requirements as evidenced during the 2023/24 financial year.

- **Allows for the continuation of existing services as well as new services and projects.**
- **Rate increase of 4.3% is consistent with CPI to support existing services .**
- **Additional Rate increase of 2.2% to support new services for the community.**
- **These increases address existing cost pressures, many outside of Council's control; by meeting these pressures reflect prudent financial management and avoids rate increases in excess of CPI in future years.**
- **Proposed budget includes continuous improvement savings to help fund part of the budget.**
- **Proposed budget manages the risk associated with significant growth.**
- **Preparation of the 2024/25 budget has been well considered and reasoned, and is comprehensive in terms of the economic and financial challenges facing a growth Council.**
- **Note Council's financial sustainable position as stated by ESCOSA.**

EXECUTIVE SUMMARY

Council is due to endorse the Draft 2024/25 Annual Business Plan and Long-Term Financial Plan at the April 2024 Ordinary Council Meeting. As part of this decision Council is required to consider the long-term financial viability of Council.

The Corporate Governance Committee has provided advice which may assist Council in making its decision with respect to preparing the budget to deliver the 2024/25 Annual Business Plan.

1. BACKGROUND

Between December 2023 and March 2024 Council has been considering the new projects and services it proposes to deliver to the community in the 2024/25 Annual Business Plan. Council has also been considering the costs to continue delivery of the existing services and the new services and projects and the available funding pathways.

Section 8(k) of the *Local Government Act 1999* (the Act) requires Council to ensure the sustainability of Council's long term financial performance and position. Further, Section 122(1)(ab) of the Act requires Council to make assessments in its strategic management plans of the sustainability of Council's financial performance and position.

To provide a transparent and consistent approach to assessing financial sustainability, Council approved a suite of financial indicators and targets in the Financial Sustainability Ratios and Targets Policy and Procedure. Council monitors these financial indicators each month and considers these as part of its annual planning process.

Section 2.2 of the Corporate Governance Committee Charter states:

"The Corporate Governance Committee shall propose and provide information relevant to, a review of the Council's strategic management plans including the Annual Business Plan, and review and provide recommendations on the sustainability of Councils financial performance giving consideration to Council's financial indicators."

2. RELEVANCE TO STRATEGIC PLAN

Community Theme 5: Using money wisely

Considering the financial implications of the Draft 2024/25 Annual Business Plan and Long-Term Financial Plan aligns with Community Theme 5 – Using Money Wisely. It ensures Council can afford the services and projects it proposes to deliver to the community now and into the future.

3. PUBLIC CONSULTATION

Section 123(3) of the Act requires Council to consult the community on its Draft Annual Business Plan and Long-Term Financial Plan.

4. DISCUSSION

- 4.1 The Corporate Governance Committee has received the information provided in Attachment 1 which includes:
- 4.1.1 The services and projects proposed to be delivered to the community.
 - 4.1.2 The cost pressures impacting Council over the 2024/25 financial year.
 - 4.1.3 The financial assumptions to be adopted in the Draft 2024/25 Annual Business Plan and Long-Term Financial Plan.
 - 4.1.4 The funding pathways available to fund the 2024/25 Annual Business Plan maintaining the lower end of the structural surplus target ratio.
- 4.2 Pursuant to Section 2.2 of the Corporate Governance Committee Charter advice has been sought from the Committee regarding the sustainability of Council's financial performance considering Council's financial indicators.

5. OPTIONS

Recommendation

Council notes the following advice of the Corporate Governance Committee regarding financial sustainability for consideration in finalising the 2024/25 Draft Annual Business Plan and Draft Long Term Financial Plan.

- _____
- _____
- _____

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

Noting the independent advice of the Corporate Governance Committee ensures that Council is fully briefed to meet its legislative obligations to consider financial sustainability.

Risk Appetite

Financial Sustainability

Council has a low appetite for short-term financial risk that adversely impacts on the delivery of the long term financial plan and the Council's overall stability and sustainability.

This decision will enable Council to make a fully informed decision when determining the services to deliver and the rate rise to include in the Draft 2024/25 Annual Business Plan and Long-Term Financial Plan. Remaining financially sustainable will ensure that Council can deliver services to the community now and into the future.

6.1.2 Financial Implications

Noting the advice of the Corporate Governance Committee does not in itself result in any financial or resource implications. However, the advice provided by the Corporate Governance Committee is likely to inform Council's final decision on the Draft 2024/25 Annual Business Plan and Long-Term Financial Plan which may impact on the achievement of the financial sustainability ratios.

Corporate Governance Committee

2024/25 Business Plans

2 April 2024



Purpose

- Rating Framework recap
- 2024/25 Annual Business Plan – Budget
- Sustainable Finance and Rate Rise
- ESCOSA findings and response

Rating Framework recap

Rating Framework

Rate Policy and Rate Rebate Policy to be reviewed at
Policy Review Committee on 8th April 2024

CITY OF
Playford

Rating Policy

Policy Author	General Manager Strategy & Corporate
Date of next review	May 2024

1. Statement of Intent

In South Australia, council rates are a form of property tax levied by Local Government, as the primary source of funding for the many mandatory and discretionary services provided by councils. Rates are administered by each council in line with the *Local Government Act 1999* (the Act). This document sets out the Council's policy for setting and collecting rates from its community.

Council rates are not a fee for service but a system of taxation for local government purposes.

All land within the Council's area is rateable except land that is subject to an exemption under the Act.

Council considers a general rate, which consists of two components – one based on the value of the land and the other a fixed charge – to be the fairest and most equitable method of imposing rates. A fixed charge is a means of ensuring all ratepayers contribute equally to Council services and the development and maintenance of community infrastructure.

Council may impose differential general rates that vary based on land use. It assesses rates against each piece or section of land subject to separate occupation, except for land with a commercial or industrial land use where rates are assessed against each piece or section of such land subject to separate ownership.

Council's aim is to have a competitive rating environment for commercial properties. Its strategy is to gradually reduce the rate in the dollar for commercial properties in a staged approach that balances the demands from business for rate relief with the needs from residential rate payers to continue to provide a sustainable level of services.

Council's rates are based on the capital values of land in its area as assessed by the Valuer-General. An owner of land may in accordance with the *Valuation of Land Act 1971* object to a valuation made by the Valuer-General of their land.

Council considers that this method of valuing land provides the fairest method of distributing the rate burden across all ratepayers on the following basis:

- Rates constitute a system of taxation, and the equity principle of taxation requires that ratepayers of similar wealth pay similar taxes, and ratepayers of greater wealth pay more tax than ratepayers of lesser wealth.
- Property value is considered a relatively good indicator of wealth, and the capital value, which closely approximates the market value of a property, provides the best indicator of overall property value.

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CITY OF
Playford

Rate Rebate Policy

Policy Author	General Manager Strategy & Corporate
Date of next review	May 2024

1. Statement of Intent

The objective of this Policy is to ensure that all applications for rate rebates are considered in an equal and fair manner in line with the provisions set out under the *Local Government Act 1999* (the Act) and this Policy.

Rates are a form of taxation and provide the main revenue stream for Council to deliver services to the community. Rates are levied under the Act on the basis of land value and use, which is widely accepted as a reasonable indicator of capacity to pay. Recognising that there may be circumstances where this may not always be the case, the Act makes provision for Council to consider applications for rate rebates. This supports the provision of equitable services and facilities to meet the needs of the whole community.

This Policy is intended to provide guidance as to the grounds upon which relief of rates payable is available to a person, body or organisation, in the form of rebates. Council will consider each application to ensure the requirements under the Act have been met.

When assessing requests for rebates Council may take into account, but is not limited to, the following:

- the availability of rebates under the Act
- the applicant's need for financial assistance
- whether, and to what extent, the applicant provides a benefit or service to the local community
- whether the applicant is a public sector, not-for-profit or commercial entity
- whether the rebate will assist in securing new development in the City of Playford
- if the applicant has been subject to a substantial change in rating or valuation
- the impact of adverse environmental impacts on existing business
- the extent of other financial assistance, if any, available to the applicant from other sources (eg Commonwealth or State government)
- whether there are any relevant historical considerations that may be relevant
- the level of rates that would be applied by neighbouring councils
- the financial consequences of the rebate for the Council
- any other matters, and policies of the Council, which the Council considers relevant.

When considering rate rebates Council gives consideration to the following five principles that apply to the imposition of taxes on communities:

- equity
- benefit
- ability-to-pay
- efficiency
- simplicity

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CITY OF
Playford

Hardship Policy

Policy Author	General Manager - Strategy and Corporate
Date of next review	August 2024

1. Statement of Intent

This policy reinforces the commitment of the Council to assist ratepayers and debtors experiencing financial hardship, with the aim of recovering council rates and charges in a fair and financially responsible manner.

Ratepayers should

- Be treated in a fair, equitable and respectful manner;
- Be offered mutually negotiated and agreed payment plans or extension of time to pay, that address arrears and ongoing rates charges;
- Have capacity to pay considered;
- Be offered Centrepay and direct debit payment options;
- Have debts to be paid within fair and reasonable timeframes;
- Receive empathetic, confidential and consistent assistance;
- Be offered referral to financial counselling and other services where required; and
- Be protected from legal action and additional costs while meeting their obligations.

2. Scope

This policy endorses consistent application of assistance for ratepayers seeking relief from rates and charges due to hardship or extenuating circumstances. Relief and assistance may be in the form of postponement or remission of rates, negotiated flexible debt repayment plans, or referring the ratepayer to see an accredited financial counsellor.

A ratepayer experiencing financial hardship is someone who is identified by themselves, by Council, by an accredited financial counsellor, or by a welfare agency, as having the intention, but not the financial capacity, to make required payments in accordance with Council's payment terms.

This policy also endorses appropriate and consistent action that meets delegation requirements, in relation to sundry debtors.

3. Legislation and References

This policy is to be read in conjunction with the:

- Hardship Procedure and Debt Recovery Procedure.
- *Local Government Act 1999*
 - Section 177 - advises that rates imposed on land are a charge on the land
 - Section 178 - advises that liability for the rates charged on the land is the principal

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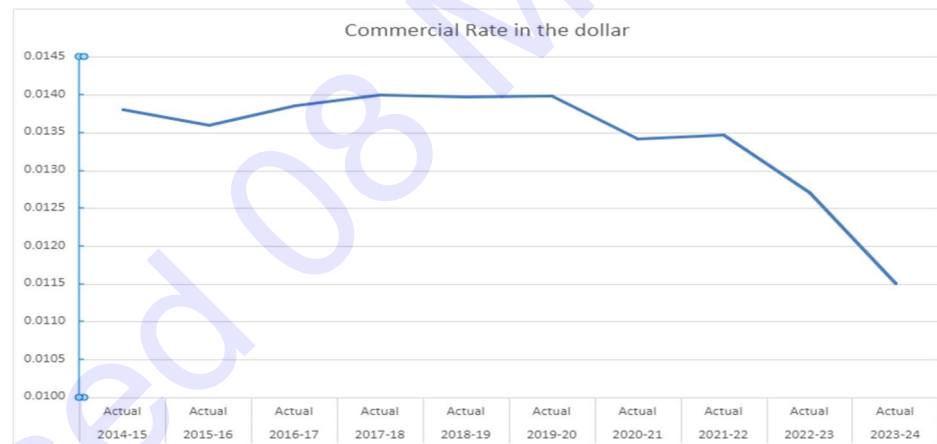
Commercial Rates Strategy

- Reduce share of rates paid per property value by the Commercial and industrial sector from 203% to 135%“
- Commercial rate in the dollar (RID) to reduce by approximately 40%
- Invest \$5.5M of commercial rates growth to reduce commercial Rate in the Dollar over 13 years (commenced in 2014)
- 75% new commercial growth handed back to commercial rate payers when in a structural surplus position



Commercial Rates Strategy

- To date \$2.4M reinvested (2023/24)
- RID reduced 16.6%



- For 2024/25 propose not to apply as in structural deficit once taking into account cost pressures and CPI.



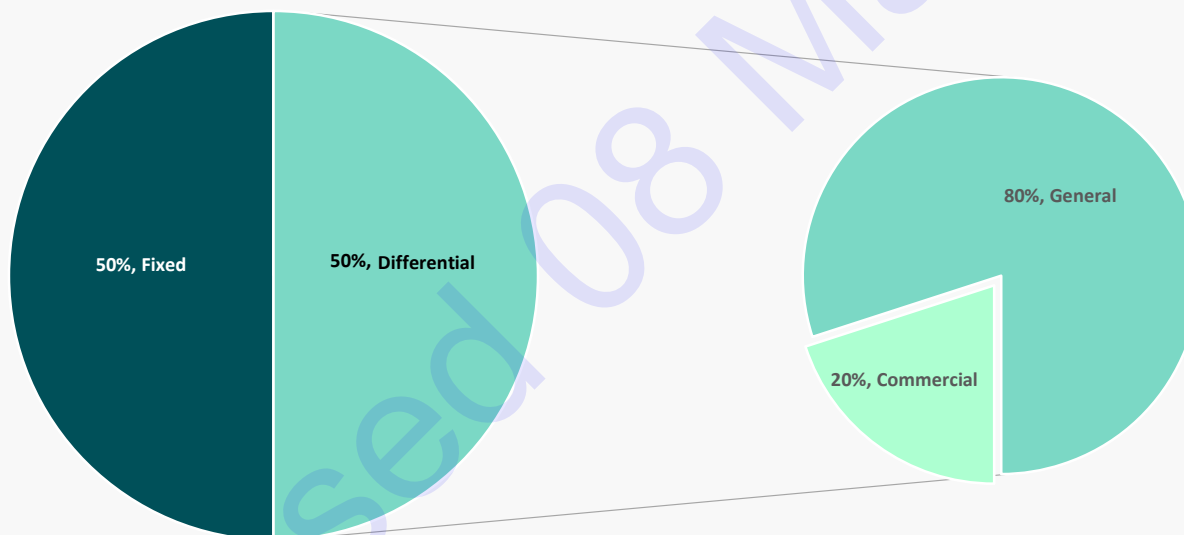
Hardship Assistance

Ratepayers who have the intention, but not the financial capacity to make required payments.

Assistance can include:

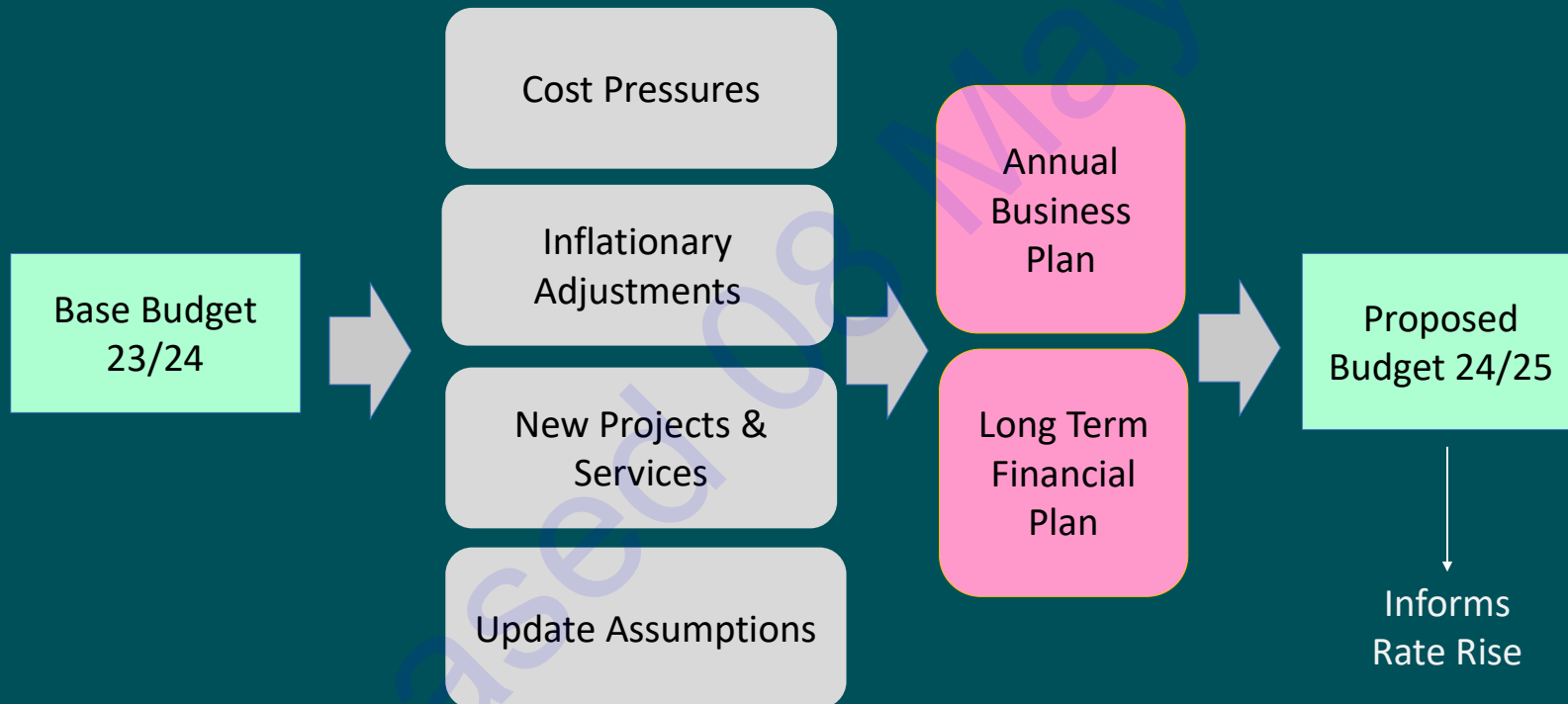
- Fair and reasonable Payment Plan – 262 ratepayers (0.68%)(Feb 24)
- Setting up Centrepay or Direct Debit
- Referral to accredited financial counsellor
- Protection from debt recovery
- Waiving of overdue fines where meet payment plan
- Seniors Rates Postponement – 25 ratepayers (0.06%) (Feb 24)

Rates Distribution



24/25 Budget Breakdown

Budget Approach



New Capital Projects and Services

Asset Class	Capital Budget \$'000	Operating Budget \$'000
Footpaths	1,759	174
Stormwater	192	6
Sport & Recreation	16,307	1,726
Transport	652	58
Open Space	566	47
Stormwater Deeds	11,083	618
Road Deeds	953	59
Buildings	277	34
Corporate	1,149	31
New Services (Green Bins)*	174	229
Total	33,112	2,982

* Not all new services have a capital costs

Existing Assets (AMP)



**Budget figures are subject to change up until the adoption of the LTFP and ABP.*

Asset Class	Budget \$'000
Transport	12,097
Stormwater	294
Streetscape	4,099
Buildings	2,127
Water Delivery	766
Fleet	2,810
Minor Plant	155
Playford Alive	1,295
Technology and Office	1,622
Parks & Sportsfields	3,618
Total	28,883

Capital Budget

New Capital Projects for 2024/25	\$33.1M
Asset Management Plans - capital renewal	\$28.9M
Projects continuing in 2024/25	\$33.1M
Council Expenditure - 2024/25	\$95.1M
Multiyear Projects carrying out to 2025/26 (Estimate)	(\$31.0M)
Total Estimated Capital 2024/25	\$64.1M
Donated Assets	\$39.5M

Financial Assumptions 2024/25

Consumer Price Index



- Last year applied 7.9% 2023/24 budget
- Dec 23 forecast 4.8% applied 2024/25 budget

Wage Price Index



- Last year applied 2.5% as per EA 2023/24 budget
- Feb 23 based on current EA negotiation 5% 2024/25 budget

Interest Rates



- Existing fixed debt at existing rates
- Variable debt 6.15% compared to 4.97% this time last year

Cost Pressures – Estimates

Item	Description	\$'000
Civic Events - Carols, Australia Day, Anzac Day, Citizenship Ceremony, General Events	Additional costs to deliver existing events	98
Depreciation	Adjusting for 2023/24 revaluation higher than budget Indexation 4%	796
Electricity	Alignment of electricity budget to current market prices	275
Insurance Premiums	Increase of approx. 25% based on current market condition	317
Superannuation	Half percent increase to meet legislative obligations	202
Maintenance & Contractors	Increase in contract costs for maintenance on Exeloo	134
TOTAL		1,822

Funding Challenge

	\$'000	Rate Rise % equivalent
Base Budget	735	0.73%
Cost Pressures	1,822	1.82%
CPI	2,547	2.54%
New Services/Assets	2,177	2.18%
New Services/Assets - Growth	806	0.81%
Growth Existing Services	1,918	1.92%
Overall	10,005	10.00%

Sustainable Finance & Rate Rise

Finance Strategy

A Commitment to Financial Sustainability:

- Council has the means to fund the services and projects it provides to the community now and into the future.
- Council has a long-term financial position that enables us to manage debt and support growth of the city.

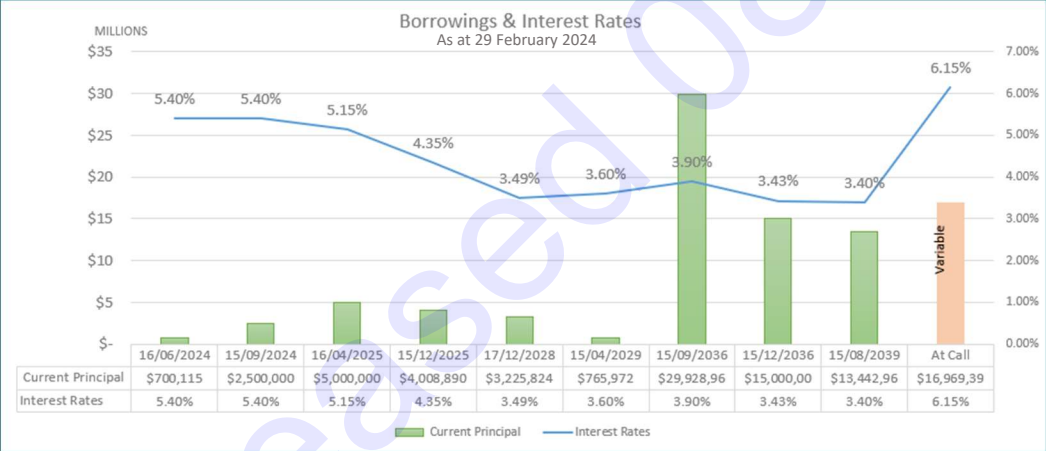
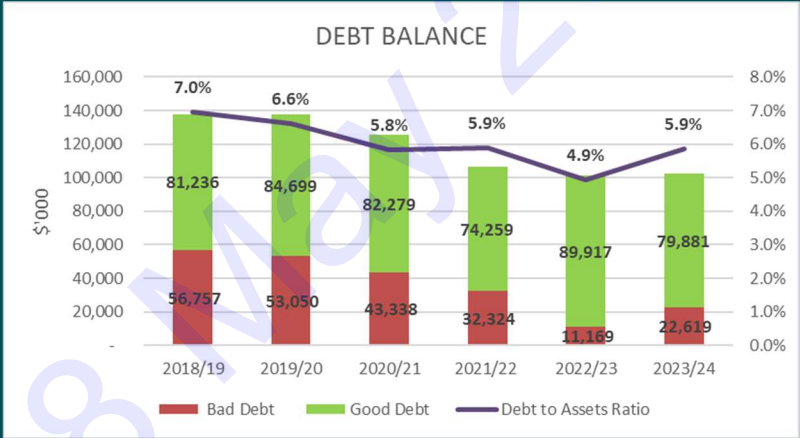
Three Key Actions:

1. No more debt from deficits
2. Reduce bad debt through surpluses and asset repurposing
3. Invest in good debt to ensure inter-generational equity

Monitoring our Strategy

Item	Endorsed Ratio	Mandated/ Discretionary	External/ Internal	Target Range
Financial Performance	Operating Surplus Ratio	Mandated	External	Between 1% and 10%
	Structural Surplus Ratio	Discretionary	External	Between 1% and 4%
Debt Management	Net Financial Liabilities Ratio	Mandated	External	Between 50% and 160%
	Interest Expense Ratio	Discretionary	External	Between 0% and 8%
Asset Management	Asset Renewal Funding Ratio	Mandated	External	Between 90% and 110%
	Cash Flow from Operations	Discretionary	External	Between 90% and 110%

Debt



Long Term Financial Plan (Adopted)

LTFP Forecast Operating Result 2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Result - Surplus (Deficit)	7,805	5,163	5,200	5,025	5,101	5,072	4,896	4,877	4,863	4,852
Non-Structural Items	6,343	3,723	3,743	3,570	3,527	3,455	3,200	3,182	3,060	3,051
Structural Operating Surplus/(Deficit)	1,461	1,440	1,457	1,455	1,574	1,618	1,696	1,695	1,803	1,801
Operating Surplus/(Deficit) Ratio (1-10%)	5.6%	3.7%	3.5%	3.3%	3.2%	3.1%	2.9%	2.7%	2.6%	2.5%
Structural Surplus Ratio (1-4%)	1.1%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%

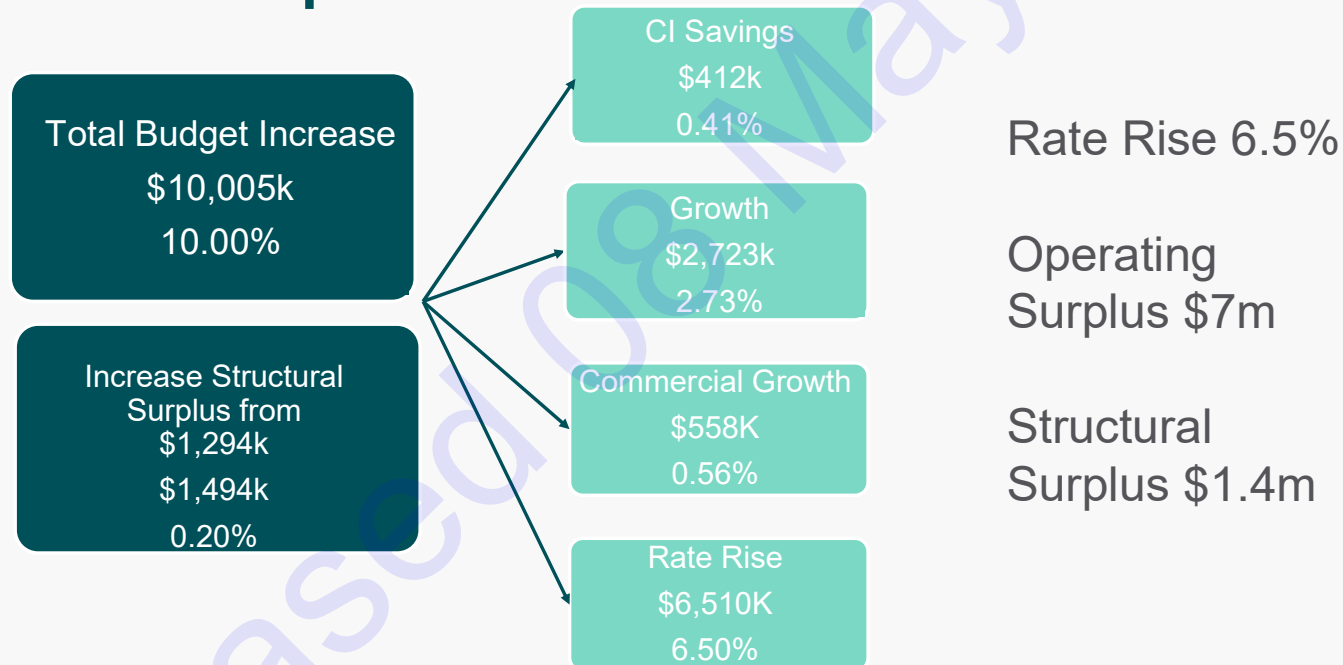
Updated for BR1

LTFP Forecast Operating Result 2023/24	2023/24 \$'000
Operating Result - Surplus (Deficit)	10,022
Non-Structural Items	7,961
Structural Operating Surplus/(Deficit)	2,060
Operating Surplus/(Deficit) Ratio (1-10%)	7.1%
Structural Surplus Ratio (1-4%)	1.5%

Updated for BR2

LTFP Forecast Operating Result 2023/24	2023/24 \$'000
Operating Result - Surplus (Deficit)	9,256
Non-Structural Items	7,961
Structural Operating Surplus/(Deficit)	1,294
Operating Surplus/(Deficit) Ratio (1-10%)	6.5%
Structural Surplus Ratio (1-4%)	1.0%

Proposed Funding Pathway – Option 1 Structural Surplus 1%



Draft LTFP – Option 1

Structural Surplus Target 2023/24

LTFP Forecast Operating Result 2023/24	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000	2032/33 \$'000	2033/34 \$'000
Operating Result - Surplus (Deficit)	9,254	7,023	6,322	6,940	6,807	6,785	6,718	6,602	6,555	6,310	6,627
Non-Structural Items	7,961	5,529	4,733	5,332	5,138	5,044	4,953	4,805	4,586	4,231	4,406
Structural Operating Surplus/(Deficit)	1,293	1,494	1,589	1,607	1,669	1,742	1,766	1,797	1,969	2,080	2,220
Operating Surplus/(Deficit) Ratio (1-10%)	6.5%	4.7%	4.0%	4.2%	4.0%	3.8%	3.6%	3.4%	3.3%	3.0%	3.0%
Structural Surplus Ratio (1-4%)	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%

Rate Rise 6.50%

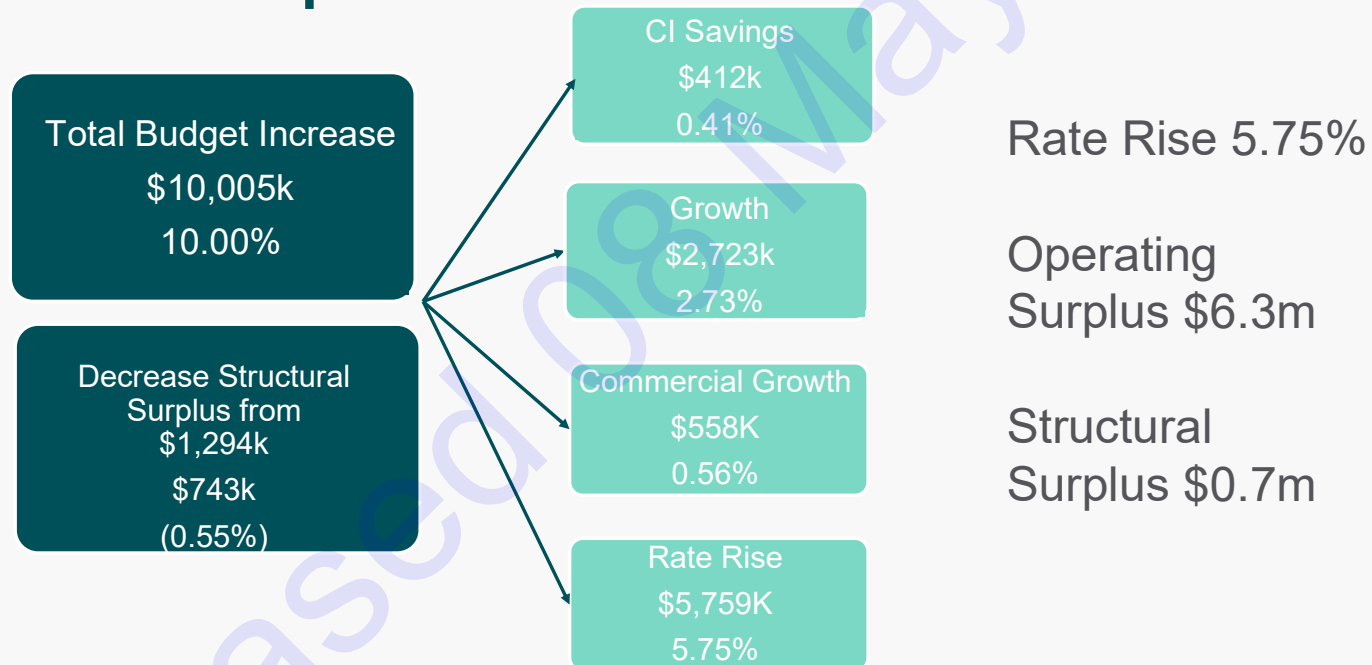
Increase per Average Rates bill p.a. \$118.32, \$2.28 per week

Financial Ratios – Option 1

Ratio	Target Range	24/25 Budget
Operating Surplus Ratio	Between 1% - 10%	4.7%
Structural Surplus Ratio	Between 1% - 4%	1.0%
Interest Expense Ratio	Between 0% - 8%	5.7%
Net Financial Liabilities Ratio	Between 50% - 160%	105.2%
Asset Renewal Funding Ratio	Between 90% - 110%	118.1%
Cashflow from Operations	Between 90% - 110%	117.3%

Proposed Funding Pathway – Option 2

Structural Surplus 0.5%



Draft LTFP – Option 2

Structural Surplus Target 2024/25

LTFP Forecast Operating Result 2023/24	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Result - Surplus (Deficit)	9,254	6,272	6,189	6,920	6,788	6,768	6,703	6,730	6,543	6,298	6,614
Non-Structural Items	7,961	5,529	4,733	5,332	5,138	5,044	4,953	4,805	4,586	4,231	4,406
Structural Operating Surplus/(Deficit)	1,293	744	1,456	1,587	1,649	1,724	1,750	1,925	1,957	2,067	2,208
Operating Surplus/(Deficit) Ratio (1-10%)	6.5%	4.2%	4.0%	4.2%	4.0%	3.8%	3.6%	3.5%	3.3%	3.0%	3.0%
Structural Surplus Ratio (1-4%)	1.0%	0.5%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%

Rate Rise 5.75%

Increase per Average Rates bill p.a. \$104.68, \$2.01 per week

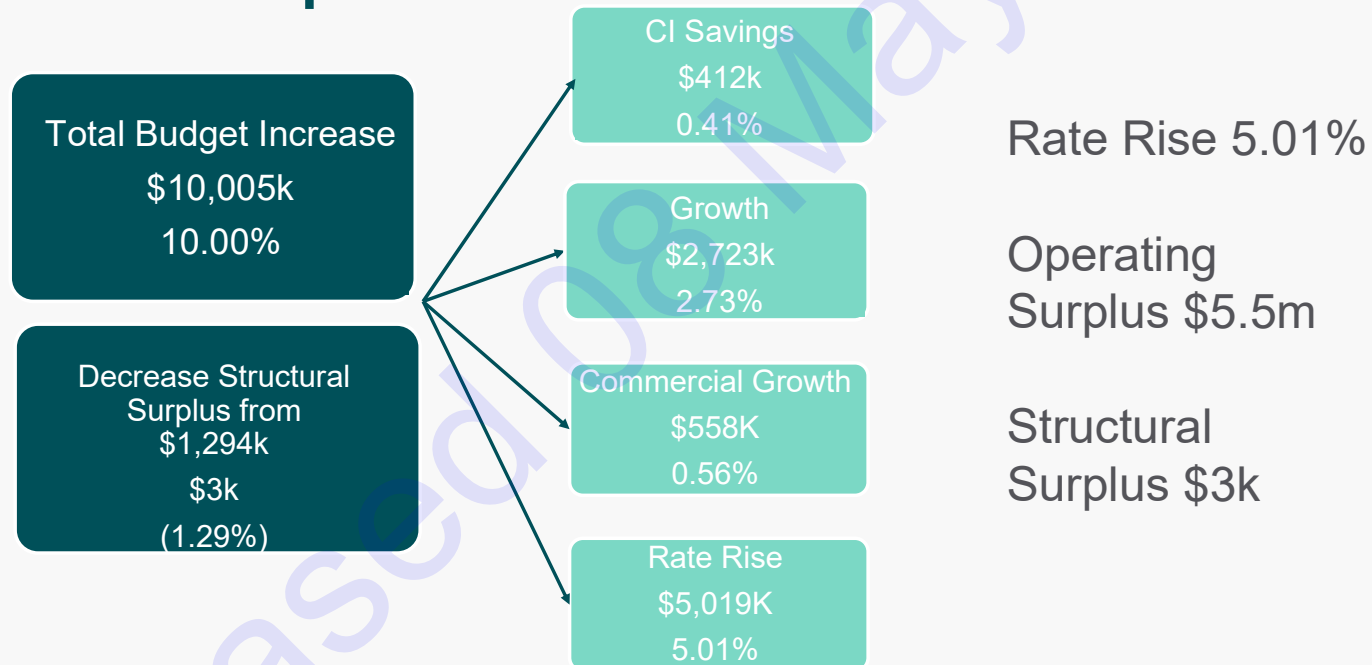
Difference per Average Rates bill p.a. \$13.64, 27cents per week
from 6.5% Rate Rise

Financial Ratios – Option 2

Ratio	Target Range	24/25 Budget
Operating Surplus Ratio	Between 1% - 10%	4.2%
Structural Surplus Ratio	Between 1% - 4%	0.5%
Interest Expense Ratio	Between 0% - 8%	5.8%
Net Financial Liabilities Ratio	Between 50% - 160%	106.2%
Asset Renewal Funding Ratio	Between 90% - 110%	118.1%
Cashflow from Operations	Between 90% - 110%	115.0%

Proposed Funding Pathway – Option 3

Structural Surplus 0%



Draft LTFP – Option 3

Structural Surplus Target 2024/25

LTFP Forecast Operating Result 2023/24	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000	2032/33 \$'000	2033/34 \$'000
Operating Result - Surplus (Deficit)	9,254	5,532	6,280	6,902	6,771	6,752	6,688	6,716	6,528	6,284	6,600
Non-Structural Items	7,961	5,529	4,733	5,332	5,138	5,044	4,953	4,805	4,586	4,231	4,406
Structural Operating Surplus/(Deficit)	1,293	3	1,547	1,569	1,632	1,708	1,735	1,911	1,942	2,053	2,193
Operating Surplus/(Deficit) Ratio (1-10%)	6.5%	3.7%	4.0%	4.2%	4.0%	3.8%	3.6%	3.5%	3.3%	3.0%	3.0%
Structural Surplus Ratio (1-4%)	1.0%	0.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%

Rate Rise 5.01%

Increase per Average Rates bill p.a. \$91.22, \$1.75 per week

Difference per Average Rates bill p.a. \$27.10, 53cents per week
from 6.5% Rate Rise

Financial Ratios – Option 3

Ratio	Target Range	24/25 Budget
Operating Surplus Ratio	Between 1% - 10%	3.7%
Structural Surplus Ratio	Between 1% - 4%	0%
Interest Expense Ratio	Between 0% - 8%	5.8%
Net Financial Liabilities Ratio	Between 50% - 160%	107.2%
Asset Renewal Funding Ratio	Between 90% - 110%	118.1%
Cashflow from Operations	Between 90% - 110%	112.7%

ESCOSA

Local Government Advice

- Tranche 2 – 2023/24 plans reviewed
- 10 years of actuals plus 10 years of LTFP
- ABP, SAMP and LTFP all reviewed
- Submitted to ESCOSA on 27th September 2023
- Advice from ESCOSA received 28th February 2024
- Required to publish advice in each ABP until next scheduled review.

ESCOSA Local Government Advice

On 30 April 2022, amendments to the Local Government Act 1999 came into operation and introduced an advisory scheme that aims to give ratepayers confidence that the rates they pay are set at the level necessary for their council to provide the services they value. The Essential Services Commission SA (ESCOSA) is the advisory body. The State's 68 councils are subject to the scheme and were allocated across four tranches to be reviewed over a four-year cycle.



ESCOSA Local Government Advice



Council is obliged under the Local Government Act 1999 to publish ESCOSA's advice and its response, if applicable, in its 2024/25 annual business plan and subsequent plans until the next cycle of the scheme. Note that Council is not compelled under the Local Government Act to follow the advice.

A summary of ESCOSA's findings is provided below.

Financial Performance

The Essential Services Commission finds the City of Playford's current and projected financial performance is **sustainable** taking into account the council's average expected growth in properties of 2.3% p. a. over the next 10 years, and the planned average rate increases of 2.2% p. a. per property over this period.

Continue

- ✔ Monitoring average rate rises annually
- ✔ Reviewing rateable property growth forecasts annually
- ✔ Focusing on selling and disposing of assets to help reduce debt
- ✔ Reporting any actual and projected cost savings in its annual budget and long term financial plan

Risks Impacting Sustainability

- ⚠ Forecast growth in rateable properties is lower than anticipated and not realised by Council
- ⚠ Failure to reduce its exposure to debt

Commission's Recommendations

- Reduce its level of net financial liabilities, as forecast in its latest long-term financial plan, and continue to focus on asset sales or disposals as one of its strategies to help reduce debt.
- Improve transparency on borrowing assumptions, including loan facilities and loan terms, in its long-term financial plan.
- Include efficiency goals and projected cost savings in its long-term financial plan, to provide further evidence of projected cost growth constraint and efficiencies across its operations and service deliveries.

Council Response

Council's sustainable financial position is a result of many years of prudent financial management consistent with its Finance Strategy that seeks to ensure the Council has adequate funding to support the needs of a growing community. Supporting the Finance Strategy is a suite of policies, procedures, and reporting arrangements that ensure that Council decision making considers the ongoing financial sustainability of the Council when considering current and future service provision.

The full advice provided by ESCOSA can be found as Appendix X.

Council Response

Council's sustainable financial position is a result of many years of prudent financial management consistent with its Finance Strategy that seeks to ensure the Council has adequate funding to support the needs of a growing community. Supporting the Finance Strategy is a suite of policies, procedures, and reporting arrangements that ensure that Council decision making considers the ongoing financial sustainability of the Council when considering current and future service provision.

Discussion & feedback

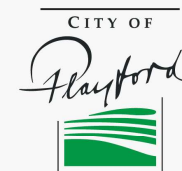
Next steps

Annual Business Plan 2024/25

Date	Meeting Type	Item
PHASE 1 – Shape the ABP and SAMP (discuss the new projects and services + renewal program)		
5 December 2023	Info Session	Overview of Year 1 of Four Year Delivery Plan (4YDP) and proposed new projects/services for 2024/25 ABP
16 January 2024	Info Session	Feedback on Year 1 of 4YDP + Strategic Projects + Overview of Years 2-4 of 4YDP
20 February 2024	Info Session	Asset Renewal program overview + budget impacts
PHASE 2 - draft the ABP, budget, LTFP and SAMP		
19 March 2024	Info Session	24/25 Budget + funding pathways + LTFP
2 April 2024	CGC	Overview of draft ABP, LTFP and SAMP
16 April 2024	Info Session	Overview of draft ABP, LTFP and SAMP + feedback from CGC
23 April 2024	Council	Draft Plans endorsed for public consultation (Ordinary Council only)
PHASE 3 – consultation on the ABP, budget, LTFP and SAMP		
April/May 2024	Council	28-day public consultation period, including public hearing at Ordinary Council Meeting
PHASE 4 – adoption of the ABP, budget, LTFP and SAMP		
11/25 June 2024	SSC & Council	Adoption of ABP and Budget, LTFP and SAMP
July 2024		Post adoption activities – rates summary flyer, website, social media, Playford News

Thank you

visit playford.sa.gov.au



C. COMMITTEE TO DECIDE HOW LONG ITEM 17.1 IS TO BE KEPT IN CONFIDENCE**PURPOSE**

To resolve how long agenda item 17.1 is to be kept confidential.

STAFF RECOMMENDATION

Pursuant to Section 91(7) of *the Local Government Act 1999*, the Committee orders that the following aspects of Item 17.1 be kept confidential in accordance with Committee's reasons to deal with this item in confidence pursuant to Section 90(3)(b) of *the Local Government Act 1999*:

- Report for Item 17.1
- Attachment(s) for Item 17.1
- Minutes for Item 17.1

This order shall operate until *the 2024/25 Annual Business Plan and Long Term Financial Plan are endorsed by Council* or will be reviewed and determined as part of the annual review by Council in accordance with Section 91(9)(a) of *the Local Government Act 1999*, whichever comes first.

COMMITTEE RESOLUTION**5799**

Pursuant to Section 91(7) of *the Local Government Act 1999*, the Committee orders that the following aspects of Item 8.1 be kept confidential in accordance with Committee's reasons to deal with this item in confidence pursuant to Section 90(3)(b) of *the Local Government Act 1999*:

- Report for Item 8.1
- Attachment(s) for Item 8.1
- Minutes for Item 8.1

This order shall operate until the *2024/25 Annual Business Plan and Long Term Financial Plan are endorsed by Council* or will be reviewed and determined as part of the annual review by Council in accordance with Section 91(9)(a) of *the Local Government Act 1999*, whichever comes first, with the exception of the Report and Minutes for Item 8.1 which can be released at the time that the April 2024 Ordinary Council Agenda is made public.

17.2 RIVERLEA DISTRICT SPORTSGROUND AND COMMUNITY CENTRE - PRUDENTIAL REPORT

Contact Person: Luke Culhane

Why is this matter confidential?

This matter is confidential because, Subject to an order pursuant to Section 90(3)(b) of the *Local Government Act 1999*, this matter is confidential because it involves a commercial process in the open market and the disclosure of information may affect negotiations..

A. COMMITTEE TO MOVE MOTION TO GO INTO CONFIDENCE

No action – this motion passed in the open Section.

B. THE BUSINESS MATTER**17.2 RIVERLEA DISTRICT SPORTSGROUND AND COMMUNITY CENTRE - PRUDENTIAL REPORT**

Responsible Executive Manager : Luke Culhane

Report Author : Samantha Grieve

Delegated Authority : Matters which cannot be delegated to a Committee or Staff

Attachments :

1. Riverlea Sportsground and Community Centre Prudential Report
2. Prudential Management Policy
3. Prudential Management Procedure

PURPOSE

The purpose of this report is for the Corporate Governance Committee to note and provide feedback on a Prudential Report addressing prudential issues associated with a proposed Riverlea shared use school, sport and community site.

EXECUTIVE SUMMARY

[REDACTED] The report forms part of Council's compliance and due diligence requirements in relation to the proposed project to be undertaken in a partnership between Council, Walker Corporation and Catholic Education SA for the development of a 15-hectare shared use education, sport and community site at Riverlea, which will include the following elements:

- a private Catholic primary/secondary school catering to approximately 1,800 students
- an early learning centre
- an indoor sports stadium with 2 courts and indoor/outdoor changerooms
- 3 adjacent netball/tennis courts
- a district level sportsground, incorporating:
 - 2 x multi-sport ovals
 - 2 soccer pitches
 - 6 netball/tennis courts
 - sport clubrooms with 4 changerooms
- a community hub and plaza; and
- shared car parking.

1. BACKGROUND

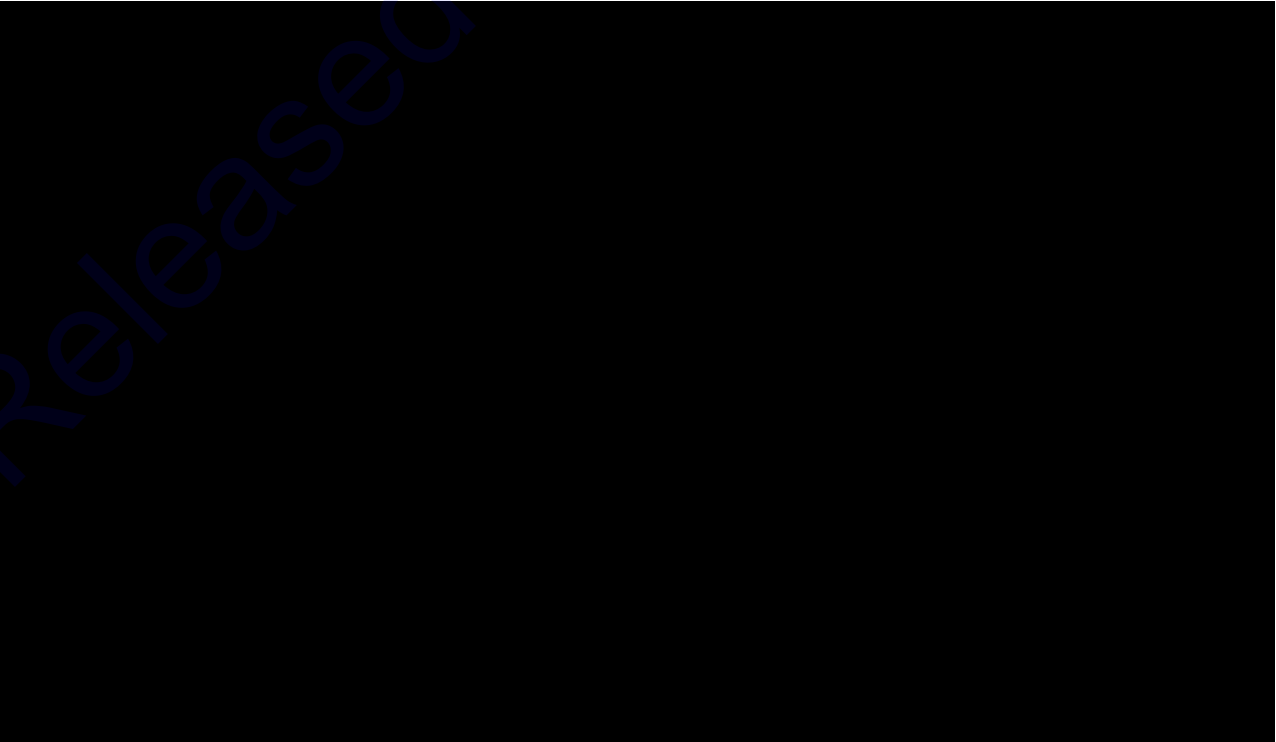
Discussions between Council, Walker Corporation and Catholic Education SA proceeded on the joint belief that a shared sports, education and community site would yield the highest benefit for the community, whilst also reducing the respective costs of delivery for all parties.

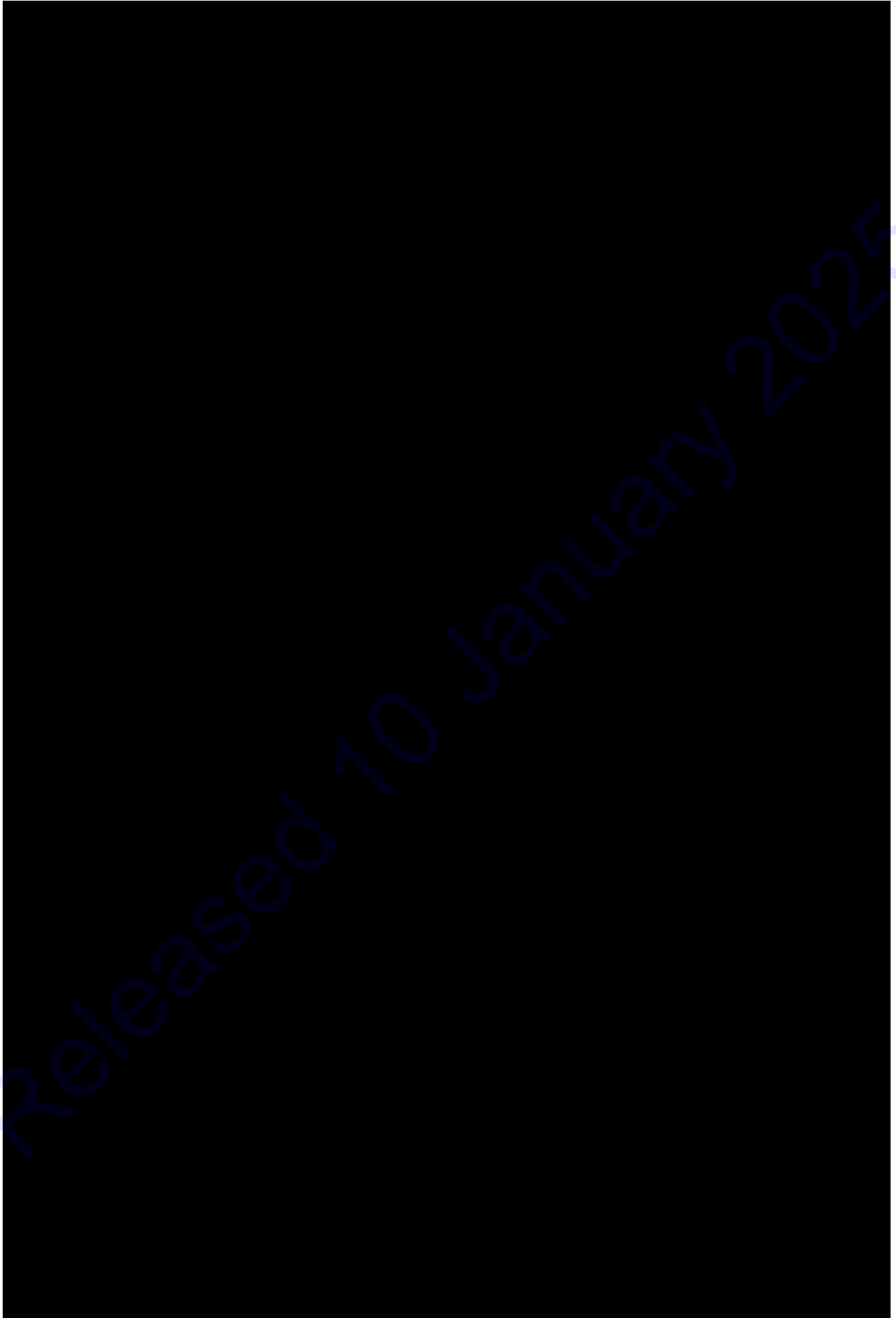
On this basis a concept plan was jointly developed proposing a 15-hectare shared use site incorporating:

- a private Catholic primary/secondary school catering to approximately 1,800 students
- an early learning centre
- an indoor sports stadium with 2 courts and indoor/outdoor changerooms
- 3 adjacent netball/tennis courts
- a district level sportsground, incorporating:
 - 2 x multi-sport ovals
 - 2 soccer pitches
 - 6 netball/tennis courts
 - sport clubrooms with 4 changerooms
- a community hub and plaza; and
- shared car parking.

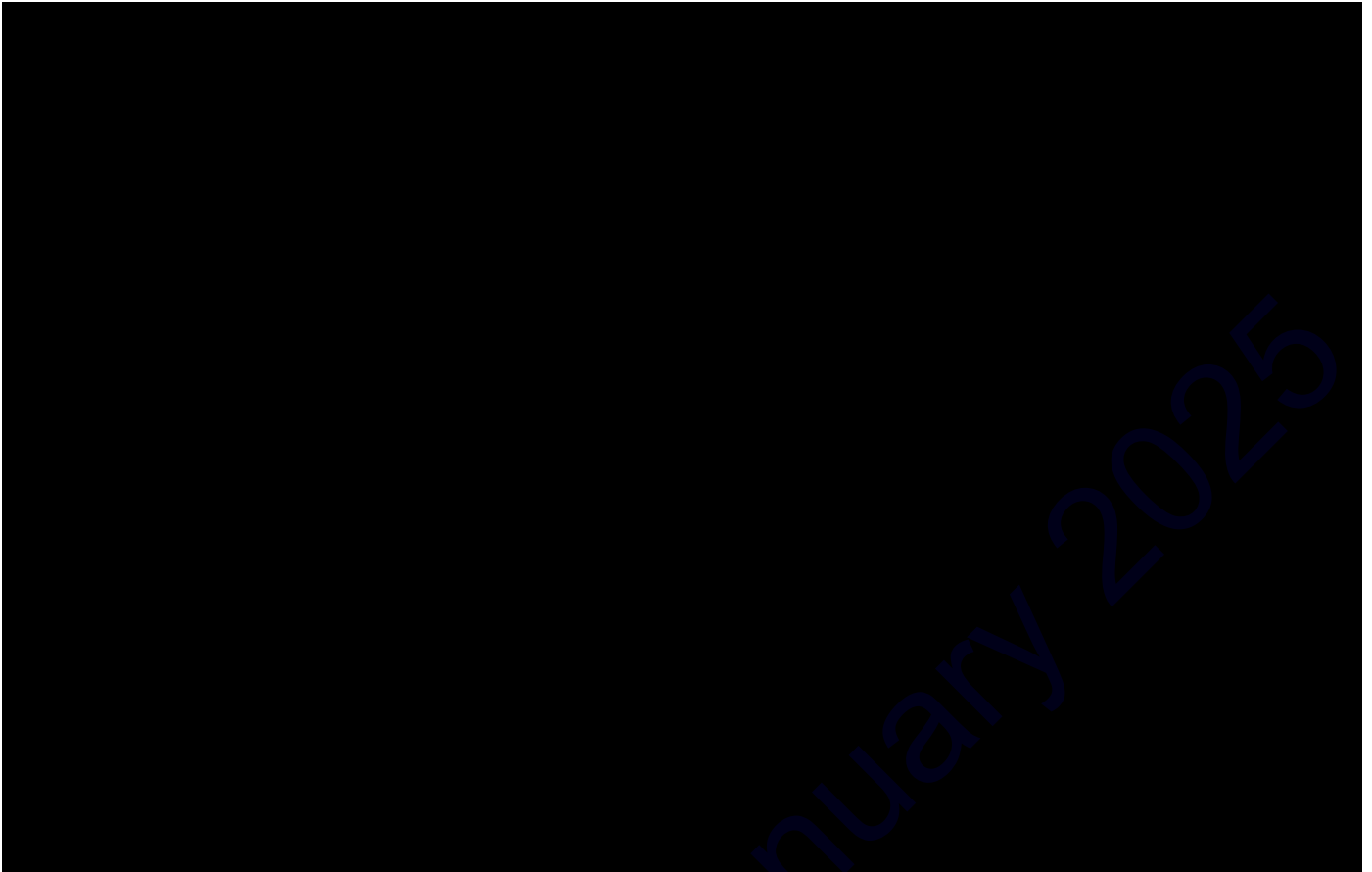
The design and sports infrastructure included in the concept plan has been informed by Councils Sports Facility Strategy - 2023. The Strategy identifies that Riverlea requires at least two district and one regional facility. The Strategy also states that Riverlea will require a sports ground and indoor courts within 0-5 years, [REDACTED]

[REDACTED]









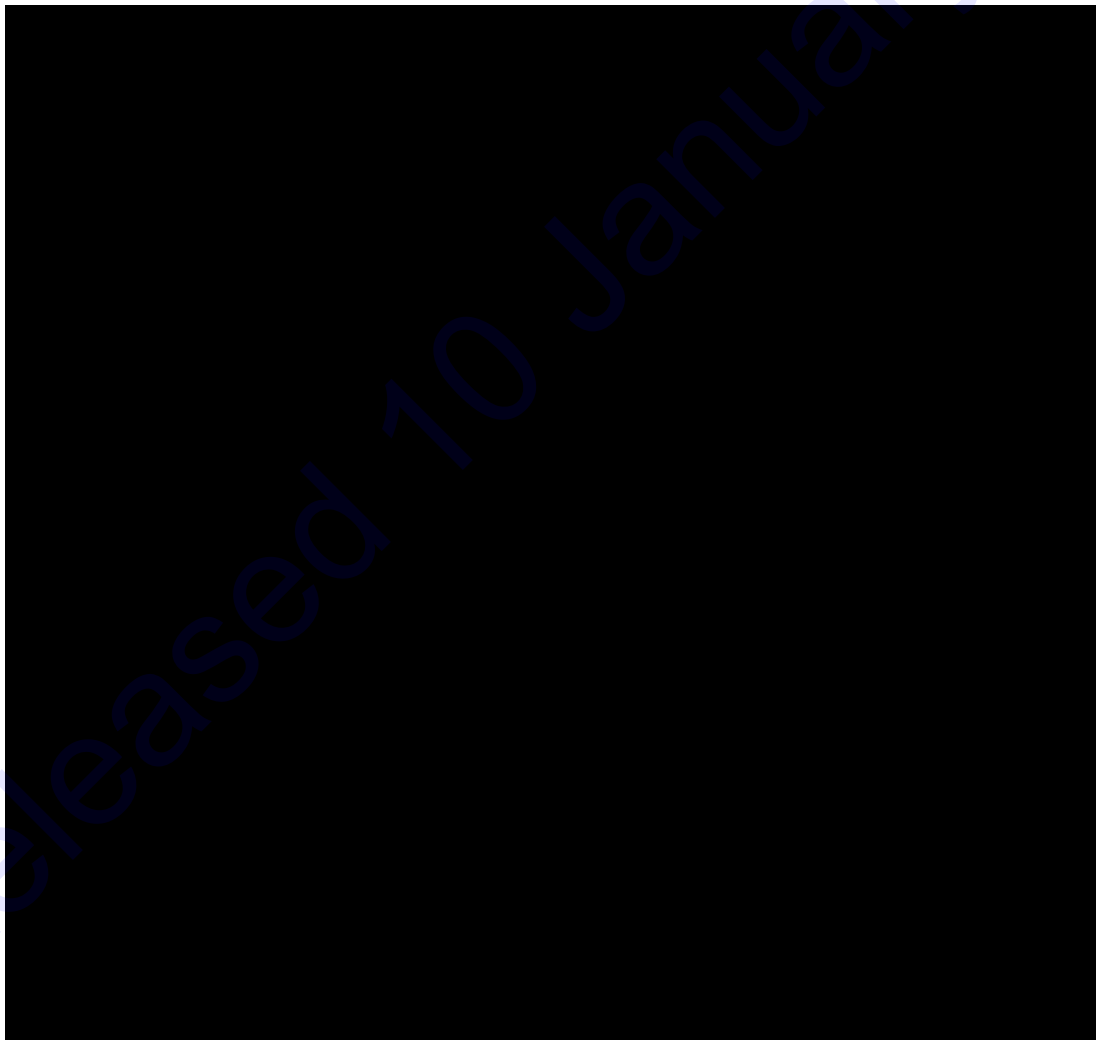
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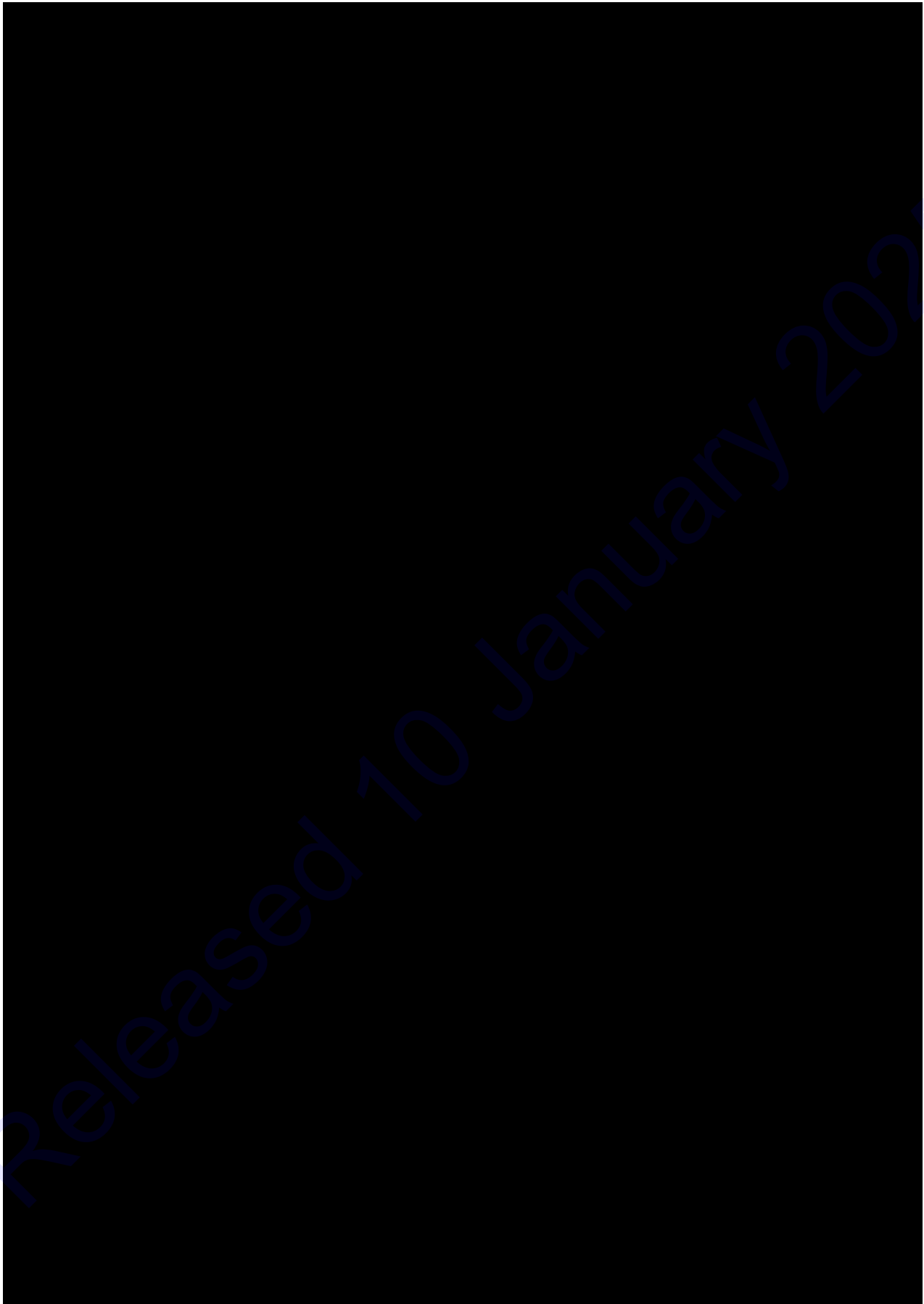


Riverlea Social Infrastructure – Shared Use Education, Sport, and Community Site

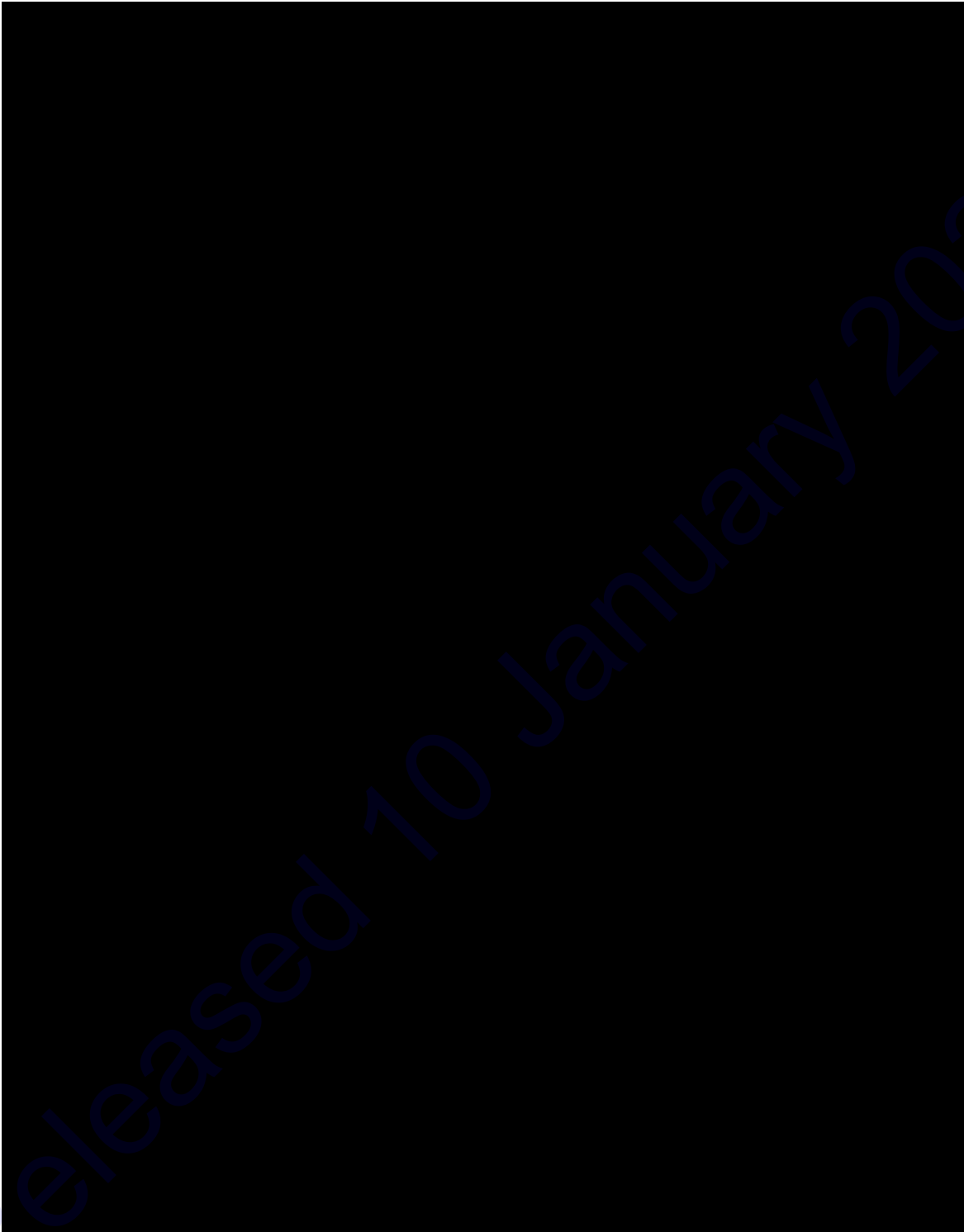
City of Playford

Prudential Report





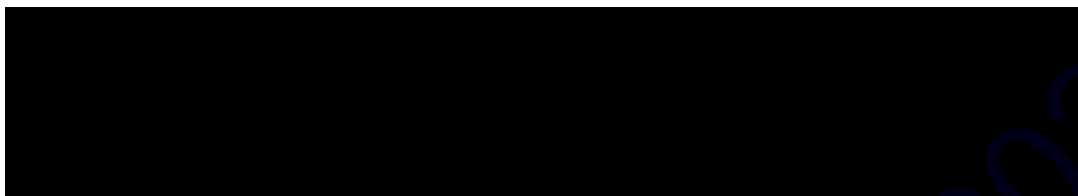
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Background



The approval conditions for the Riverlea development require the developer (Walker Corp.) to provide the following components of social infrastructure;

- **Community Space** – to be provided in two phases of 200 sqm each in the initial Neighbourhood / District Centres.
■ [Redacted]
■ [Redacted]
- **Recreation and Sports Facilities** – Walker Corp. prepared a Recreation Facilities Strategy for Precinct 1 in collaboration with the City of Playford.
■ [Redacted]
■ [Redacted]



Initial discussions between Council, Walker Corp. and CESA were based on an agreement proposed whereby the parties could share a site for sports, education and community infrastructure, which would yield the highest benefit for the community whilst reducing the costs of delivering the required infrastructure for all parties. [Redacted]
[Redacted]



The Project

The Master Plan for the site identifies three sites for schools and district-level/regional-level playing fields for the future community. The Master Plan was developed on a needs analysis for future schooling requirements and demand modelling for sports grounds per the Council Sports Grounds Directions Strategy and 2023 Sports Facility Strategy.

The project involves the development of a 15-hectare shared-use school, sporting ground and community-use site within the Riverlea township. The project will be delivered as a partnership between Catholic Education SA (CESA), Walker Corp. and the City of Playford.



The site represents the first location identified in the Master Plan for school and district-level playing fields. [REDACTED]

[REDACTED]

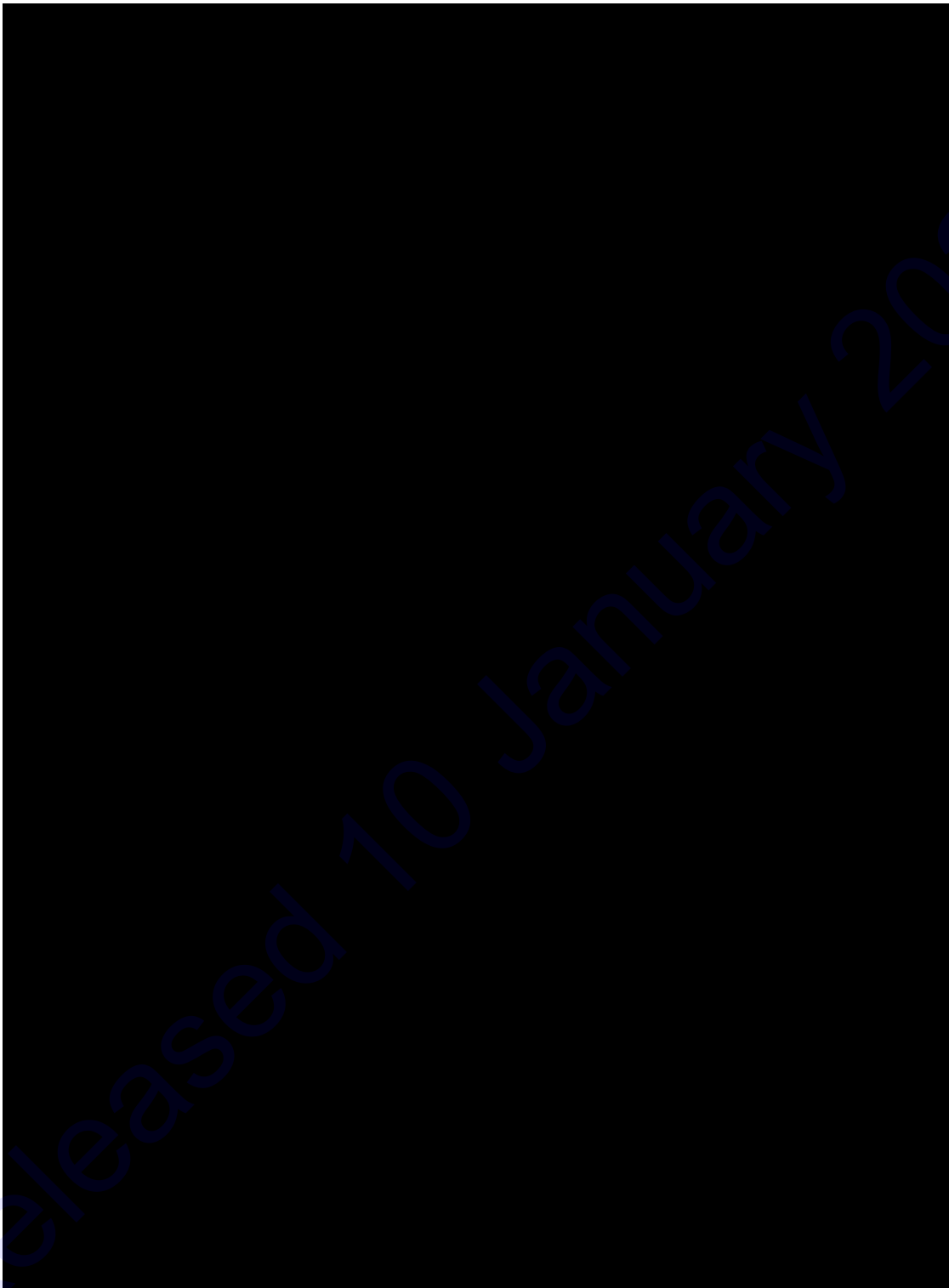
The partnership has, in principle, support by all parties to the proposal. The principles agreed upon are;

- Council will own all of the land on which the social infrastructure sits, excluding the land required for the indoor courts and adjacent outdoor covered/non-covered courts. This is on the principle that the Council will retain control over the infrastructure and maintain a consistent service standard across all facilities. The Council and CESA will enter into an agreement for the shared use component of the social infrastructure.
- CESA will own the land on which the indoor courts and adjacent outdoor covered/non-covered courts sit. On the principle that the school will be the primary user of this facility. The Council and CESA will enter into an agreement so that the community can access this facility outside of school use.
- Cost sharing for the ongoing operating costs and the terms of sharing are yet to be discussed and negotiated.
- Walker Corp. will gift the land required for social infrastructure to the Council as part of its open space requirements.
- [REDACTED]

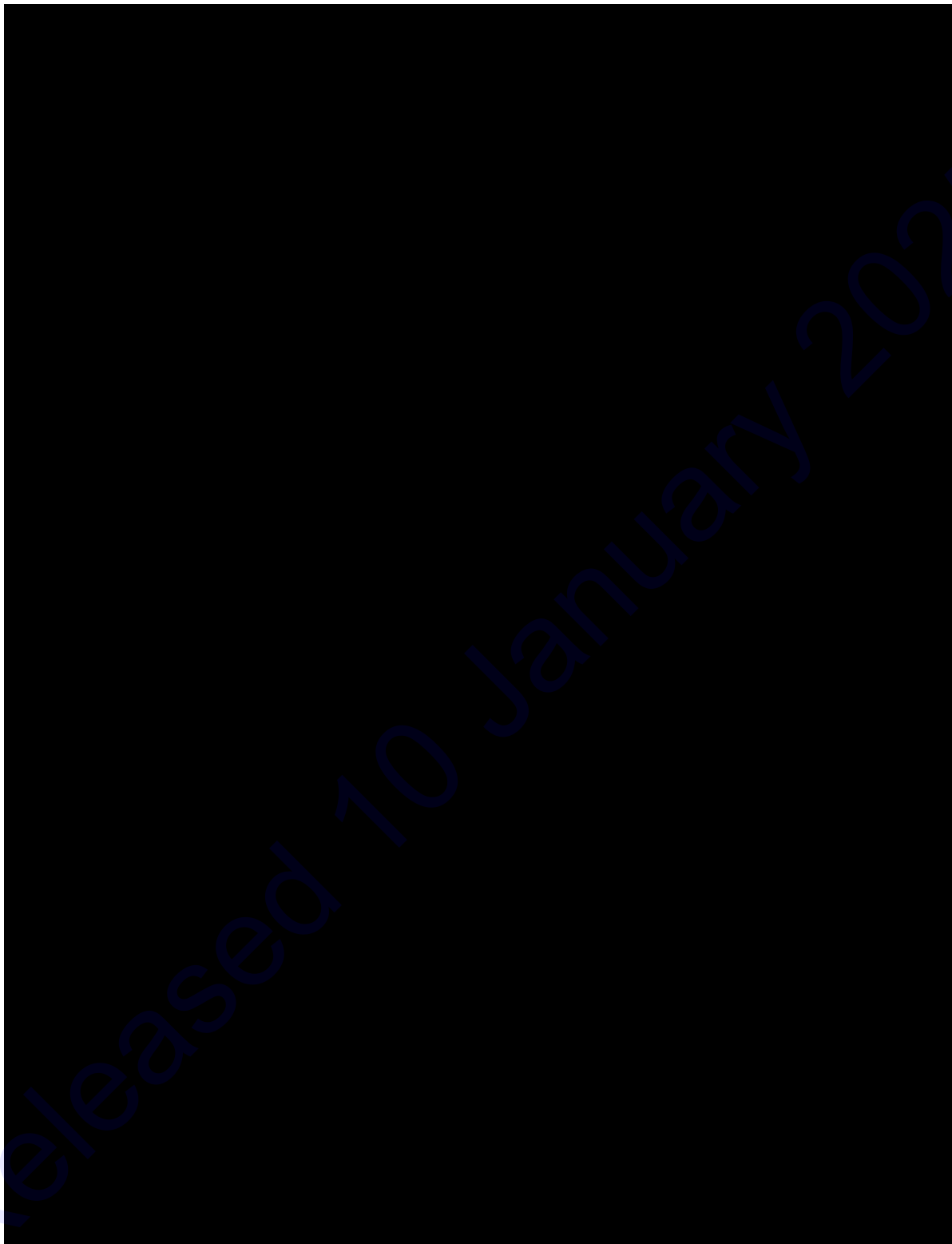
The project includes;

- Ovals
- Sports Infrastructure
- Services
- Community Hub
- Courts
- Public Realm
- Car Parking, including CCTV and Lighting

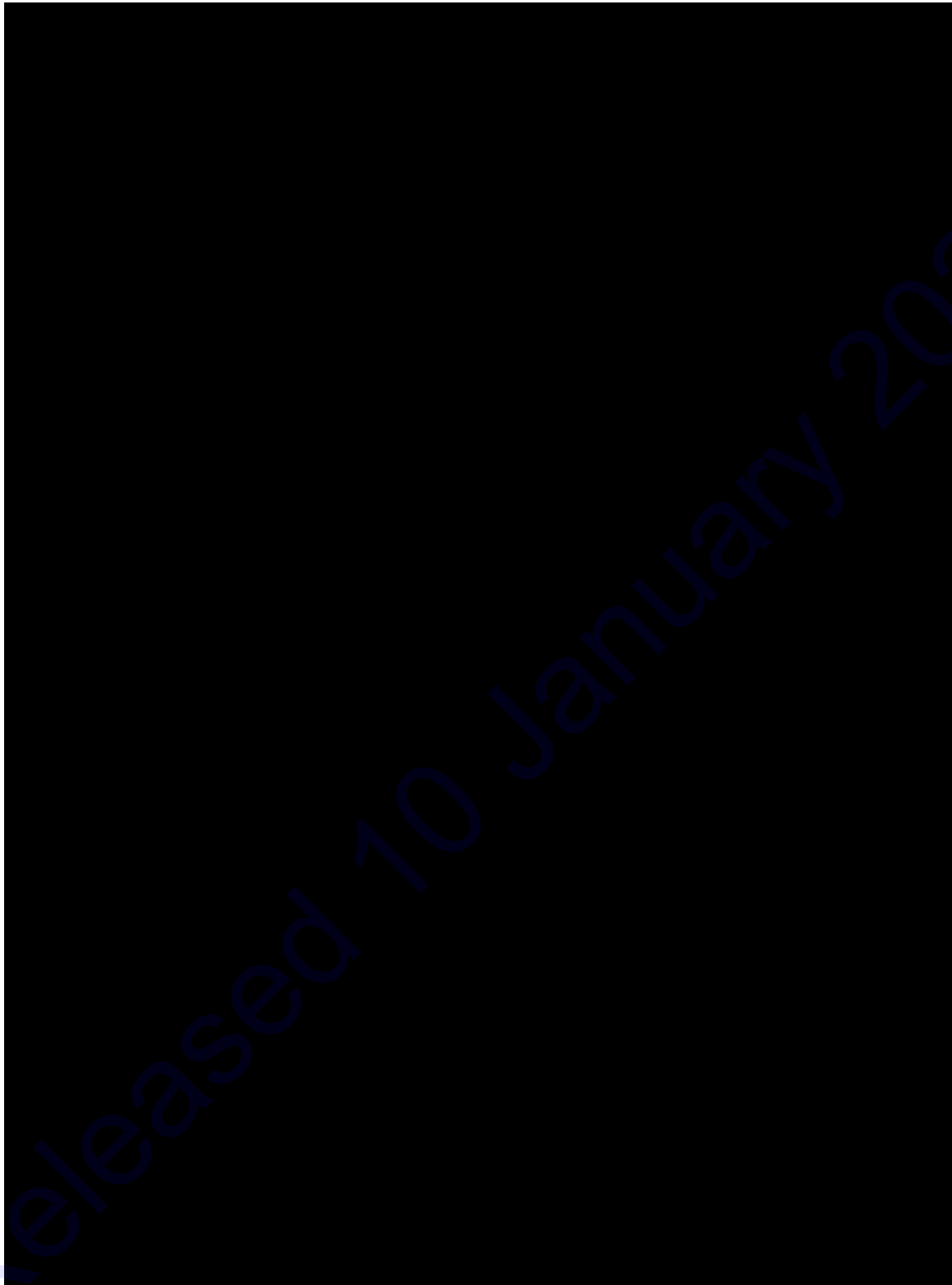




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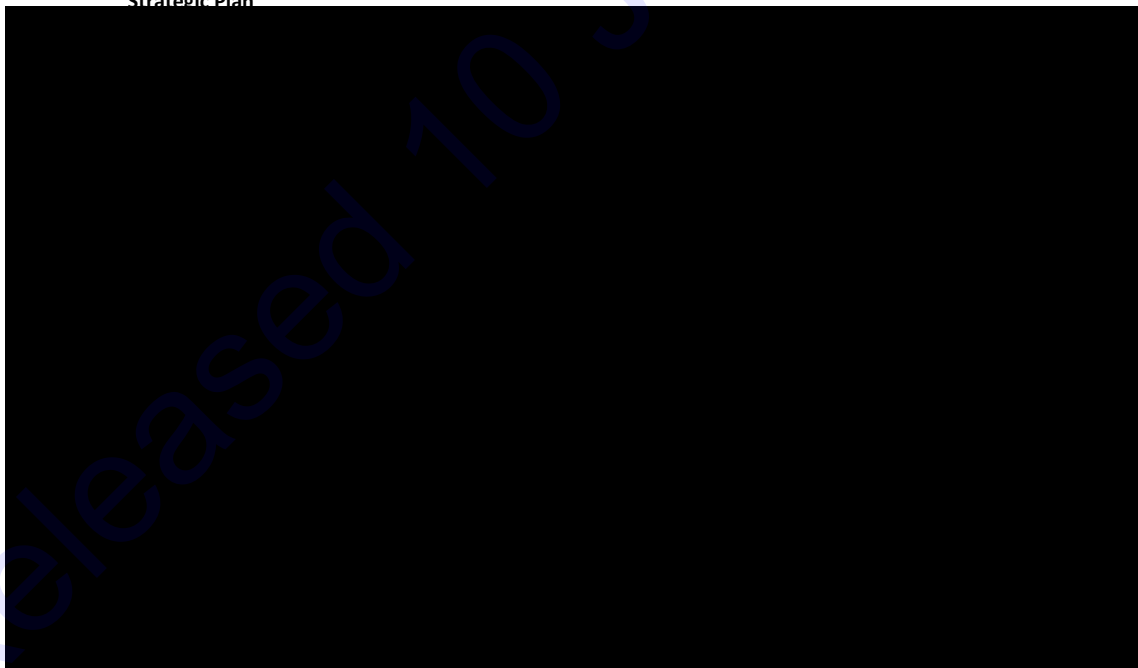
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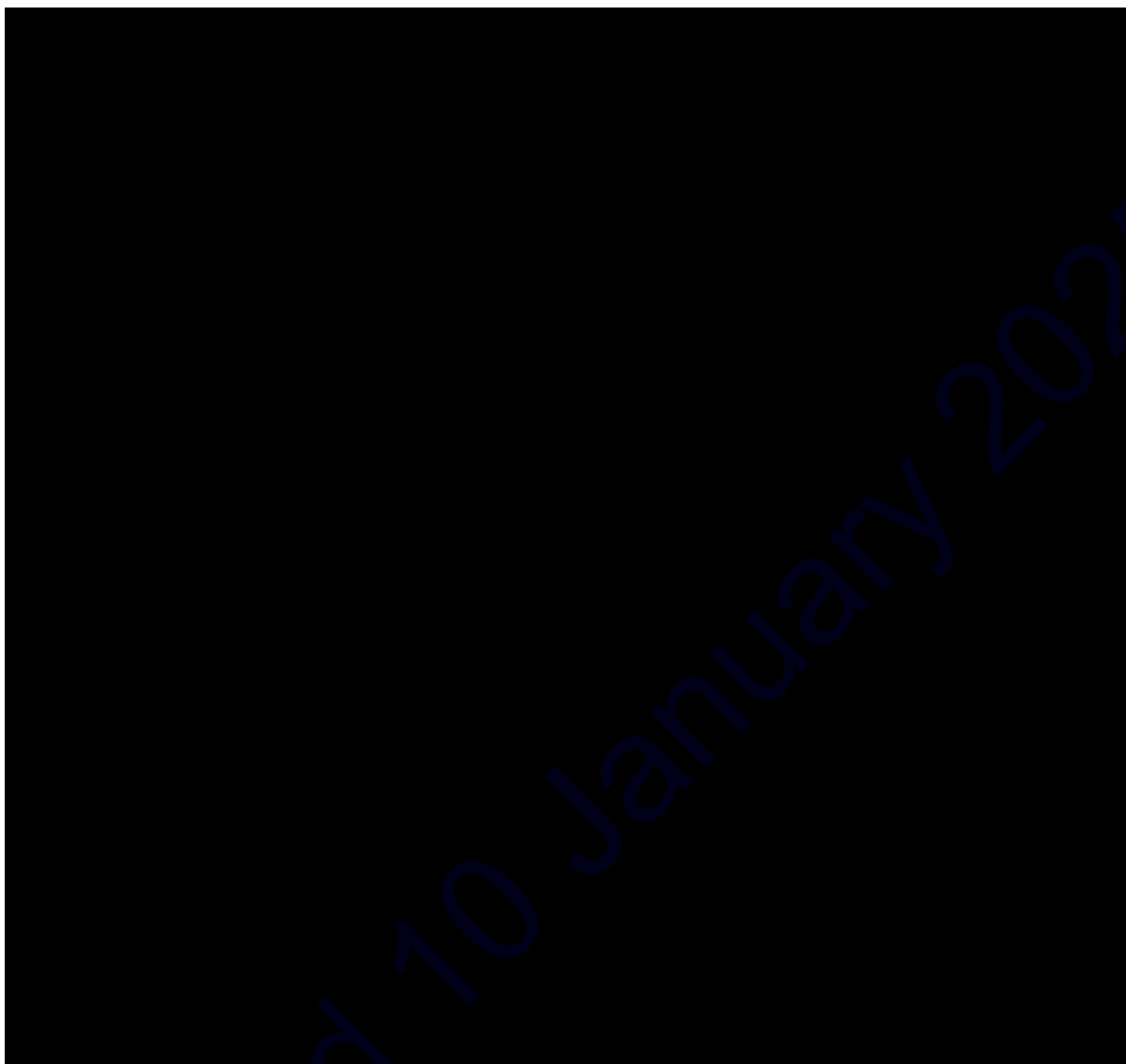


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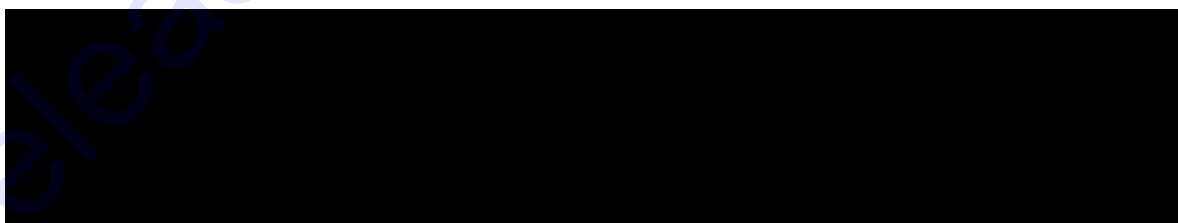
Strategic Plan





City of Playford Sportsground Facility Strategy - 2023

This Strategy identifies that Riverlea requires at least two districts and one regional facility. The Strategy identifies that Riverlea will require a sports ground and indoor courts within 0-5 years, a sports ground within 5-10 years and a further sports ground after 10 years.





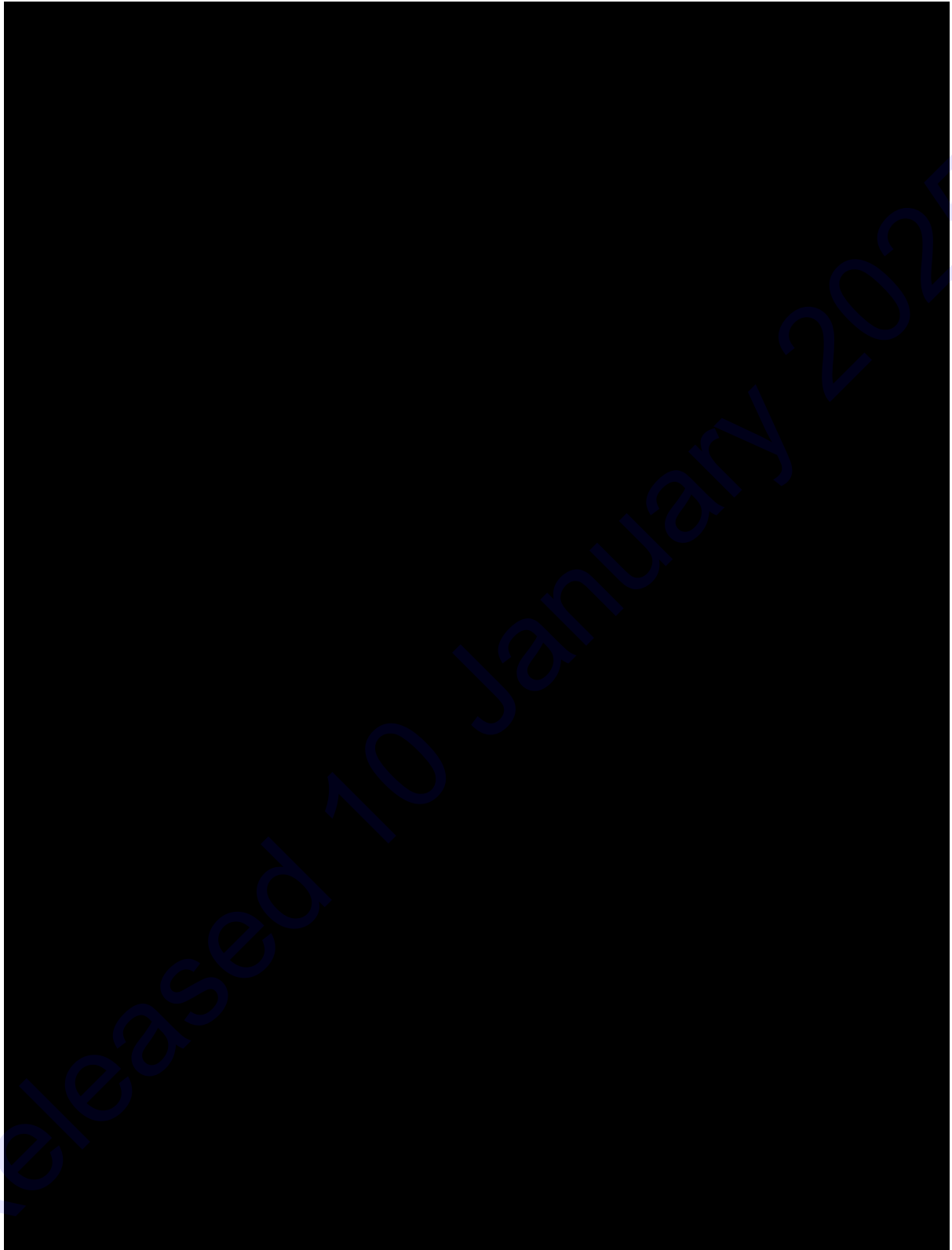
Development Plan

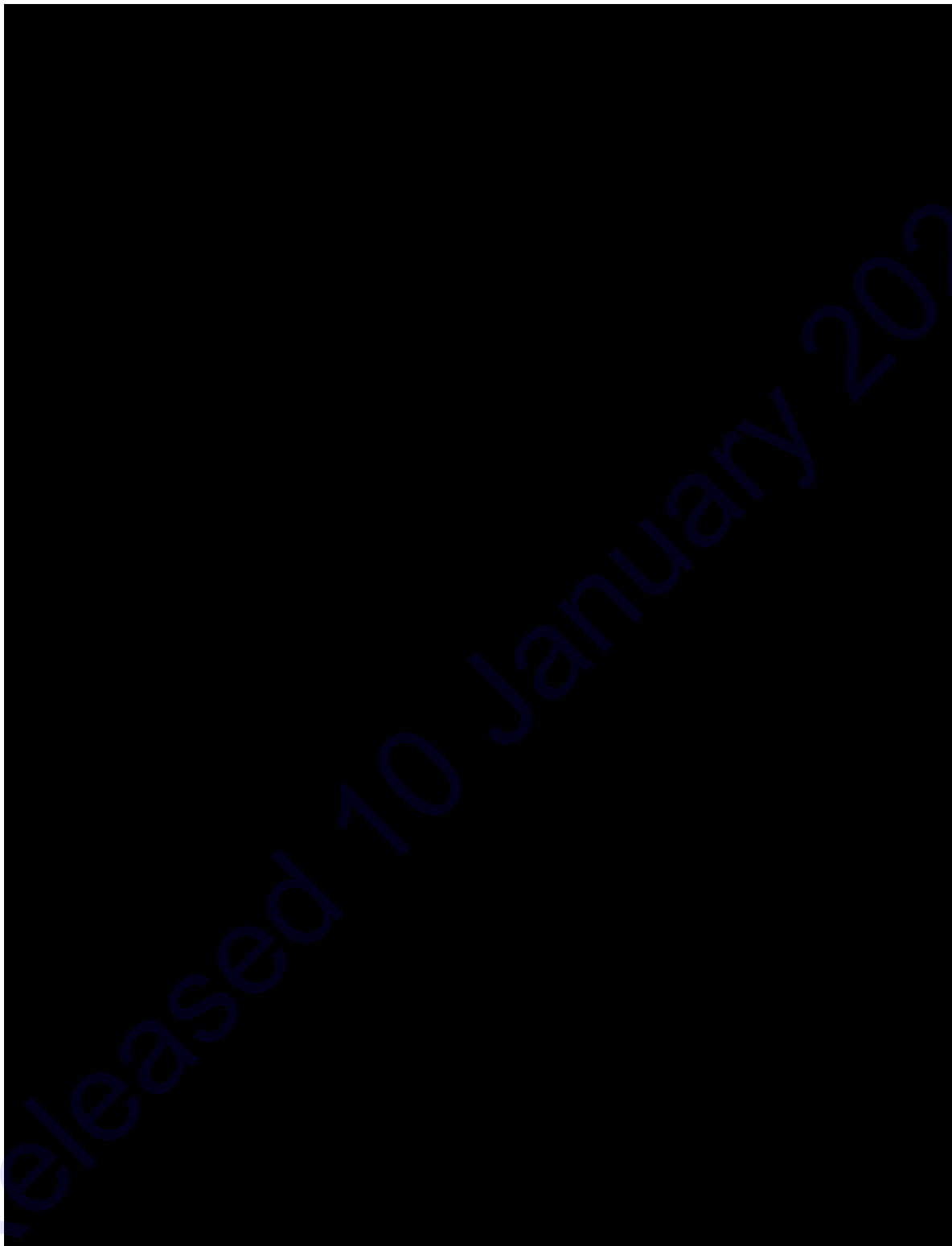


The land, which is subject to the CESA college proposal, and the Council District Sport and Recreation facilities [REDACTED]

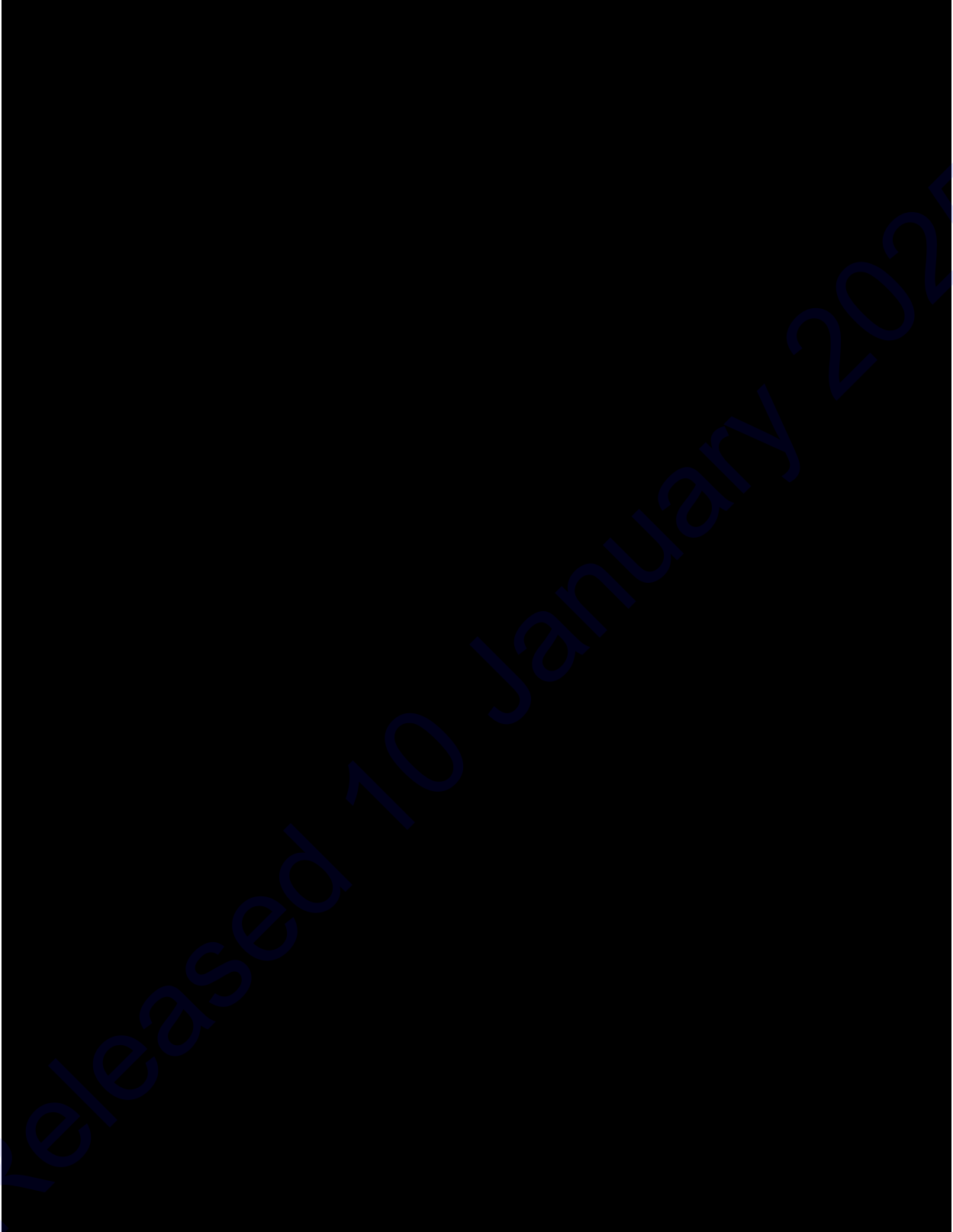
land for the sport and recreation facilities being vested to Council by Walker Corp. [REDACTED]





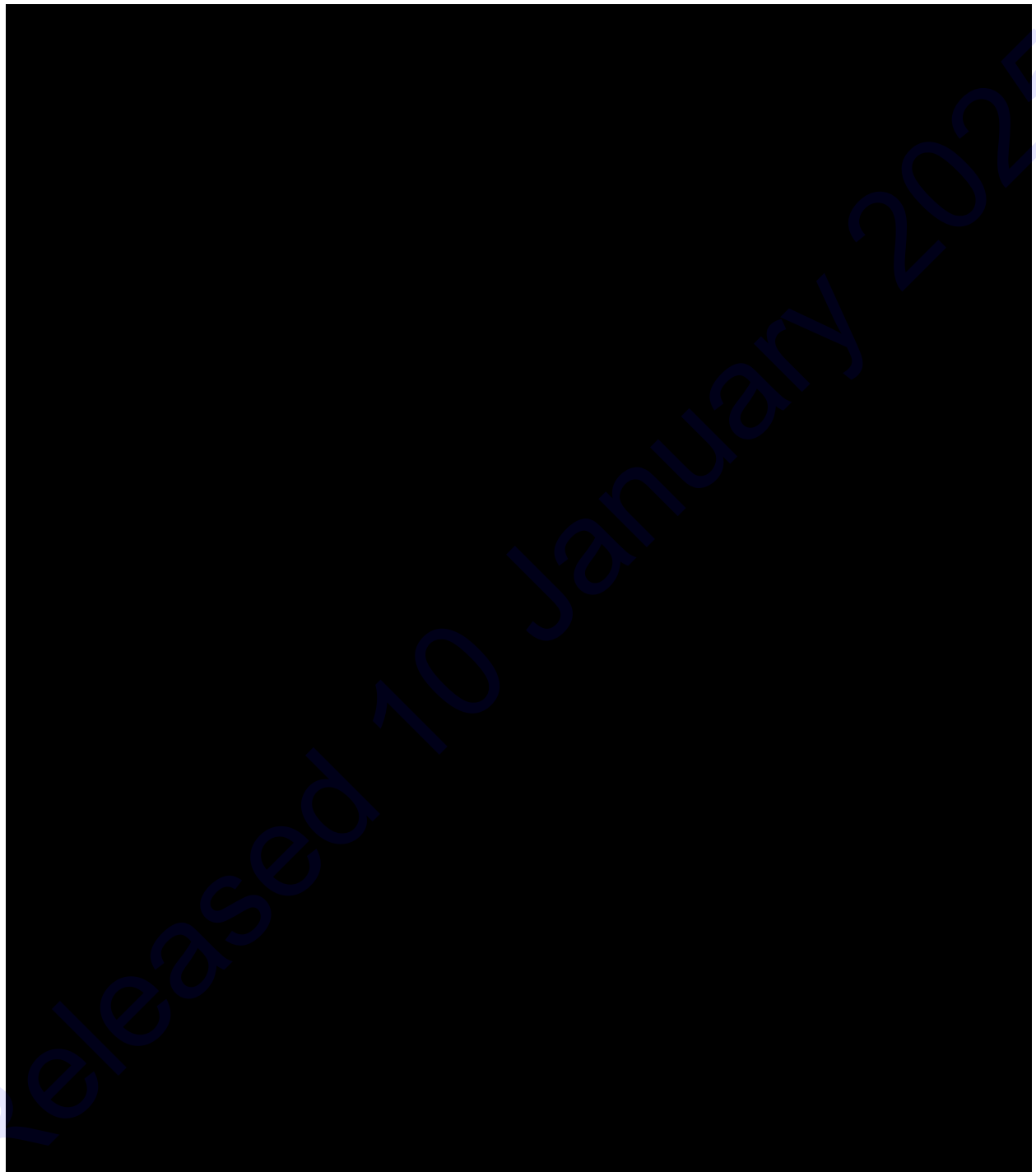


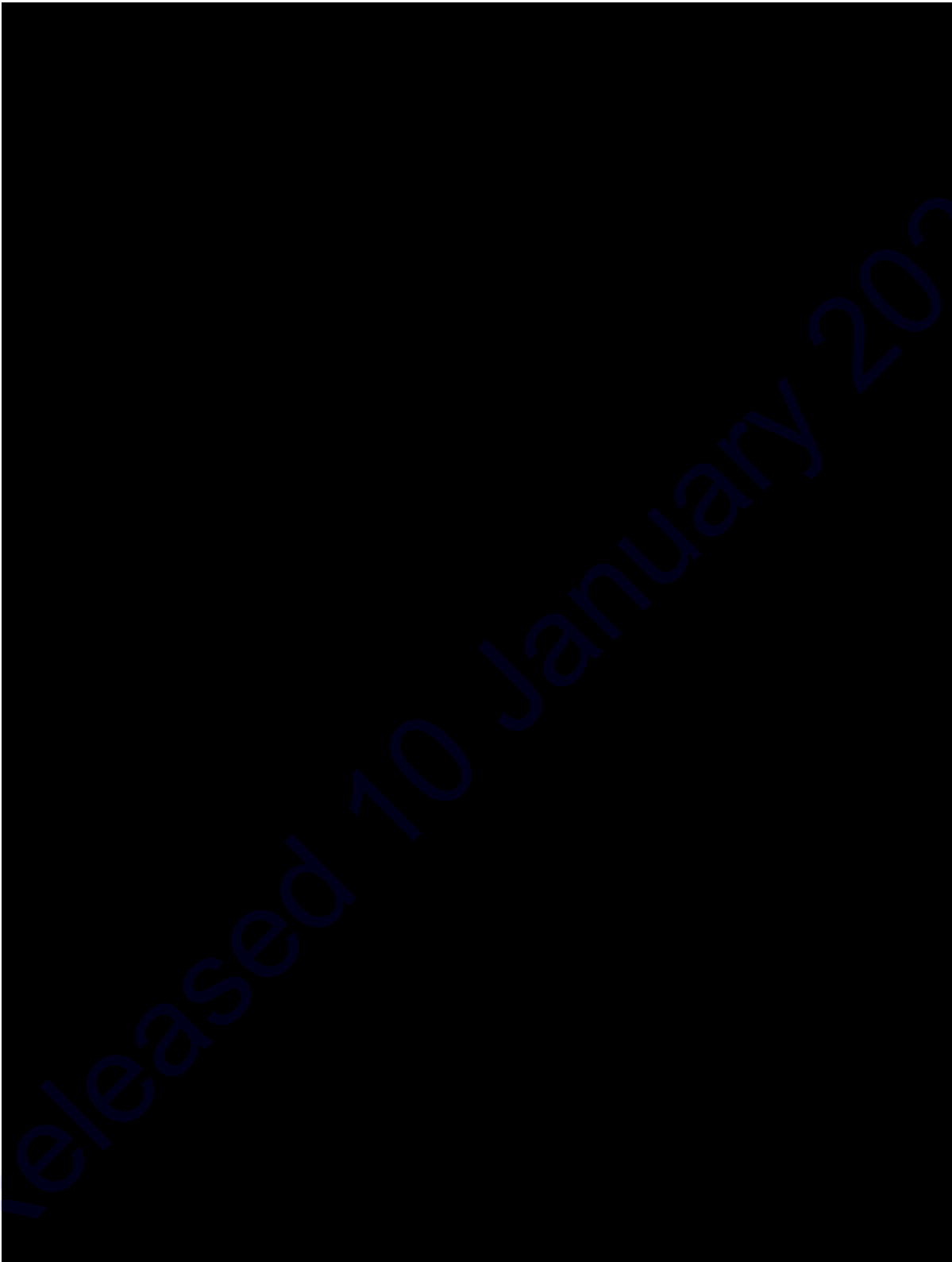
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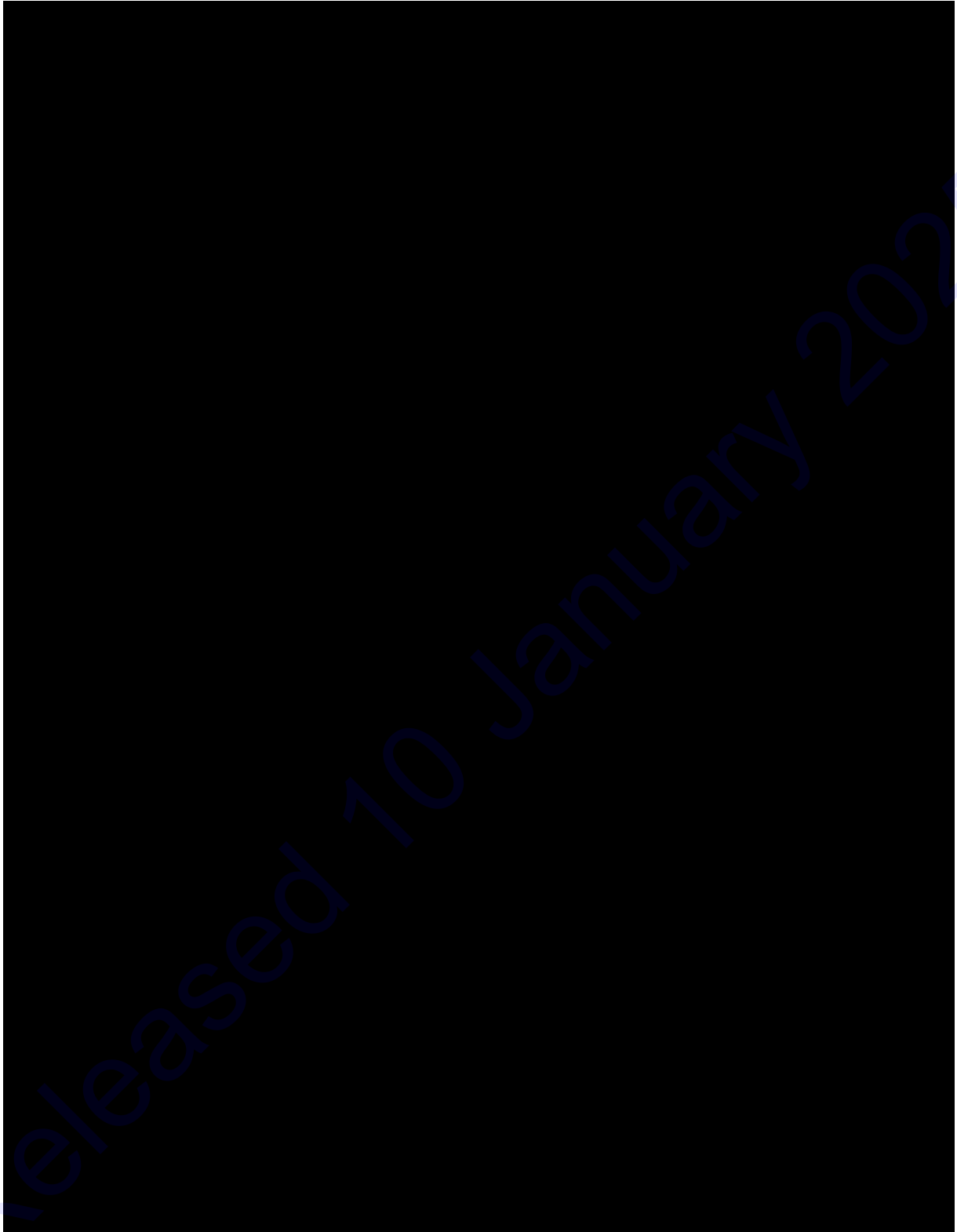
Shared Operating Costs

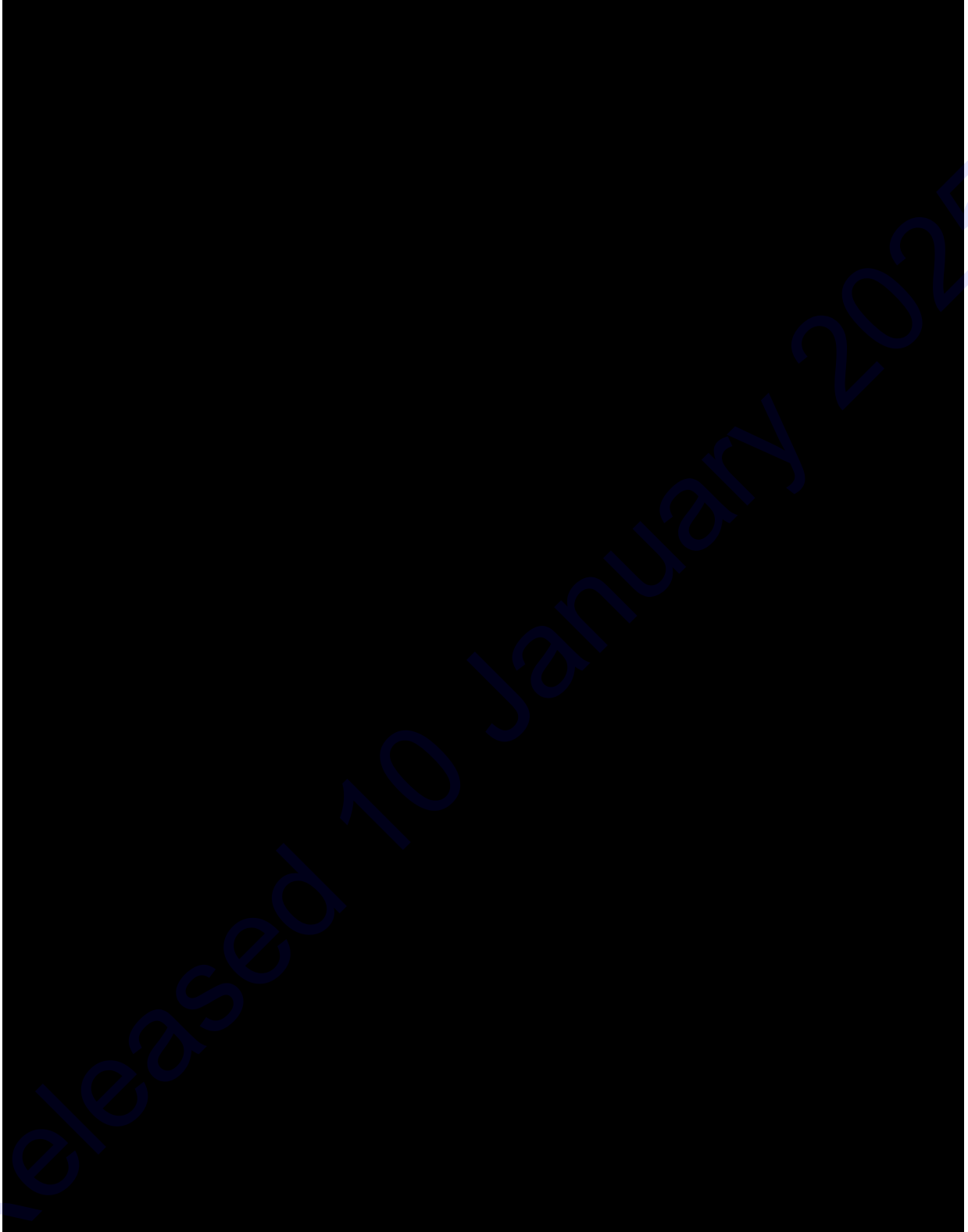
Cost sharing for ongoing operational costs for the land and facilities that will be shared with CESA are yet to be discussed and negotiated. Sharing of costs will reduce the Council's cost estimates.

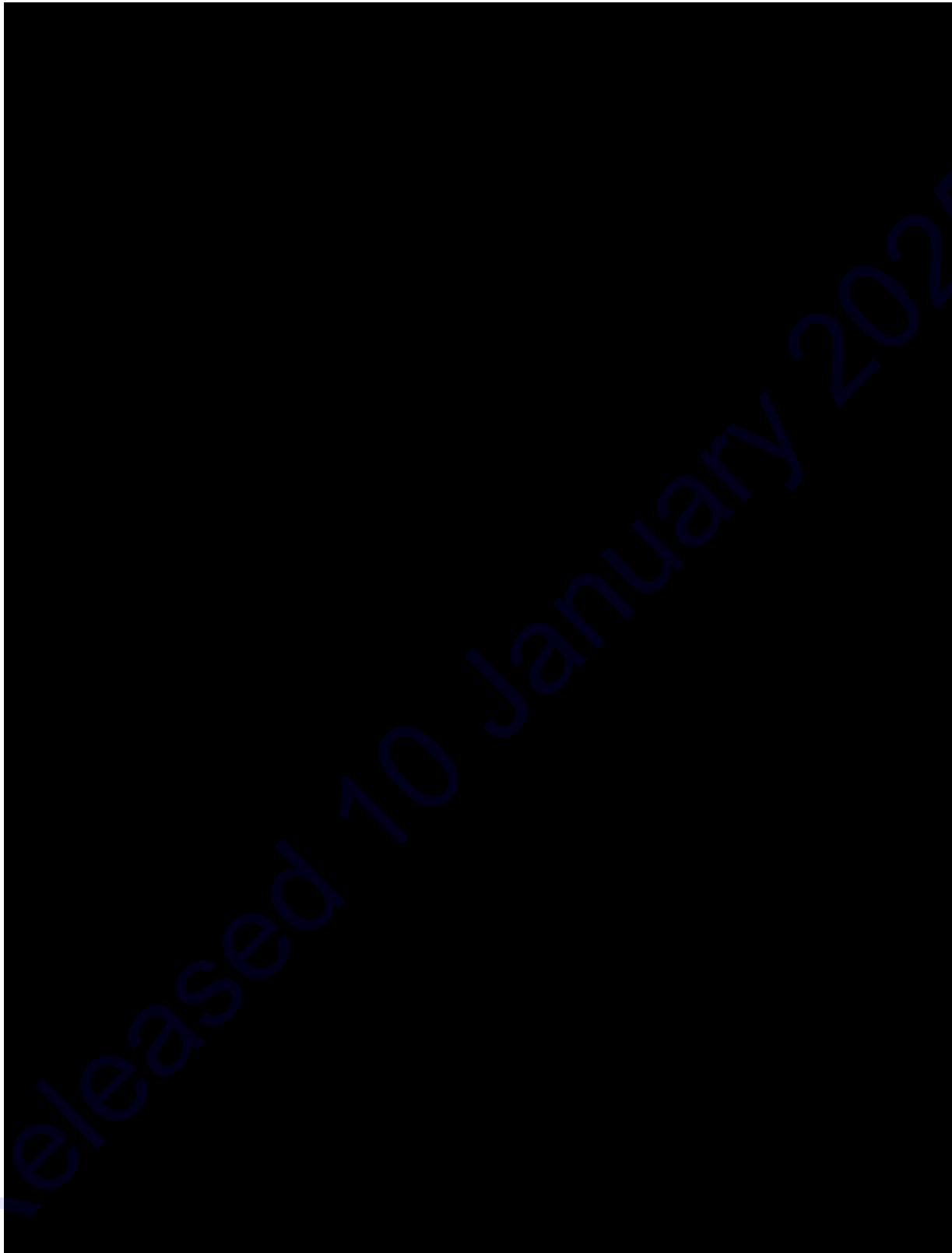


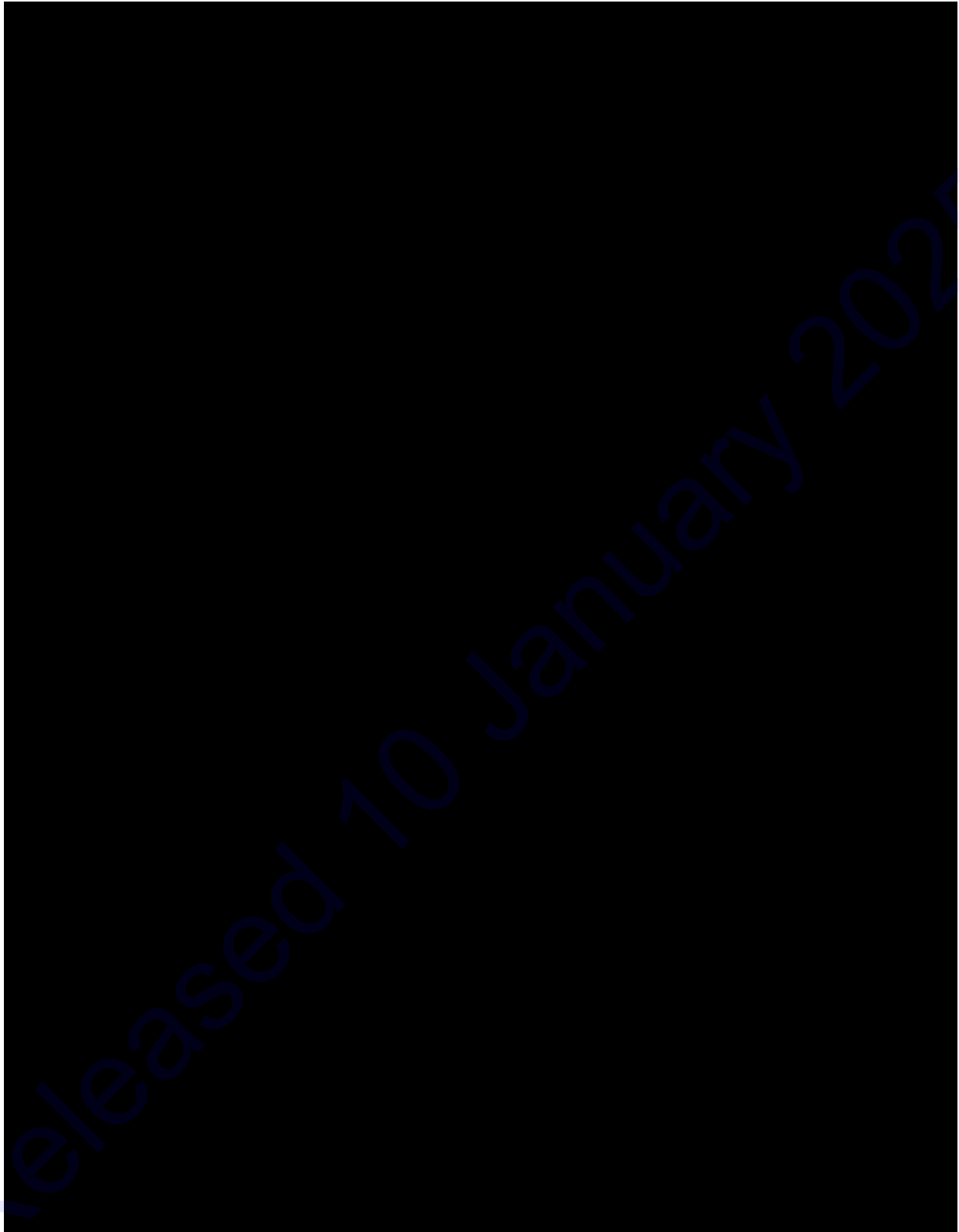


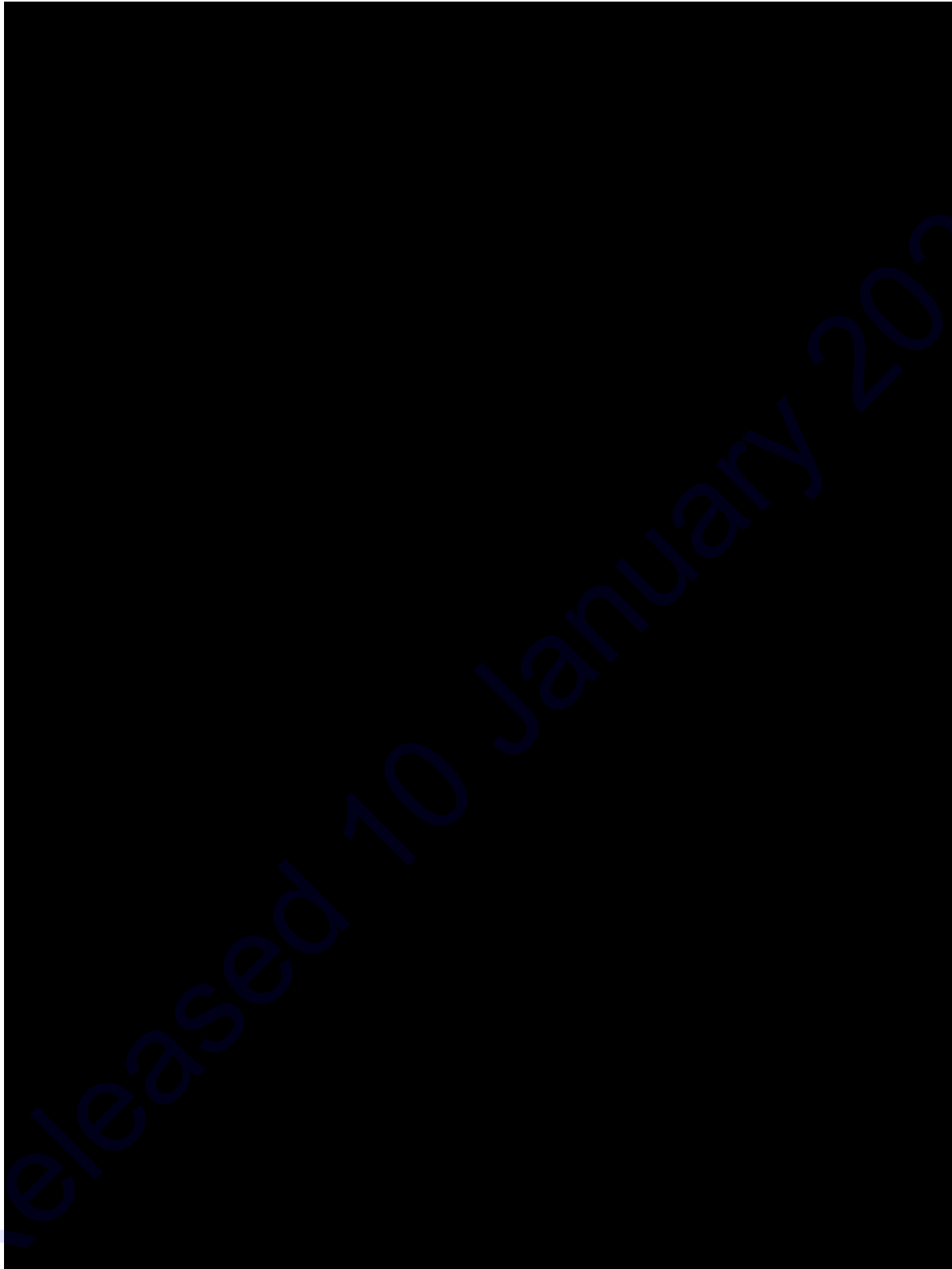




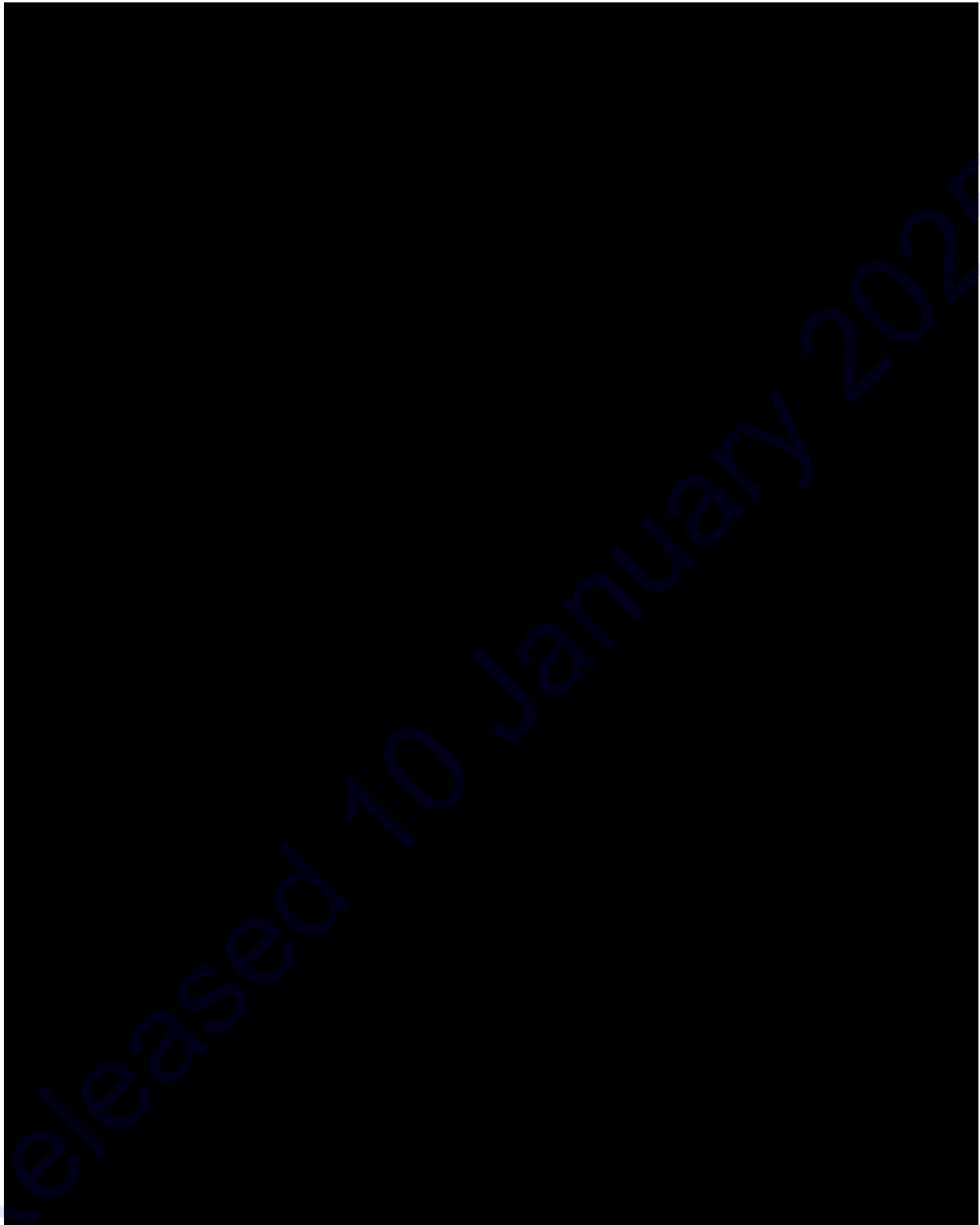


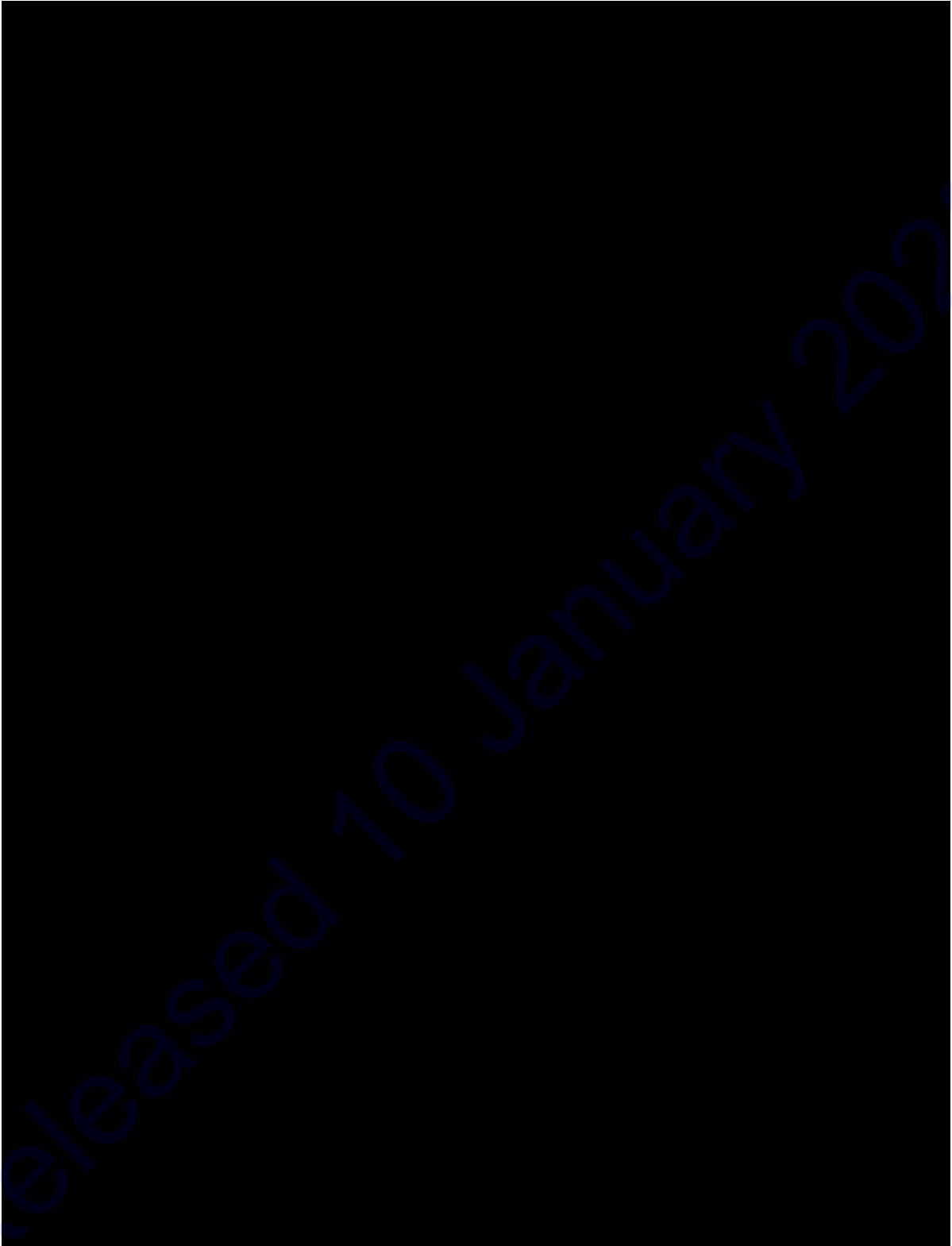




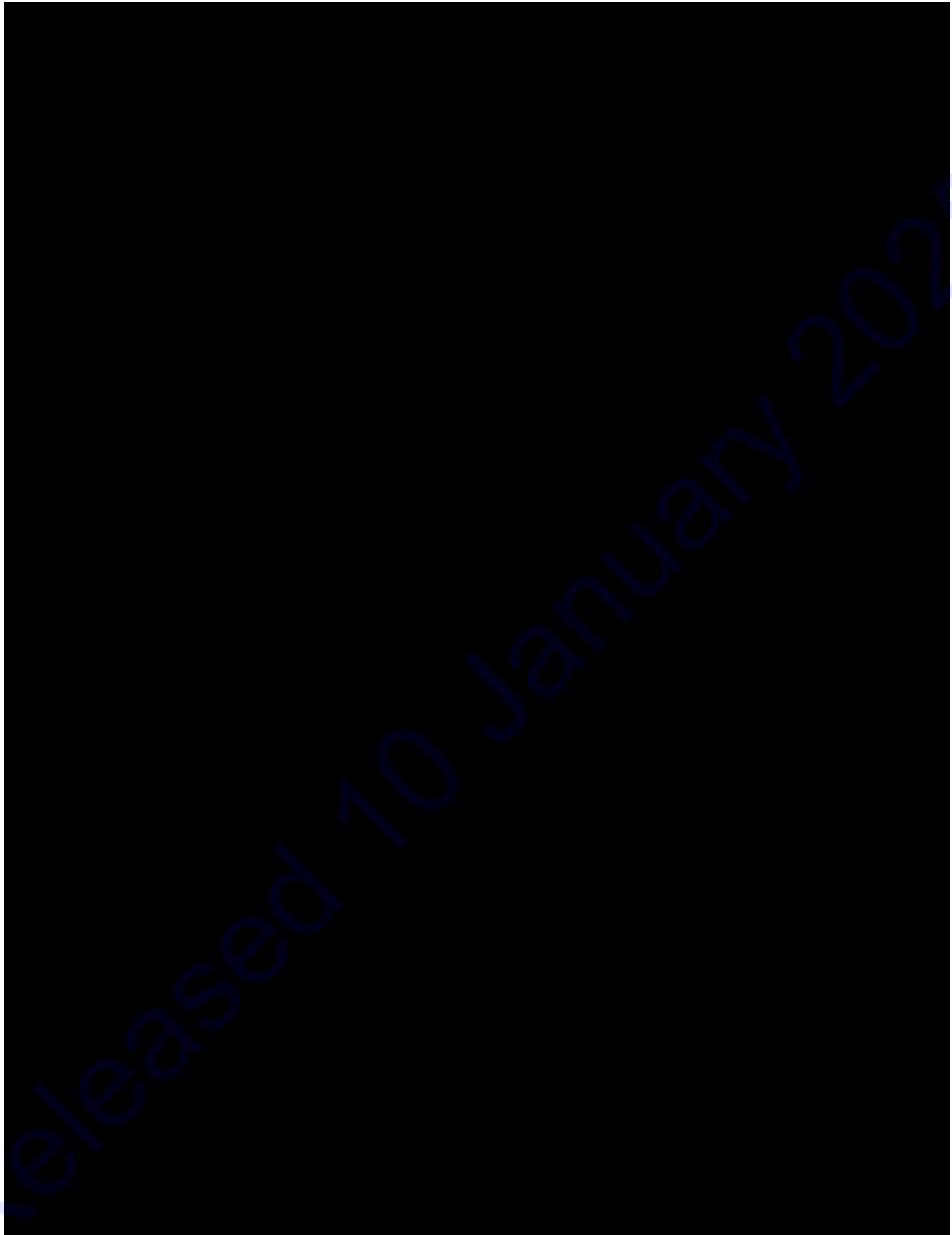


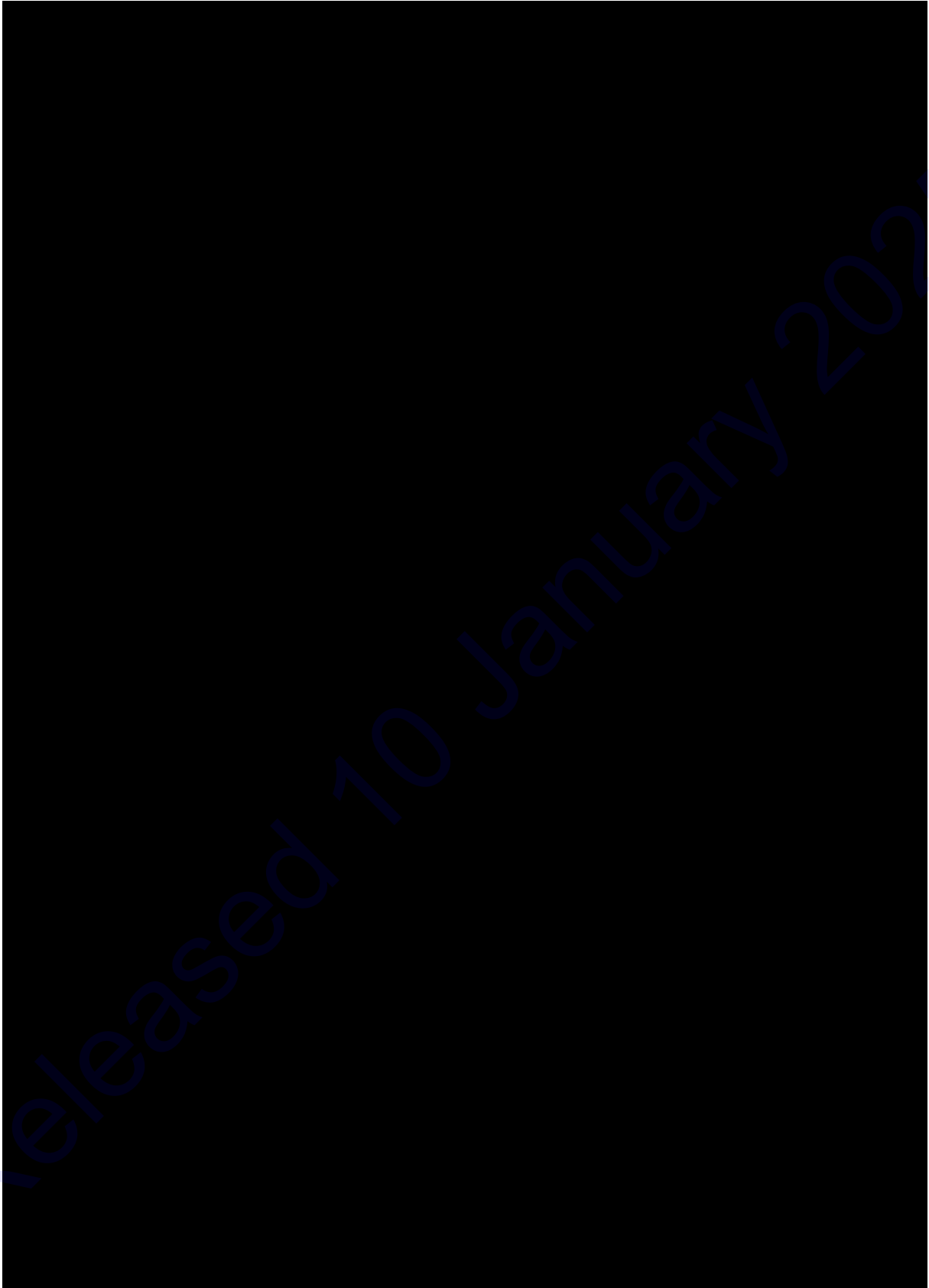
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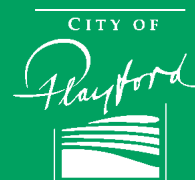




Released 10 January 2025







Prudential Management Policy

Policy Author	General Manager – Strategy and Corporate
Date of next review	May 2024

1. Statement of Intent

The objective of this policy is to ensure that Council complies with obligations under the *Local Government Act 1999*, including section 48 of the Act, which requires council to develop and maintain policies, practices and procedures for the assessment of projects to ensure Council;

- acts with due care diligence and foresight
- identifies and manages risks associated with a project
- makes informed decisions and
- is accountable for the use of Council and other public resources

Council will adopt, an internal project management framework with associated standards and processes to ensure that all projects (including those that are not major by definition) are managed effectively, monitored and reviewed in accordance with the framework and this policy.

In relation to section 48 (1)(iii), Council is committed to a pro-active risk management approach in accordance with its Risk Management Framework when undertaking projects. Prudential Management requirements are incorporated into Council's risk management processes. Council's policy position is that a prudential report will be considered by Council when the risk profile of the project is high or extreme, as determined by Council staff under the Risk Management Framework.

2. Scope

Council recognises that due diligence and effective project management are necessary for all projects, regardless of size, however it is neither practical nor efficient for all projects to be subject to prudential management reporting requirements. This Prudential Management Policy and its associated procedures apply to:

- Major Projects as defined in the Playford Global Glossary
- Projects defined within s48(1) of the *Local Government Act 1999*
- other projects that the council considers warrant such a report.

Guidance regarding the determination of financial thresholds as outlined in both s48(1)i & ii and in the Playford Global Glossary, is provided in the attached appendix.

When determining whether a prudential report is required for proposed projects at the City of Playford under s48(1)iii (ie where the council considers that it is necessary or appropriate), the need will be assessed by the project manager with reference to any 'High Risks' identified within the Council's Project Management Framework - Phase 1 – Initiation - Risk Assessment.

In accordance with s48(3) of the *Local Government Act 1999*, a prudential report does not apply to:

- Road construction or maintenance; or
- Drainage works

These works will be undertaken in accordance with Council's Procurement Policy.

3. Legislation and References

This Policy is to be read in conjunction with the Prudential Management Procedure

- *Local Government Act 1999*
 - s48 - Prudential requirements for certain activities
- Risk Management Framework
- Project Management Framework
- Treasury Policy
- Procurement Policy
- City of Playford Integrated Risk Management Framework
- City of Playford Project Management Framework
- City of Playford Long Term Financial Plan
- City of Playford Global Glossary

This Policy should not be considered as the only document that may relate to prudential management, other tiers of government, agencies or organisations may have legislation or policies that also apply.

4. Application

Council	<ul style="list-style-type: none"> • Overseeing and monitoring the prudential management for identified projects across the Council. • Adopt a Prudential Management Policy
Chief Executive Officer	<ul style="list-style-type: none"> • Ensure that prudential management is implemented and maintained in accordance with this policy.
Executive	<ul style="list-style-type: none"> • Ensure that prudential management is effectively implemented and monitored for all Major Projects (including reporting) undertaken in accordance with this Policy and the associated procedure.
Corporate Governance Committee	<ul style="list-style-type: none"> • Assist Council in exercising due diligence, accountability. • Oversight and monitoring responsibilities in relation to projects.
Project Manager	<ul style="list-style-type: none"> • Ensure the principles of this Policy and associated procedure are applied during the initial stages of any project. • Ensure prudential management is undertaken in accordance with this Policy and associated procedure for the projects they are responsible for.

5. Relevance to Risk Appetite Statement

Financial Sustainability

The City of Playford has a **LOW** appetite for financial risk. The Prudential Management Policy ensures that Council understands the impacts and risks associated with major projects, including any unintended financial implications.

Reputation

The City of Playford has a **LOW** appetite for negative perceptions that compromise its credibility and reputation. The Prudential Management Policy ensures that Council understands the impacts and risks of proceeding with major projects, including any unintended reputational risks.

Regulatory Compliance

The City of Playford has a **ZERO TOLERANCE** for non-compliance with applicable legislation. This policy addresses this risk by ensuring compliance with Section 48 of the *Local Government Act 1999*, which requires Council to develop and maintain policies and procedures for the assessment of projects.

6. Feedback

Your feedback on this policy is invited and can be directed to the Manager Governance via email to governance@playford.sa.gov.au or by calling the Customer Contact Team on 8256 0333.

Administration use only

ECM document set no.	3986462
Version no.	2
Procedure link	Prudential Management Procedure
Policy author	General Manager – Corporate and Strategy
Endorsed by	Council
Resolution no.	4620
Legal requirement	<i>Local Government Act 1999</i>
Review schedule	3 years
Date of current version	May 2021
Date of next review	May 2024

Version history

Version no.	Approval date	Approval by	Change
1	22 May 2012	Council	New document.
2	25 May 2021	Council Resolution No. 4620	Moved into new corporate template. Updated policy to provide clarity of the intent to the policy and ensure a structured document. Policy updated to ensure aligns to legislative requirements. New Prudential Management Procedure developed.

Appendix 1

This Prudential Management Policy and its associated procedures apply to:

- Major Projects as defined in the City of Playford Global Glossary
- Projects defined within s48(1) of the *Local Government Act 1999*
- Other projects that the council considers warrant such a report.

S48 Financial Thresholds

Section 48(1) of the *Local Government Act (1999)*, requires Council to obtain and consider a report that addresses the prudential issues set out in subsection (2) before the council –

- (b) engages in any project (whether commercial or otherwise and including through a subsidiary or participation in a joint venture, trust, partnership or other similar body) –
 - (i) where the expected operating expenses calculated on an accrual basis of the council over the ensuing five years is likely to exceed 20 per cent of the council's average annual operating expenses over the previous five financial years (as shown in the council's financial statements); or
 - (ii) where the expected capital cost of the project over the ensuing five years is likely to exceed \$4 000 000 (indexed)¹; or
 - (iii) where the council considers that it is necessary or appropriate.

¹ Section 48(6d) outlines the calculation of the capital cost threshold stipulated in s48(1)(b)(ii). It states that \$4 000 000 (indexed) means that that amount is to be adjusted for the purposes of this section on 1 January of each year, starting on 1 January 2011, by multiplying the amount by a proportion obtained by dividing the CPI for the September quarter of the immediately preceding year by the CPI for the September quarter, 2009.

Section 48 also states:

- That a project which is to be undertaken in stages does not limit the operation of subsection (1)(b) in relation to the project as a whole (s48(2a)).
- a report is not required under subsection (1) in relation to –
 - (a) road construction or maintenance; or
 - (b) drainage works (s48(3))

Guidance – Financial Thresholds at the City of Playford

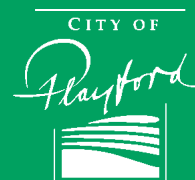
When determining whether a prudential report is required under s48(1), for proposed projects at the City of Playford, consideration must be given to the following two financial thresholds:

S48(1)(b)(i) Operating Expense Threshold Calculation

	Operating Expenses
2015/16	\$ 89,628,000
2016/17	\$ 91,611,000
2017/18	\$ 96,432,000
2018/19	\$ 99,345,000
2019/20	\$ 101,856,000
Total	\$ 478,872,000
5 Year Average	\$ 95,774,400
20% of Average	\$ 19,154,880

S48(1)(b)(ii) Capital Cost Threshold Calculation

	Capital Threshold
S48(1)(b)(ii)	\$ 4,000,000
1-Jan-11	\$ 4,115,139
1-Jan-12	\$ 4,255,864
1-Jan-13	\$ 4,341,151
1-Jan-14	\$ 4,434,968
1-Jan-15	\$ 4,537,313
1-Jan-16	\$ 4,605,544
1-Jan-17	\$ 4,665,245
1-Jan-18	\$ 4,750,533
1-Jan-19	\$ 4,840,085
1-Jan-20	\$ 4,921,109
1-Jan-21	\$ 4,955,224



Prudential Management Procedure

Policy Author	General Manager – Strategy and Corporate
Date of next review	May 2024

1. Purpose

Council undertakes Prudential Management for major capital projects to ensure:

- Due care, Foresight and Diligence – Council will exercise due care, foresight and diligence in the management of public resources.
- Risk Management – prudential requirements and reporting will be underpinned by Council's approach to risk assessment in accordance with its Risk Management Policy.
- Probity – Council's conduct aims to inspire confidence in Council decisions and the integrity of the decision making process.
- Accountability – Council is accountable for its activities and decisions, which are in the public interest.

Prudential Management commences prior to making a decision to proceed with a Major Project and continues throughout the life of the project.

2. References and Supporting Documentation

This Procedure is to be read in conjunction with the Prudential Management Policy.

- *Local Government Act 1999*
 - s48 - Prudential requirements for certain activities
- Risk Management Framework
- Treasury Management Policy
- Procurement Policy
- City of Playford Integrated Risk Management Framework
- City of Playford Project Management Framework
- City of Playford Long Term Financial Plan
- City of Playford Global Glossary

2. Application

Chief Executive Officer	<ul style="list-style-type: none">• Ensure that prudential reports are conducted by an independent and suitably qualified person
Project Manager	<ul style="list-style-type: none">• Ensure the principles of this procedure are applied when dealing with projects and appropriately managing projects

4 Procedure

4.1 Prudential Report

Projects falling within the scope of the Prudential Management Policy require a Prudential Report to be prepared. In addition to the requirements of the Section 48 of the *Local Government Act 1999*, a prudential report will also contain information on:

- The reliability of calculated revenues or costs;
- Any assumptions made;
- A sensitivity analyses on a best case, worst case and most likely outcome assuming the parameters used;
- The impact on the Council's long term financial position; and
- The proposed frequency of ongoing prudential reporting to Council through the life of the project.

4.2 Prudential Report Author

To obtain a section 48 prudential report, the Chief Executive Officer will appoint a suitably qualified, independent person who will be skilled in the assessment of the proposed project. This may include engineering, finance, infrastructure, and project management skills. The person appointed may be a member of staff, however in such instance the person must not have an interest in the proposed project.

The Council's external auditor cannot be engaged to provide a section 48 report. Legislation states that a Council's statutory auditor cannot undertake activities outside the scope of the auditor's functions under the *Local Government Act 1999* to avoid compromising the auditor's independence of the auditor's statutory responsibilities. However, the Council may engage a different auditor, or other suitably qualified person to prepare such a report, if that person is considered to be skilled in the assessment of the proposed project.

4.3 Consideration of the Report

Council cannot delegate the consideration of the report. The report must not be read in isolation and will be considered together with the Council's asset management plan, long-term financial plan, and risk management plan. The engaged author will prepare a Prudential Report in accordance with these procedures, associated policy and legislation for consideration by Council prior to the commencement of the project.

4.4 Access by the public to the prudential report

Subject to restrictions to protect commercial confidentiality, or other people's financial affairs, the report will become a public document after the Council has made a decision on the project (or earlier at the Council's discretion).

Council will make the document available for public inspection at its principle place of business. The prudential report will also be published on Council's website.

4.5 Assets to be received free of charge

Assets, including roads, land, and buildings can be received by Council for no consideration. This would have the effect of increasing the asset stock of the council and the consequent asset management costs.

Accepting any asset will impact asset management costs in the future. On the other side of the balance sheet, there may be additional rate revenue generated from a new asset.

Where appropriate, depending on the level of risk, Council staff may treat an asset being received free of charge as a Major Project under the Prudential Management Policy, making it subject to full Prudential Reporting.

Administration use only

ECM document set no.	3986475
Version no.	1
Policy link	Prudential Management Policy
Procedure author	General Manager – Strategy & Corporate
Endorsed by	Council
Resolution no.	4620
Legal requirement	<i>Local Government Act 1999</i>
Review schedule	3 Years
Date of current version	May 2021
Date of next review	May 2024

Version history

Version no.	Approval date	Approval by	Change
1	25 May 2021	Council Resolution No. 4620	New Procedure

C. COMMITTEE TO DECIDE HOW LONG ITEM 17.2 IS TO BE KEPT IN CONFIDENCE**PURPOSE**

To resolve how long agenda item 17.2 is to be kept confidential.

STAFF RECOMMENDATION

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Committee orders that the following aspects of Item 17.2 be kept confidential in accordance with Committee's reasons to deal with this item in confidence pursuant to *Section 90(3)(b) of the Local Government Act 1999*:

- Report for Item 17.2
- Attachment(s) for Item 17.2
- Minutes for Item 17.2

This order shall operate until the next scheduled annual review of confidential items by Council at which time this order will be reviewed and determined in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

COMMITTEE RESOLUTION**5802**

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Committee orders that the following aspects of Item 8.2 be kept confidential in accordance with Committee's reasons to deal with this item in confidence pursuant to *Section 90(3)(b) of the Local Government Act 1999*:

- Report for Item 8.2
- Attachment(s) for Item 8.2
- Minutes for Item 8.2

This order shall operate until the next scheduled annual review of confidential items by Council at which time this order will be reviewed and determined in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

COMMITTEE REPORTS

STRATEGY AND SERVICES COMMITTEE

***Confidential Matters which
cannot be delegated to a
Committee or Staff***

17.3 UPGRADE OF HEASLIP ROAD, ANGLE VALE

Contact Person: Tina Hudson

Why is this matter confidential?

Subject to an order pursuant to Section 90(3)(b) of the *Local Government Act 1999*, this matter is confidential because it relates to the potential investment of Council money over the coming financial year.

A. COMMITTEE TO MOVE MOTION TO GO INTO CONFIDENCE

No action – this motion passed in the open section.

B. THE BUSINESS MATTER**17.3 UPGRADE OF HEASLIP ROAD, ANGLE VALE**

Responsible Executive Manager : Tina Hudson

Report Author : Matt Dineen

Delegated Authority : Matters which cannot be delegated to a Committee or Staff

PURPOSE

The purpose of this report is to inform the extent of pre-planning and associated design outcomes in the future upgrade of Heaslip Road, Angle Vale.

STAFF RECOMMENDATION**1. That Council:**

- a. Progress with the development of Concept Design option(s) for the streetscape upgrade of Heaslip Road, Angle Vale indicatively between Saverio Boulevard and Max Fatchen Drive to inform engagement with the Angle Vale community.
- b. Progress with a Registration of Interest with the Power Line Environment Committee (PLEC) to understand the costs associated with the undergrounding of powerlines along Heaslip Road, Angle Vale.
- c. Advocate to the Department of Infrastructure and Transport for the expedited progression of detailed design for the balance of Heaslip Road, Angle Vale.

2. Consider the cost and resourcing implications through the 2024/25 Annual Business Planning process.**COMMITTEE RECOMMENDATION****5813****1. That Council:**

- a. Progress with the development of Concept Design option(s) for the streetscape

upgrade of Heaslip Road, Angle Vale indicatively between Saverio Boulevard and Max Fatchen Drive to inform engagement with the Angle Vale community.

b. Progress with a Registration of Interest with the Power Line Environment Committee (PLEC) to understand the costs associated with the undergrounding of powerlines along Heaslip Road, Angle Vale.

c. Advocate to the Department of Infrastructure and Transport for the expedited progression of detailed design for the balance of Heaslip Road, Angle Vale.

2. Consider the cost and resourcing implications through the 2024/25 Annual Business Planning process.

EXECUTIVE SUMMARY

This report seeks support to progress further pre-planning work to inform the future upgrade of Heaslip Road, Angle Vale which forms the principle arterial road through the Angle Vale Township.

The Angle Vale Growth Area Road Infrastructure Deed identifies the need for upgrade of Heaslip Road to include footpath and kerbing infrastructure. The Minister's Rolling Schedule, being an instrument of this Deed, identifies the progression of detailed design and construction (subject to available funding) for these works across the next four years.

To achieve higher levels of amenity and enhance a sense of character and identity within the heart of the Township, opportunity exists to extend the scope of this work. Such opportunities have been previously identified and supported by the community through the Urban Design Framework for Angle Vale (2011).

1. BACKGROUND

The Angle Vale Growth Area Road Infrastructure Deed (the Road Deed) identifies the need for the upgrade of Heaslip Road, Angle Vale between Curtis Road and Fradd Road (Figure 1) with kerbing and footpaths. Heaslip Road is a key North-South arterial road dissecting the centre of the Angle Vale Township and is under the care and control of the Minister for Infrastructure and Transport. Concurrent with the identified Road Deed works, Council seeks to construct underground stormwater drainage infrastructure.

The Minister's Rolling Schedule of works that is tied to the Road Deed identifies that detailed design for this section of Heaslip Road should be currently underway prior to progression to construction in 2026/27 subject to available funding. As a State maintained road, progression of these design works are the responsibility of the Department of Infrastructure and Transport (DIT).

Currently DIT are progressing investigations to inform the design of Heaslip Road (from a traffic perspective) and more widely understand the function of their overall road network through the Northern Areas Transport Study. Delays in the progression of detailed design for Heaslip Road to date provides Council with an opportunity to better inform any additions to the scope of works to achieve community outcomes beyond just a kerb and footpath solution. Any such scope change would be additional to that already resolved by Council at the January 2023 Council Meeting (Resolution 5265) as follows:

In support of the progress and delivery of the Heaslip Rd (South) infrastructure deed release - detailed design and the opportunity it presents to address local traffic issues. Council resolves the following:

- That DIT be strongly encouraged to engage with local school(s) and businesses to understand the traffic management issues in the locality including addressing the issue of indented parking.
- That the administration provide local knowledge into the consultation and design processes and reinforce the need to consider solutions to localised traffic management issues.

In 2010, prior to the rezoning of the Angle Vale Growth Area, Council established an Urban Design Framework for the Angle Vale Township under the Blueprint Township project. Similar documents also progressed at the time for the Townships of One Tree Hill and Virginia. This process included two community consultation workshops with Angle Vale residents.

The key project identified within the Urban Design Framework is a Heaslip Road Streetscape Upgrade which seeks to transform Heaslip Road into a highly attractive quality main street that encourages pedestrian / cyclist activity and that is central to the character and identity of Angle Vale. The undergrounding of powerlines along Heaslip Road was further identified as an important streetscape outcome.

Consideration is now sought to undertake further concept planning and engagement with the Angle Vale community to determine any appetite to integrate further streetscape design outcomes (per the Urban Design Framework) within the proposed Road Deed works. The indicative scope of such works is to that section of Heaslip Road within the commercial centre of Angle Vale (between Saverio Boulevard and Max Fatchen Drive) identified in Figure 1 below. Commencement of a Registration of Interest process for the undergrounding of powerlines between Virgara Winery and Fradd Road is further recommended.

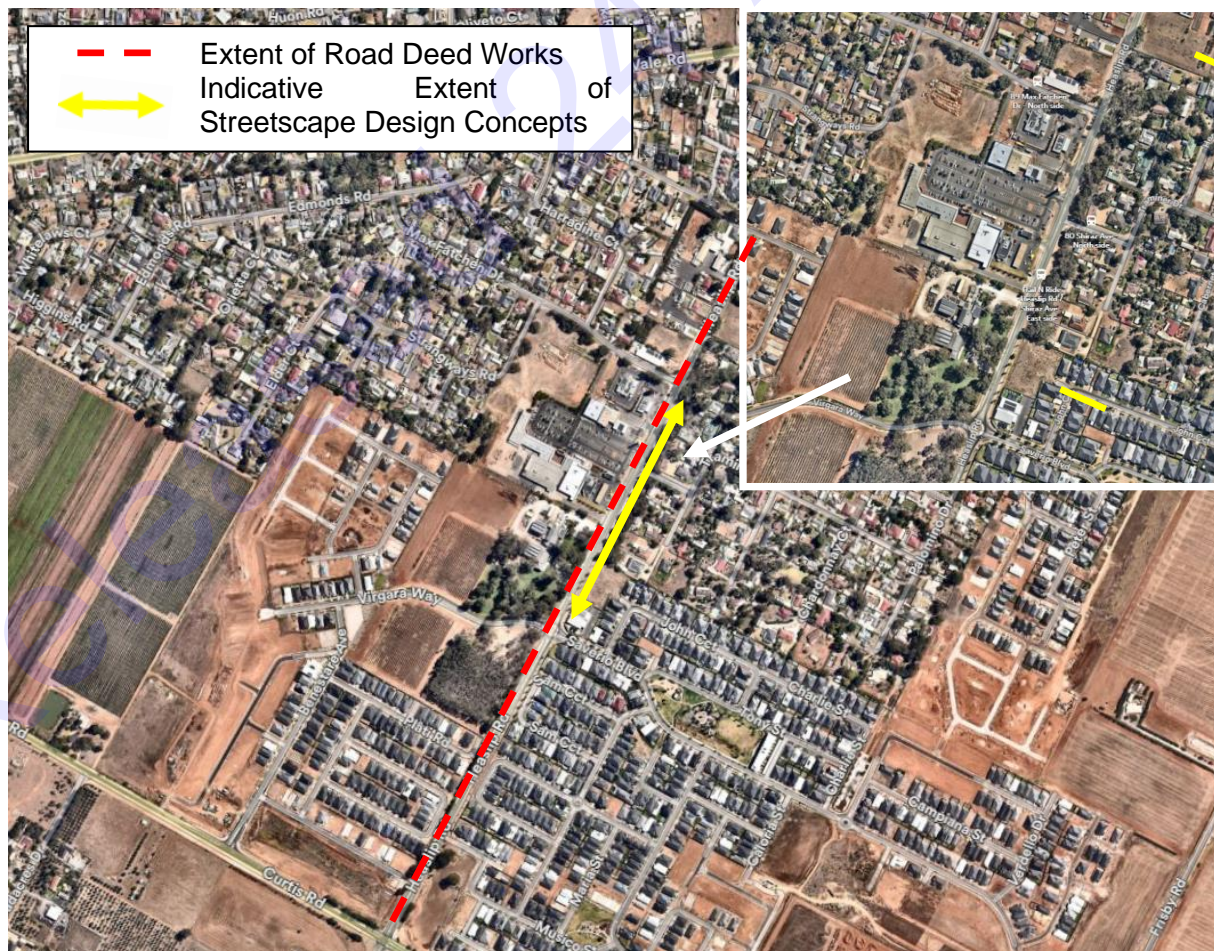


Figure 1: Extent of Road Deed works and streetscape concept planning

2. RELEVANCE TO STRATEGIC PLAN

Community Theme 1: Improving safety and accessibility

Heaslip Road forms a key connector road through the centre of Angle Vale, connecting each aspect of the Township and surrounds to the commercial centre. Sections of this road are lacking basic pedestrian / cycling infrastructure and stormwater drainage solutions hence the identification for upgrade as per the Angle Vale Growth Area Road Deed. The lack of basic footpath infrastructure results in the need for residents to walk through swales.

The provision of missing footpaths particularly within the Angle Vale Township was identified as a key concern of residents within the 2021 community survey.

As outlined within the Urban Design Framework, pedestrian crossings within Heaslip Road have been identified as a key community concern. The staff recommendation seeks to ensure such considerations are made within any future upgrade.

Community Theme 2: Lifting city appearance

Heaslip Road is currently in a poor condition added to by the growth pressures of the surrounding Angle Vale Growth Area and additional vehicle movements. What was a rural township is developing into an urban centre but with a retained rural road standard.

The staff recommendation seeks to uplift the amenity of Heaslip Road and create a sense of character and place for the wider Angle Vale community. This work seeks to promote a growing pride and greening outcome for this key avenue through the heart of Angle Vale.

As a signature to the Growth Area Road Deeds and facilitator of the Urban Design Framework for Angle Vale, it is considered that this work aligns with the decision making filter of 'finishing what we started.' The recommended approach further seeks to ensure that residents are being heard and are contributing to the future planning of the City.

3. PUBLIC CONSULTATION

The extent and type of community consultation will largely depend on the outcome of this decision. Per the existing Council resolution, Council staff will be encouraging DIT to engage with local school(s) and businesses as part of their design process. The proposed recommendation however seeks to provide for a wider engagement process with the Angle Vale community that will again include local schools and businesses.

It is important to again note that community consultation has previously occurred in the establishment of the Urban Design Framework for Angle Vale with two community workshops held in 2011. Given the time elapsed and the growth in the Township population it is considered appropriate to re-engage with this community per the staff recommendation.

4. DISCUSSION

- 4.1 When considering any road project, it is first important to understand the vision and desired function of the road. This then informs whether priority is given to creating a place, or facilitating vehicle movements. Decisions made across the next 12-24 months will be critical in understanding this priority for Heaslip Road with lasting community impacts.
- 4.2 Whilst the Urban Design Framework has been developed for the wider Township, the framework has split the Township into a series of Precincts with strong focus

on the Centre Precinct and Heaslip Road. The Centre Precinct is identified as the heart of the Angle Vale Township per Figure 2 below.

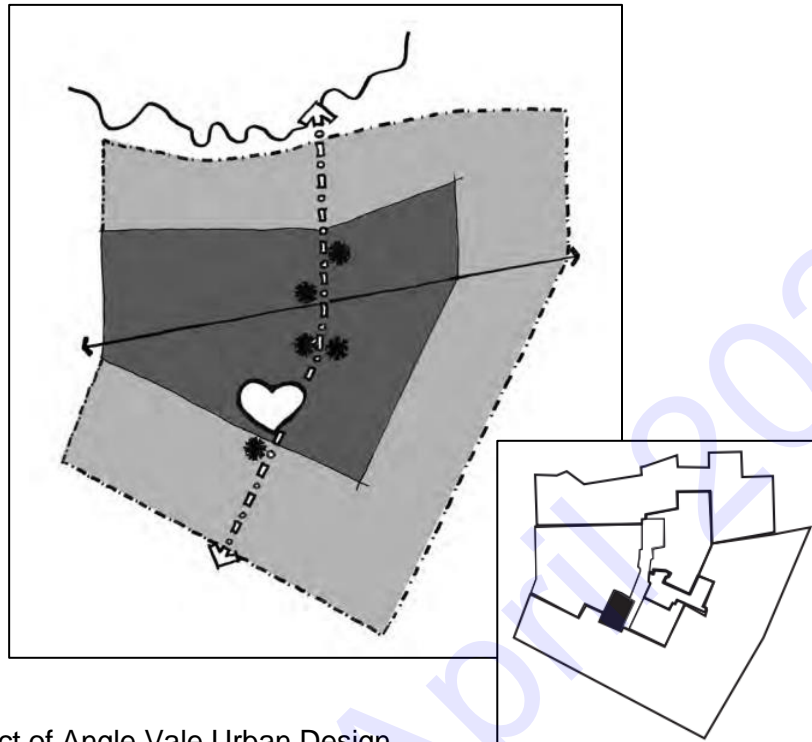


Figure 2 – Extract of Angle Vale Urban Design Framework

- 4.3 The Centre Precinct can be further delineated by the Suburban Activity Centre (SAC) Zoning under the Planning and Design Code which extends from Saverio Boulevard through to Max Fatchen Drive per Figure 3 below. This zoning seeks to promote and support commercial and retail type uses and township activity / community life, extending across the Virgara Winery and Angle Vale Shopping Centre and Angle Vale Tavern sites.

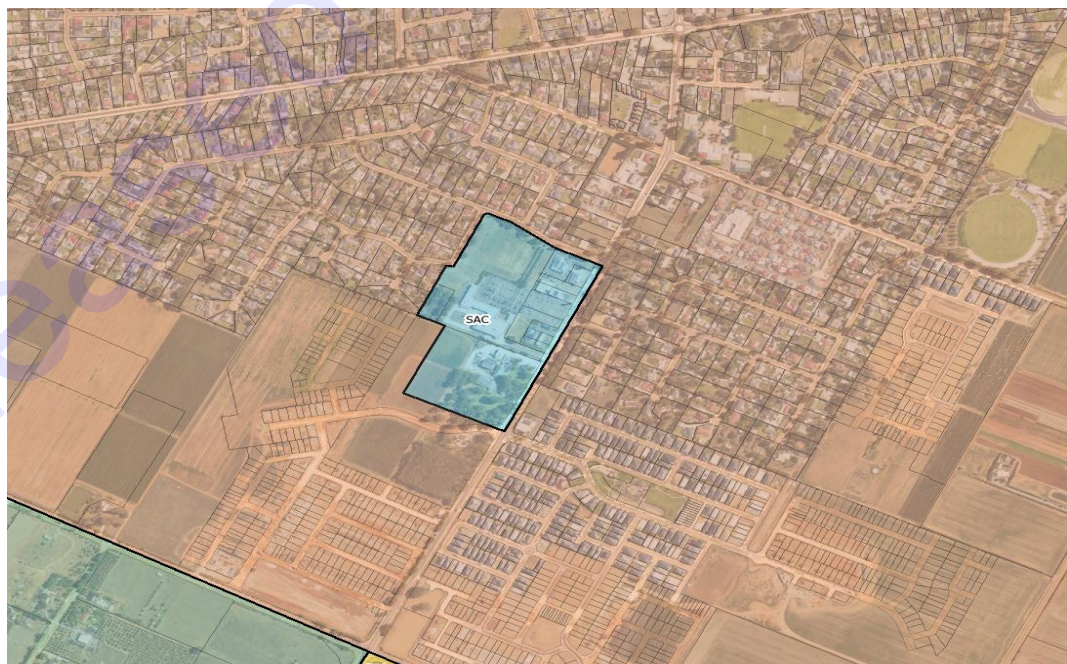


Figure 3: Extent of Suburban Activity Centre (SAC) Zone, Angle Vale

- 4.4 The Urban Design Framework for Angle Vale (2011) identified the following key opportunities for the Centre Precinct and Heaslip Road more widely:

- (a) Key Project A: Commission the design of a master plan for the upgrade of Heaslip Road streetscape with an aim to transform Heaslip Road into a highly attractive quality main street that encourages residents to walk and cycle between the many destinations along its length and is central to the character and identity of Angle Vale as a vibrant town.
- (b) Plan the design so that it can be delivered in logical and achievable stages that respond to budget roll outs and construction management issues for local businesses and traffic.
- (c) Commission the design of a strategy to improve the approaches and gateways into Angle Vale. The approach from the south along Heaslip Road is a landmark character element for Angle Vale, particularly the Virgara vines, mature trees and cellar door lawns.
- (d) Seek funding to underground over head powerlines between Virgara winery cellar door and Fradd Court. This will significantly improve capacity for large attractive shady street trees at regular intervals.
- (e) Integrate Water Sensitive Urban Design elements into the project to manage stormwater and irrigate street plantings.
- (f) Include public art in either functional street furniture and/or sculptural elements to celebrate the character and community of Angle Vale. Liaise with the Primary School, Trinity College, Childcare Centre and Scouts regarding their contribution to Key Project A in the form of involvement in public art.
- (g) Undertake a Movement Study to review and provide design solutions for all forms of movement along the street; pedestrian, cycle, car, commercial vehicle, future public transport routes and parking.
- (h) Survey existing trees and develop strategy to retain and protect the health of the many magnificent mature trees within and immediately adjacent the project scope.
- (i) Create a 'pocket park' on the closed section of Fradd Court as a central 'meeting and resting place' along the street.
- (j) Coordinate the design of the Fradd Road section with Key Project B, the Fradd Road Streetscape Upgrade.
- (k) Develop a comprehensive 'Neighbourhood Centre' Concept Plan.
- (l) Integrate Driveways from the Neighbourhood Centre with the Heaslip Road Streetscape Upgrade Project with a view to consolidate where possible.

4.5 As outlined earlier, DIT are currently undertaking a Northern Areas Transport Study which will include initial design considerations for Heaslip Road. This work is expected to be completed in December 2024. More specifically DIT are also progressing a 5% design project for Heaslip Road between NEXY and Angle Vale Road to better understand wider volume and design requirements. This limited design will not preclude additional design considerations between Saverio Boulevard and Max Fatchen Drive.

4.6 The estimated 2023 vehicle volumes per day for Heaslip Road between Curtis Road and Angle Vale Road is 10,400 two-way movements, an increase from 2011 volumes which were estimated at 7,300 two-way movements per day. The 2011

traffic analysis for the Angle Vale Growth Area forecasts an increase to 15,400 two-way movements per day to this section of Heaslip Road as the surrounding growth area becomes fully developed. For comparison, the Gawler Main Street has an estimated 2023 vehicle volume of 16,000 two-way movements per day.

- 4.7 Understanding these volumes and wider network requirements will further inform the road pavement design and depth requirements for Heaslip Road. Road pavement re-construction was not included within the scope of the Deed works with such works required to be undertaken and funded separately by DIT. It is understood that such costs will be extensive and could result in the further delay of the Road Deed works.
- 4.8 As at November 2023, the Road Deed fund allocates a total of \$13.3M to the upgrade of Heaslip Road between Curtis Road and Fradd Road (inclusive of Heaslip and Fradd Road intersections of which only \$1.74M applies to the Heaslip Road footpath and kerbing works). DIT must further consider concurrent upgrades to the road pavement which were deliberately left out of the Road Deed at the time of development.
- 4.9 The cost of such road pavement upgrades will greatly surpass that of the footpath and kerbing works and accordingly delays to facilitate a State funding pathway is identified as a key risk in the progression of construction.
- 4.10 Council is in regular contact with owners of the Angle Vale Shopping Centre who have put their ongoing support behind upgrades to Heaslip Road and have commenced planning for the future staged upgrade of the centre. Construction works are currently underway for further tenancies within this centre.

5. OPTIONS

Recommendation

1. That Council:
 - a. Progress with the development of Concept Design option(s) for the streetscape upgrade of Heaslip Road, Angle Vale indicatively between Saverio Boulevard and Max Fatchen Drive to inform engagement with the Angle Vale community.
 - b. Progress with a Registration of Interest with the Power Line Environment Committee (PLEC) to understand the costs associated with the undergrounding of powerlines along Heaslip Road, Angle Vale.
 - c. Advocate to the Department of Infrastructure and Transport for the expedited progression of detailed design for the balance of Heaslip Road, Angle Vale.
2. Consider the cost and resourcing implications through the 2024/25 Annual Business Planning process.

Option 2

That Council:

- a. Progress with a Registration of Interest with the Power Line Environment Committee (PLEC) to understand the costs associated with the undergrounding of powerlines along Heaslip Road, Angle Vale.
- b. Advocate to the Department of Infrastructure and Transport for the expedited progression of detailed design of Heaslip Road, Angle Vale.

Option 3

That Council continue to advocate to the Department of Infrastructure and Transport in the progression of the upgrade of Heaslip Road in line with the Angle Vale Growth Area Road Infrastructure Deed.

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

The recommendation seeks to achieve a considered design solution for that section of Heaslip Road within the Suburban Activity Centre Zone, being the heart of the Angle Vale Township. Consideration should be given to the prioritisation of place and creating a people function for this section of Heaslip Road, over simply just a vehicle movement function.

Such an approach would consider design elements including:

- The slowing of vehicles through the Suburban Activity Centre via alternative design solutions such as increasing the verge width or creation of a wide central median so as to prioritise people movement and place making.
- Creating a point of destination and community activity, as opposed to simply just a kerb and footpath project.
- Creating and enhancing a sense of character and identity of the Township through the retail core.
- Considering the appropriate location and type of pedestrian crossing(s).
- Landscaping, open space and public art outcomes.
- Consideration of bus set down areas and shelters.

This recommendation ensures that we are aligning with the outcomes of the Urban Design Framework for Angle Vale, which through previous public consultation was seen as important and supported by the Angle Vale community. Given the time elapsed since this previous engagement it is recommended that further engagement occurs within which alternative design opportunities can be considered.

The extent of the additional streetscape upgrade considerations is indicatively proposed to be limited to the extent of the Suburban Activity Centre Zone as such an approach is considered to achieve maximum benefits to the community whilst still enabling progression of detailed design for the balance of Heaslip Road. A signalised intersection is required at the intersection of Fradd Road and Heaslip Road, which when coupled with the additional works and engagement identified within Resolution 5265 is considered to limit the ability to achieve additional streetscape opportunities.

The progression of a PLEC registration of interest ensures appropriate early pre-planning in the undergrounding of overhead powerlines. Again such work was highlighted as important within the Urban Design Framework, enabling street tree and shading opportunities as well as improving sight lines. A registration of interest does not commit Council to such works but rather allows for an understanding of costs. Appropriate early pre-planning allows for earlier service relocation scheduling and the reduction in construction delays once commenced.

As DIT progress the detailed design process for Heaslip Road, it is important that this work is undertaken prior to and in coordination with this design. The proposal to enable progression of the design for the balance of Heaslip Road, seeks to reduce delays in progression of on-ground works within the locality.

Consideration of timing impacts per the Ministers Rolling Schedule is set out within Table 1 below:

Table 1 – Scheduling Implications:

	2023/24	2024/25	2025/26	2026/27	2027/28
Minister's Rolling Schedule	Design	Design	Services**	Construct*	Construct*
Additional Streetscape		Concept/Engage	Design	Services**	Construct*
Balance Works	Design	Design	Services**	Construct*	Construct*
PLEC Opportunity		Design	Construct		

*Subject to available funding

**To be promoted by Council to facilitate construction efficiencies.

Whilst an engagement and concept design approach pushes out the detailed design of this section of Heaslip Road by up to 12 months, the resulting community impact will extend beyond a 50 year horizon. Acknowledging the delays of DIT to date and the need for DIT to secure additional funding for road pavement works (separate from the Road Deed), risk of project delays by DIT are already apparent. Accordingly in practice, the recommended approach is not considered to result in significant delays to the overall outcome.

Per Table 1, we will be working with DIT to promote early service relocation and the undergrounding of powerlines prior to the identified construction commencement date. This will seek to achieve construction efficiencies and assists in highlighting the early progression of works to the community.

Consideration of this recommendation will include the need to balance the capacity of specialist staff and the priorities of other strategic projects progressing through 2024/25.

Risk Appetite

Reputation

Council has a low appetite for negative perceptions that compromise its credibility and reputation, achievement of its long term vision (Playford Community Vision 2043) and strategic objectives, or ability to maintain its status as a progressive and major growth Council.

This decision seeks to ensure that Council is forward thinking in its consideration of the vision for the Angle Vale Township.

6.1.2 Financial Implications

The financial implication of the recommendation will be the need to progress concept planning and community engagement works across 2024/25 funded through the Strategic Projects budget. The funding implications are identified within Table 2 below noting that this is a once-off operating cost without ongoing cost implications.

	Current Year 2023/24 \$'000	Future Years 2024/25 \$'000	Ongoing \$'000
Operating Revenue	Nil	Nil	Nil
Operating Expenditure	Nil	40	Nil
Net Operating Impact	Nil	40	Nil
Capital – Investing Revenue	Nil	Nil	Nil
Capital Expenditure	Nil	Nil	Nil
Total Borrowings (Capital Investment)	Nil	Nil	Nil

6.2 Option 2 Analysis

6.2.1 Analysis & Implications of Option 2

Option 2 seeks to expand the scope of the Road Deed works through the inclusion of early PLEC planning works only should Council not seek to commence streetscape upgrade considerations within the Suburban Activity Centre.

Again the PLEC works have been identified as an important process within the Urban Design Framework that will seek to achieve tree canopy outcomes along the western alignment of Heaslip Road. The timeframes scheduled through the Minister's Rolling Schedule provides capacity and opportunity to undertake service relocations and PLEC works without any delay in the construction schedule.

Once the costs of a PLEC process are known, a report will be returned to Council for consideration.

6.2.2 Financial Implications

The extent of additional financial implications will be dependent upon the costings received through this process. Following an understanding of such costs, Council can then choose whether to progress with this option.

6.3 Option 3 Analysis

6.3.1 Analysis & Implications of Option 3

This option seeks to align with the existing Angle Vale Road Infrastructure Deed. Progression with this recommendation in isolation, whilst resolving critical infrastructure shortfalls, results in missed opportunities within a key community space that will be difficult to rectify post construction.

6.3.2 Financial Implications

There are no additional financial implications with this option.

C. COMMITTEE TO DECIDE HOW LONG ITEM 17.3 IS TO BE KEPT IN CONFIDENCE**PURPOSE**

To resolve how long agenda item 17.3 is to be kept confidential.

STAFF RECOMMENDATION

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Committee orders that the following aspects of Item 17.3 be kept confidential in accordance with reasons to deal with this item in confidence pursuant to Section 90(3)(b) of the *Local Government Act 1999*:

- Report for Item 17.3

This order shall operate until the next scheduled annual review of confidential items by Council at which time this order will be reviewed and determined in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, the council delegates to the Chief Executive Officer the power to revoke this order at any time, and the Chief Executive Officer must advise the Committee of the revocation of this order as soon as possible after such revocation has occurred.

COMMITTEE RESOLUTION**5814**

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Committee orders that the following aspects of Item 8.1 be kept confidential in accordance with reasons to deal with this item in confidence pursuant to Section 90(3)(b) of the *Local Government Act 1999*:

- Report for Item 8.1
- Attachment(s) for Item 8.1

This order shall operate until the next scheduled annual review of confidential items by Council at which time this order will be reviewed and determined in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, the council delegates to the Chief Executive Officer the power to revoke this order at any time, and the Chief Executive Officer must advise the Committee of the revocation of this order as soon as possible after such revocation has occurred.

17.4 RIVERLEA SOCIAL AND COMMUNITY INFRASTRUCTURE AGREEMENT

Contact Person: Luke Culhane

Why is this matter confidential?

Subject to an order pursuant to Section 90(3)(b) of the *Local Government Act 1999*, this matter is confidential because the report relates to ongoing confidential commercial negotiations for a shared use sportsground, school and community centre..

A. COMMITTEE TO MOVE MOTION TO GO INTO CONFIDENCE

No action – this motion passed in the open section.

B. THE BUSINESS MATTER**17.4 RIVERLEA SOCIAL AND COMMUNITY INFRASTRUCTURE AGREEMENT**

Responsible Executive Manager : Luke Culhane

Report Author : Samantha Grieve

Delegated Authority : Matters which cannot be delegated to a Committee or Staff

Attachments :

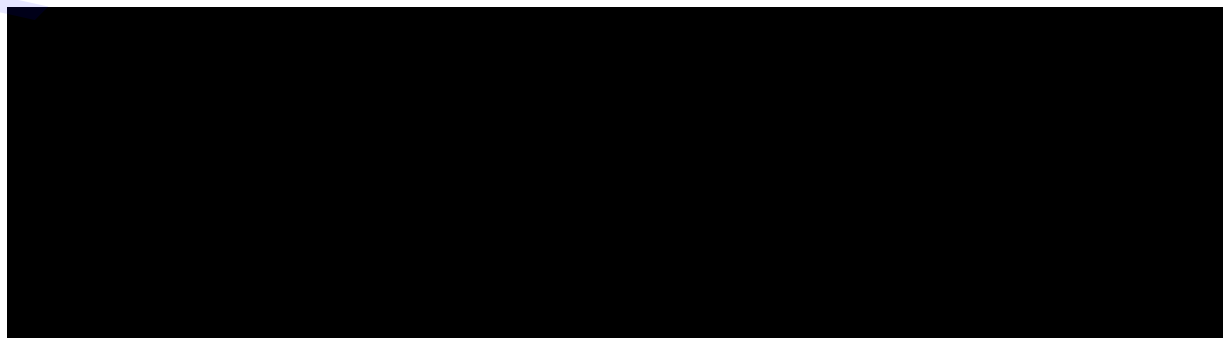
- 1. [Draft Cooperation Agreement Riverlea Social Infrastructure April 24](#)
- 2. [Prudential Report - Riverlea Shared Use Education, Sport and Community Site](#)

PURPOSE

This report aims to present a draft Cooperation Agreement for a shared use education, sport and community facility at Riverlea, for Council's endorsement. The draft Agreement documents the collective principles to be used as a foundation for further negotiations between the City of Playford, Walker Pastoral Pty Ltd (Walker), and the Catholic Church Endowment Society Inc (CCES). The ultimate objective of these negotiations will be a legally binding joint use agreement (CCES and Council) and infrastructure agreement (all parties).

STAFF RECOMMENDATION

1. That Council, in principle, approves the terms of the draft Cooperation Agreement (Attachment 1) between City of Playford, Walker Pastoral Pty Ltd and Catholic Church Endowment Society Inc. Subject to the following terms which are still yet to receive final endorsement by all parties



COMMITTEE RECOMMENDATION**5816**

1. That Council, in principle, approves the terms of the draft Cooperation Agreement (Attachment 1) between City of Playford, Walker Pastoral Pty Ltd and Catholic Church Endowment Society Inc. Subject to the following terms which are still yet to receive final endorsement by all parties [REDACTED]

EXECUTIVE SUMMARY

[REDACTED] The Cooperation Agreement is a non-legally binding agreement between the City of Playford, Walker and CCES for the development of the 15-hectare shared use education, sport and community facility at Riverlea, which will include the following elements:

- a private Catholic primary/secondary school catering to approximately 1,800 students
- an early learning centre
- an indoor sports stadium with 2 courts and indoor/outdoor changerooms
- 3 adjacent netball/tennis courts
- a district level sportsground, incorporating:
 - 2 x multi-sport ovals
 - 2 soccer pitches
 - 6 netball/tennis courts
 - sport clubrooms with 4 changerooms
- a community hub and plaza; and
- shared car parking.

[REDACTED] The agreement documents the intent of each party and ensures that all parties are on the same page before progressing into detailed negotiations, with the aim of drafting a legally binding agreement. [REDACTED]

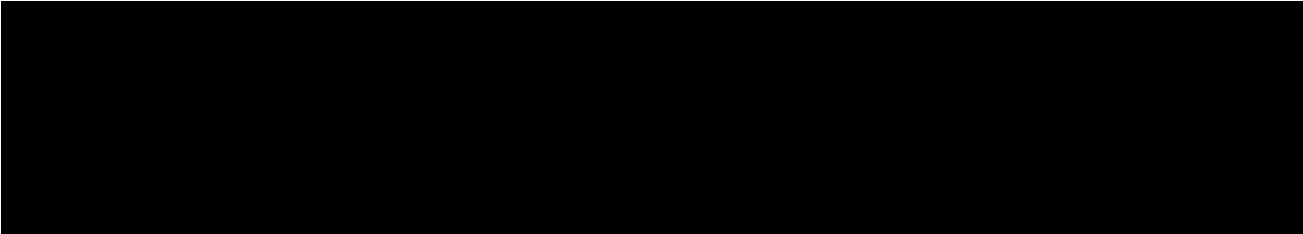
[REDACTED]

[REDACTED]

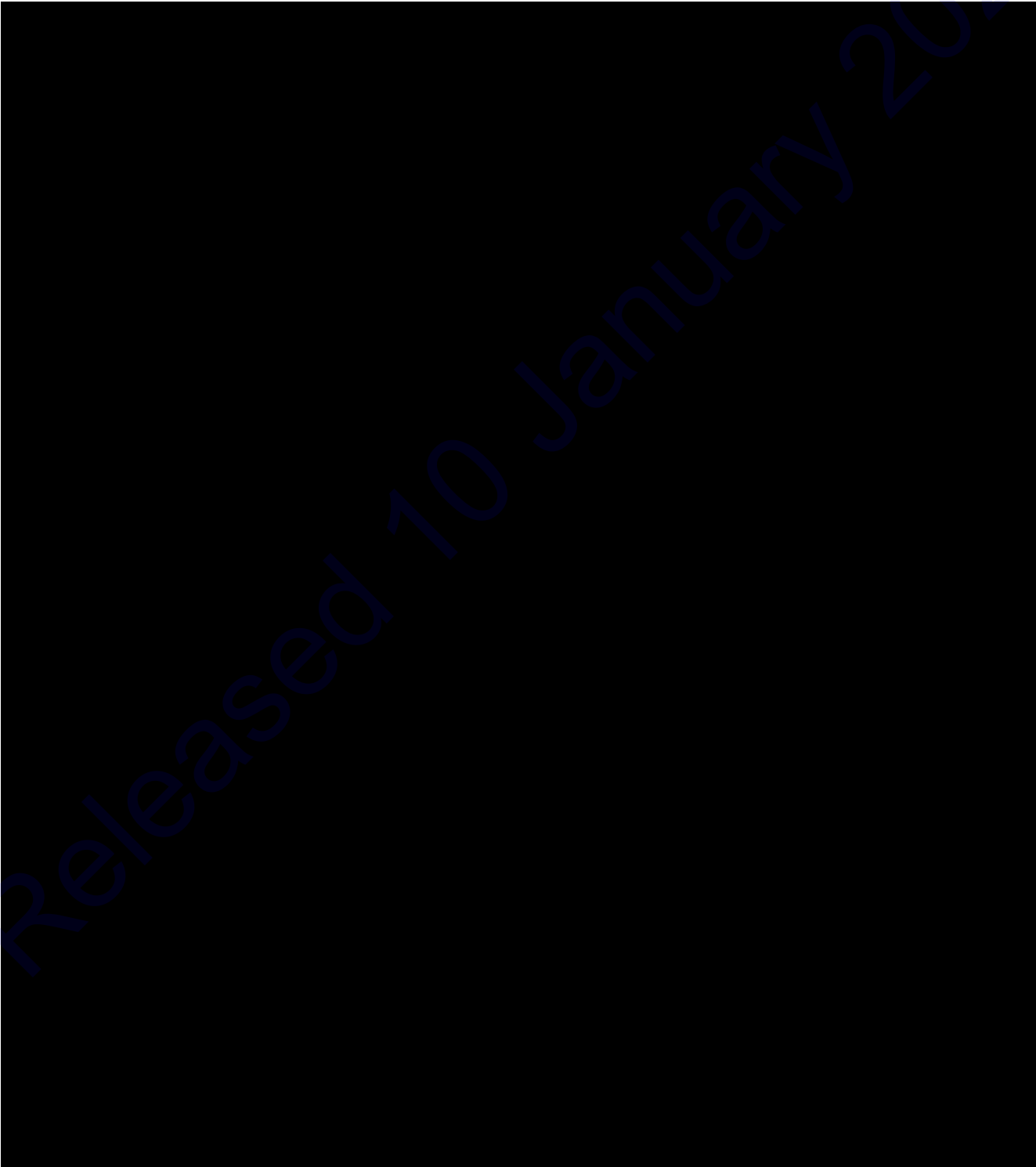
[REDACTED]

[REDACTED]

1. BACKGROUND



On the understanding that shared use arrangements provide potential opportunities to deliver higher quality community facilities than could otherwise be achieved by either organisation, Council has entered into discussions with Walker and CCES. Initial discussions have been based on the proposal that Council and CCES could share a site for sports, education and community infrastructure, which would yield the highest benefit for the community whilst reducing the costs of delivering the required infrastructure for all parties.



Released 10 January 2025

4. DISCUSSION

- 4.1 The Cooperation Agreement for the shared use education, sport and community facility at Riverlea has been negotiated to ensure that the future community at Riverlea, and surrounding areas, have access to good quality community facilities and sportsgrounds to support community building, connection and wellbeing.

5. OPTIONS

Recommendation

1. That Council, in principle, approves the terms of the draft Cooperation Agreement (Attachment 1) between City of Playford, Walker Pastoral Pty Ltd and Catholic Church Endowment Society Inc. Subject to the following terms which are still yet to receive final endorsement by all parties [REDACTED]

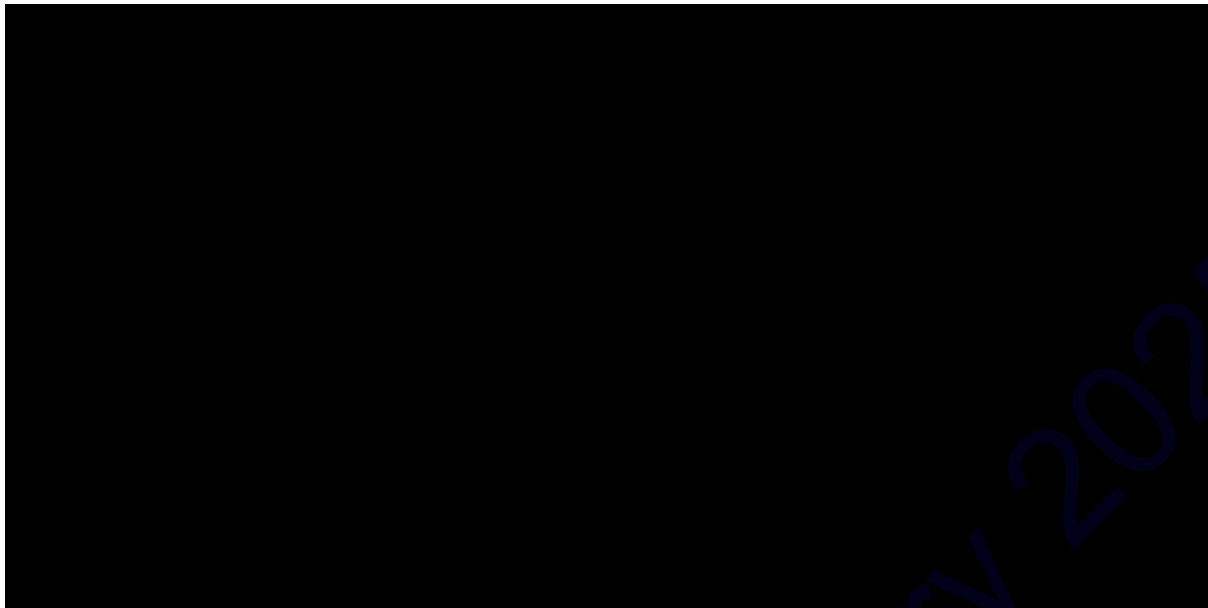
6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

The recommendation provides the opportunity for Council to continue negotiations for the development of a joint use agreement for the first shared education, sport and community facility at Riverlea. The Cooperation Agreement is not legally binding but is entered into for the purpose of facilitating further negotiations between the parties.





Cooperation Agreement

RIVERLEA DEVELOPMENT: FIRST DISTRICT LEVEL SPORTS AND RECREATION
FACILITY

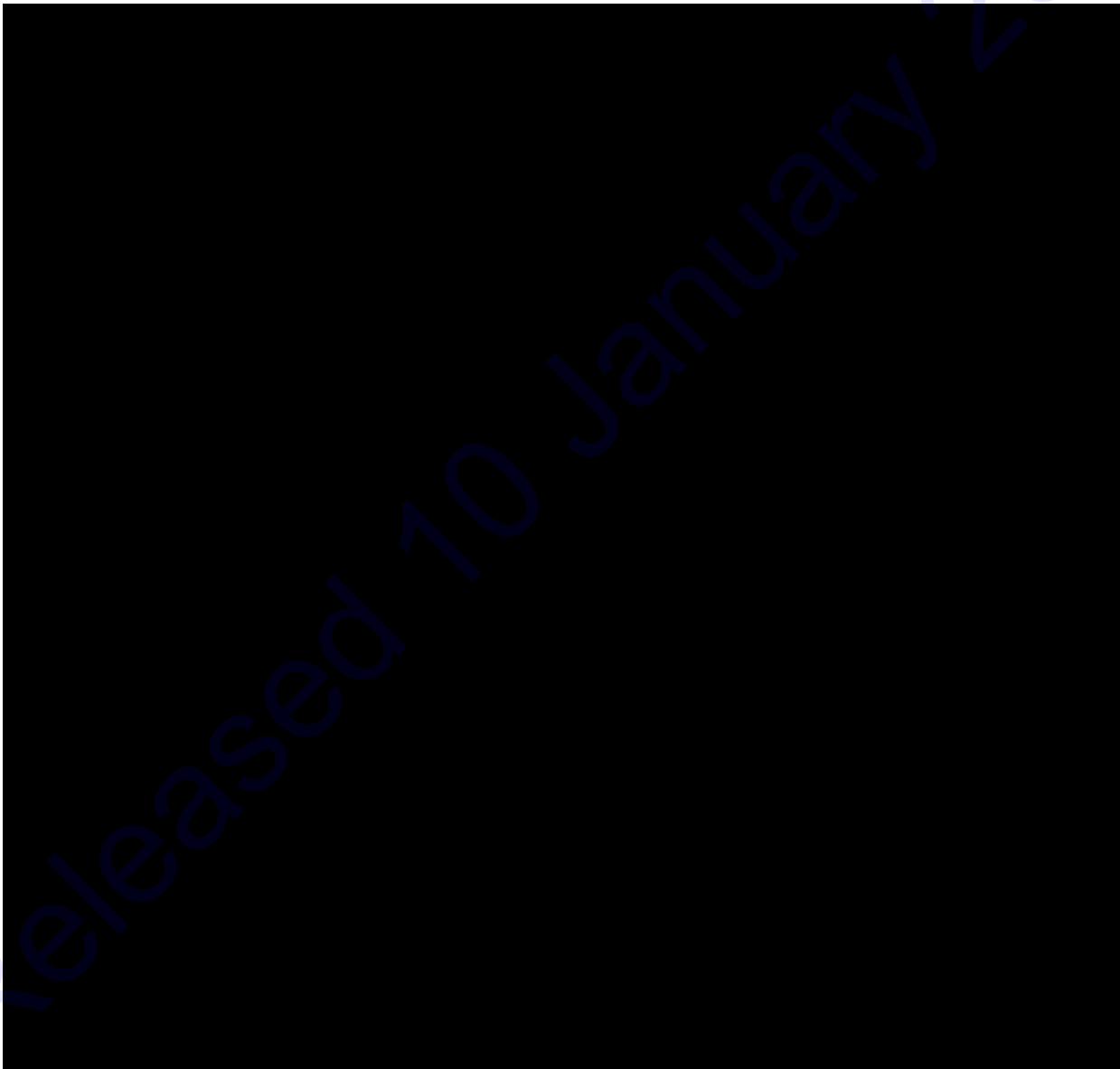
CITY OF PLAYFORD

WALKER PASTORAL PTY LIMITED

CATHOLIC CHURCH ENDOWMENT SOCIETY INCORPORATED

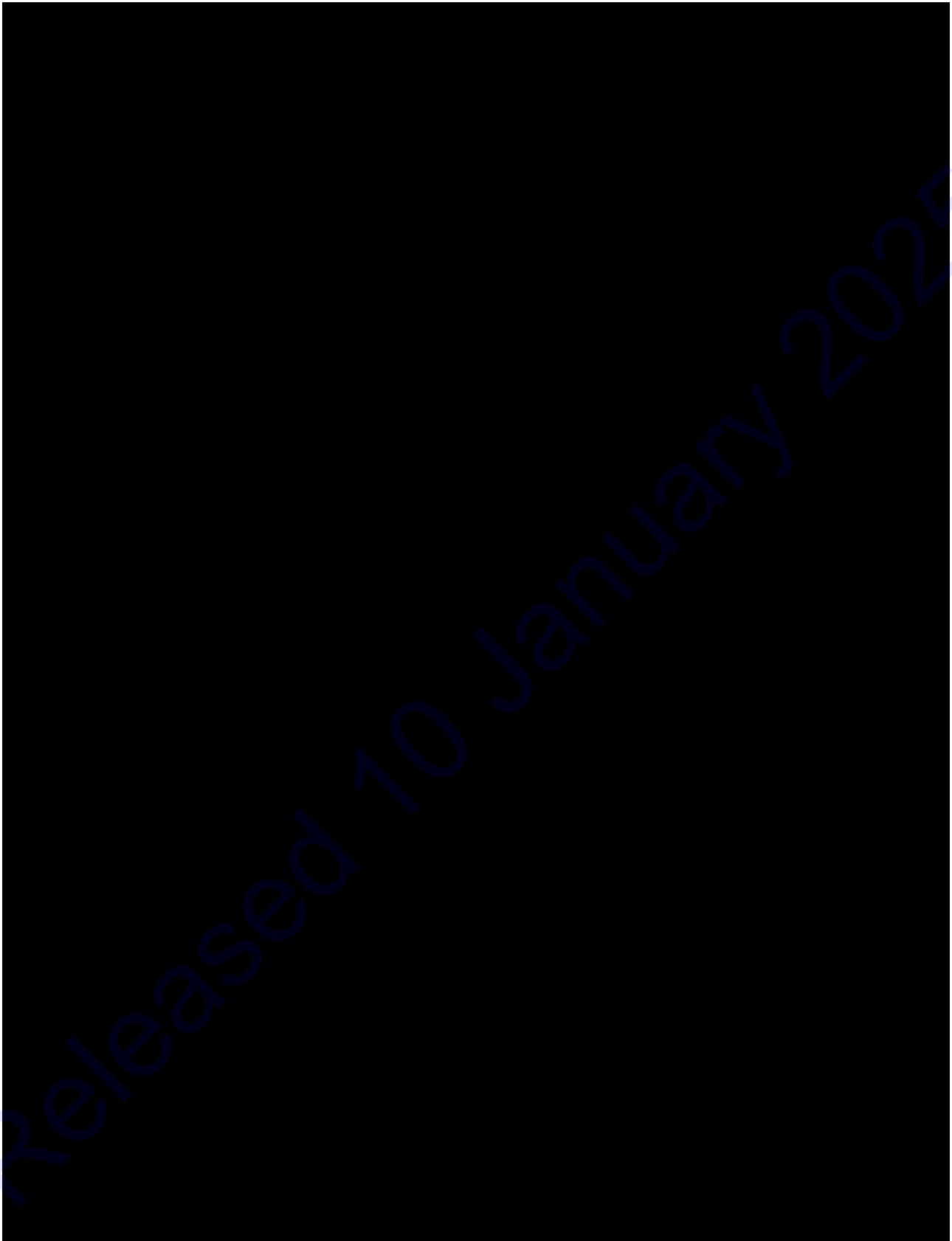


BACKGROUND



- [REDACTED]
- F. The Council has entered into discussions with Walker in relation to the development of social, community and sporting infrastructure for the Riverlea Development.
- [REDACTED]

- H. CCES has approached the Council to explore options and opportunities for the sharing of sporting infrastructure between the School and community.
- [REDACTED]





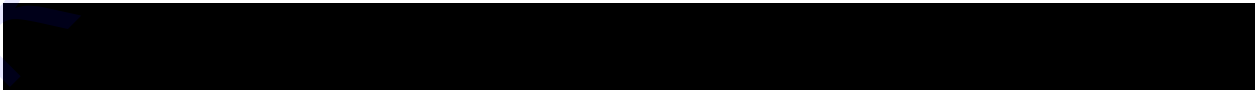
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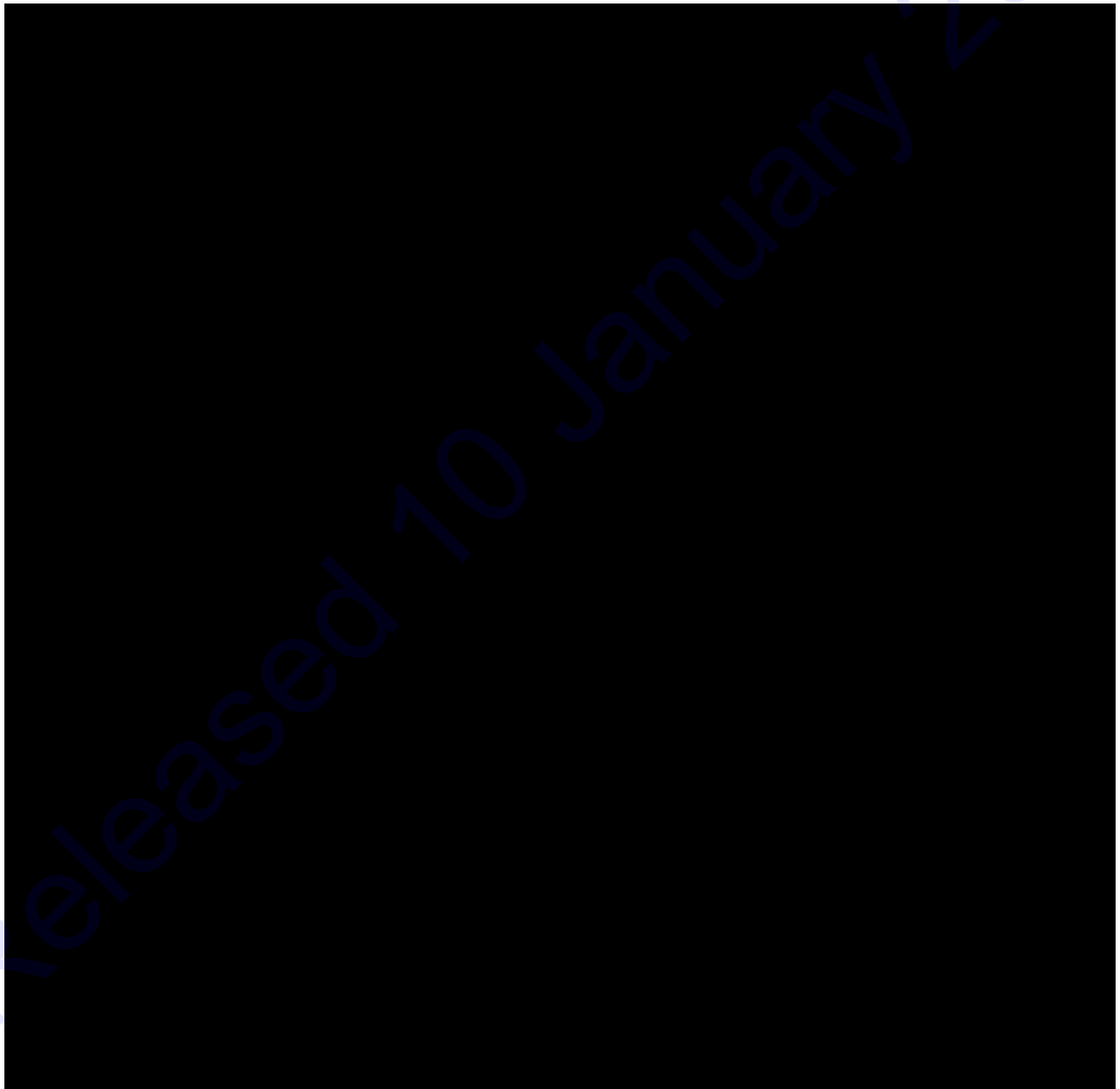
2. ACKNOWLEDGEMENTS AND OBJECTIVE

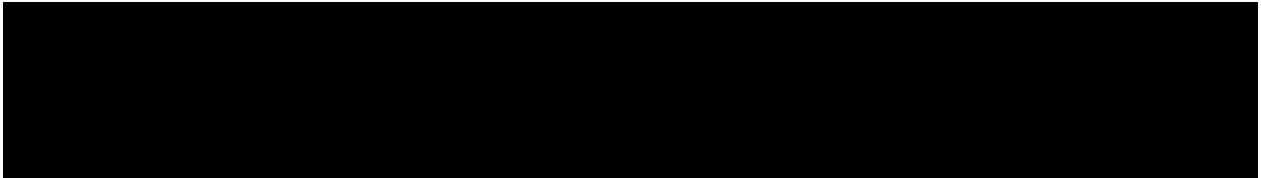
2.1 The Parties acknowledge there are potential benefits to be further explored by the Parties, for the Project, including:

2.1.1 to Council and CCES in the shared use of the Shared School Infrastructure and the Shared Community Infrastructure, which include the:



- 2.1.1.1 provision of a first District Level Sporting and Recreation Facility for use by the School, the Council and the community;
- 2.1.1.2 sharing of costs for the construction of the Shared School Infrastructure and the Shared Community Infrastructure between the Council and CCES;
- 2.1.1.3 the sharing of operational costs associated with the Shared School Infrastructure and the Shared Community Infrastructure between the Council and CCES; and
- 2.1.1.4 a consistent level of service in maintaining the District Level Sporting and Recreational Facility; and
- 2.1.2 to the community in the shared use of the Shared School Infrastructure and the Shared Community Infrastructure.





4. IN-PRINCIPLE CONTRIBUTIONS



4.1 Walker will:



4.1.1 vest to the Council the Council Site;

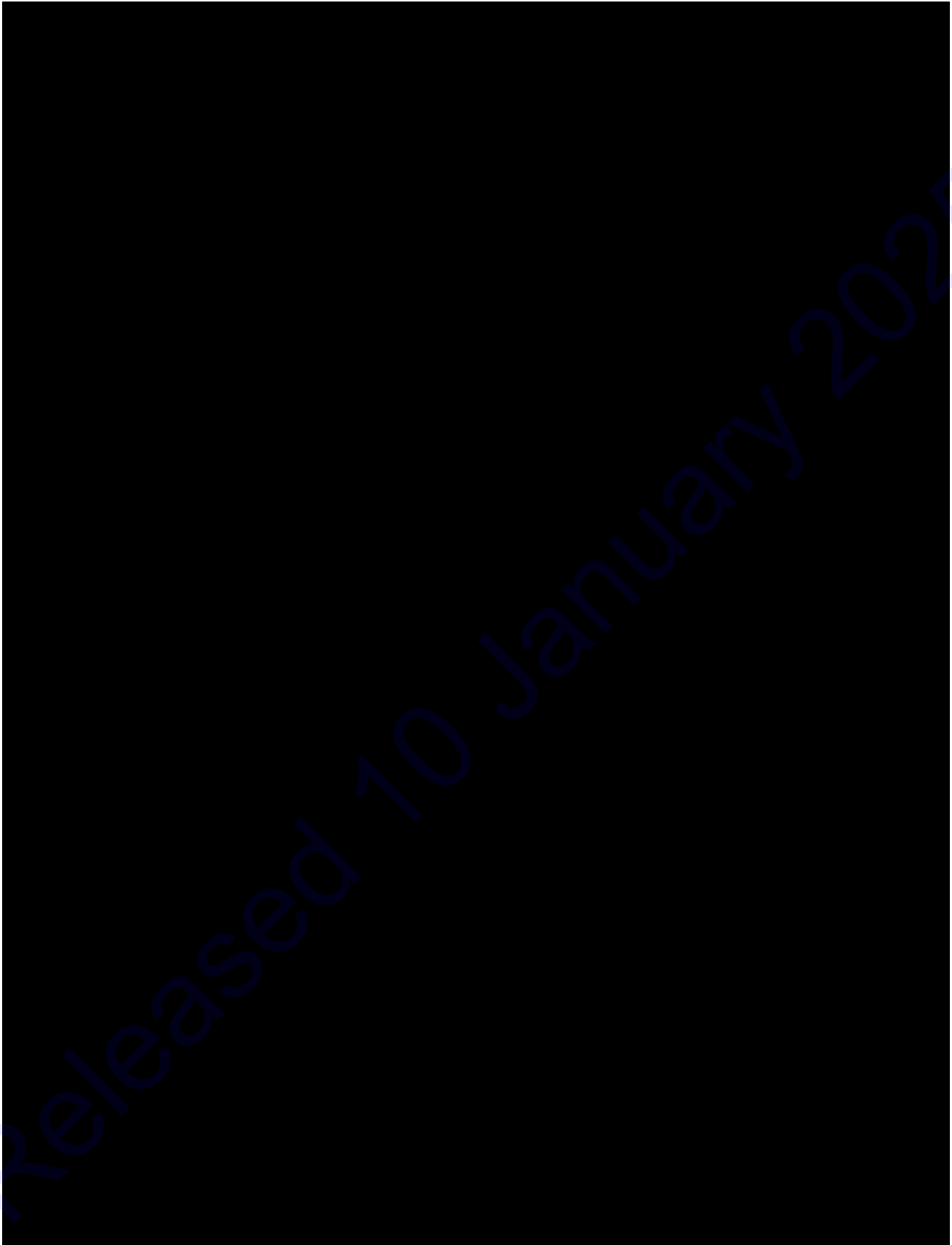


4.2 Council will:

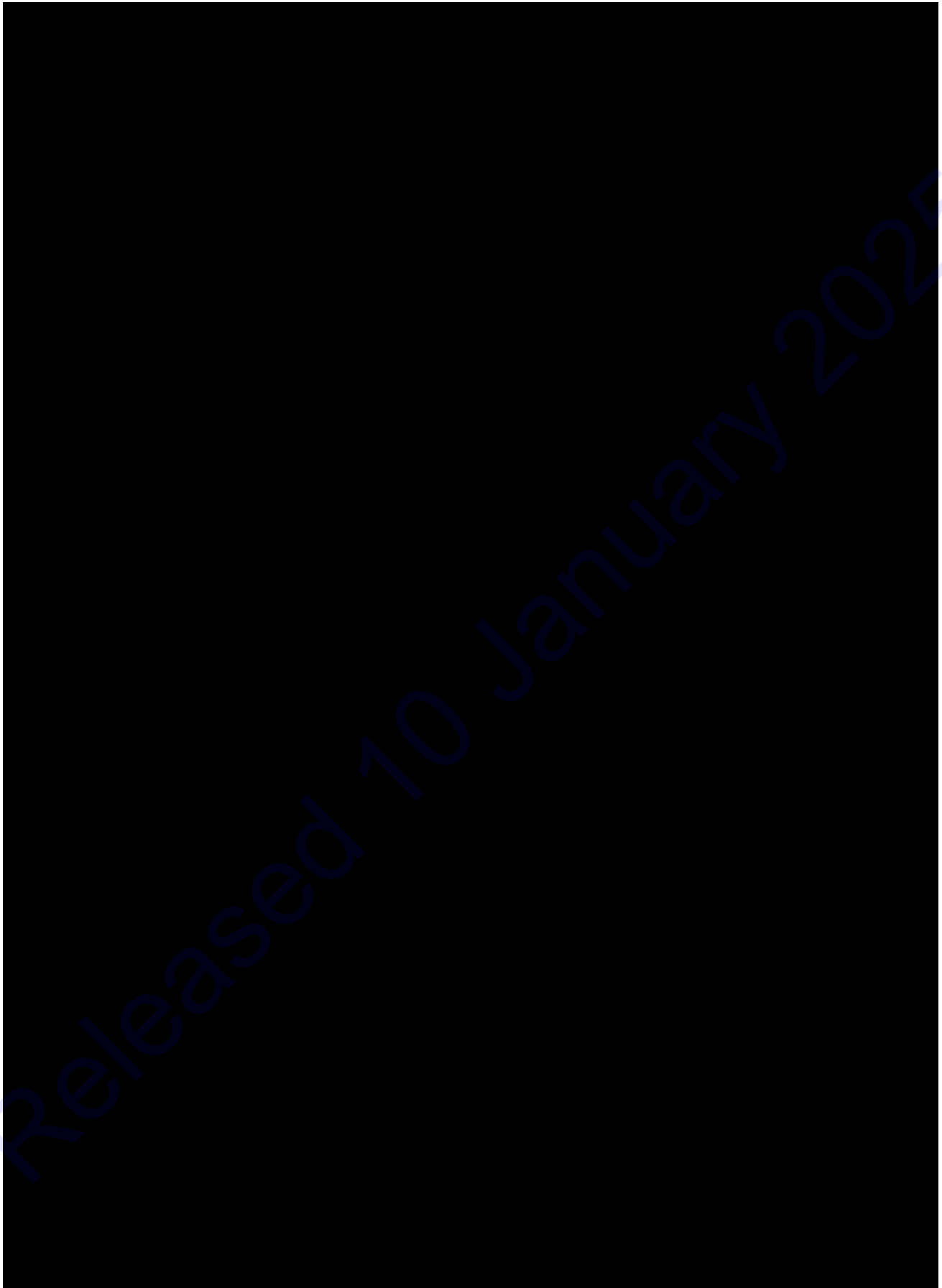
4.2.1 accept the Council Site;

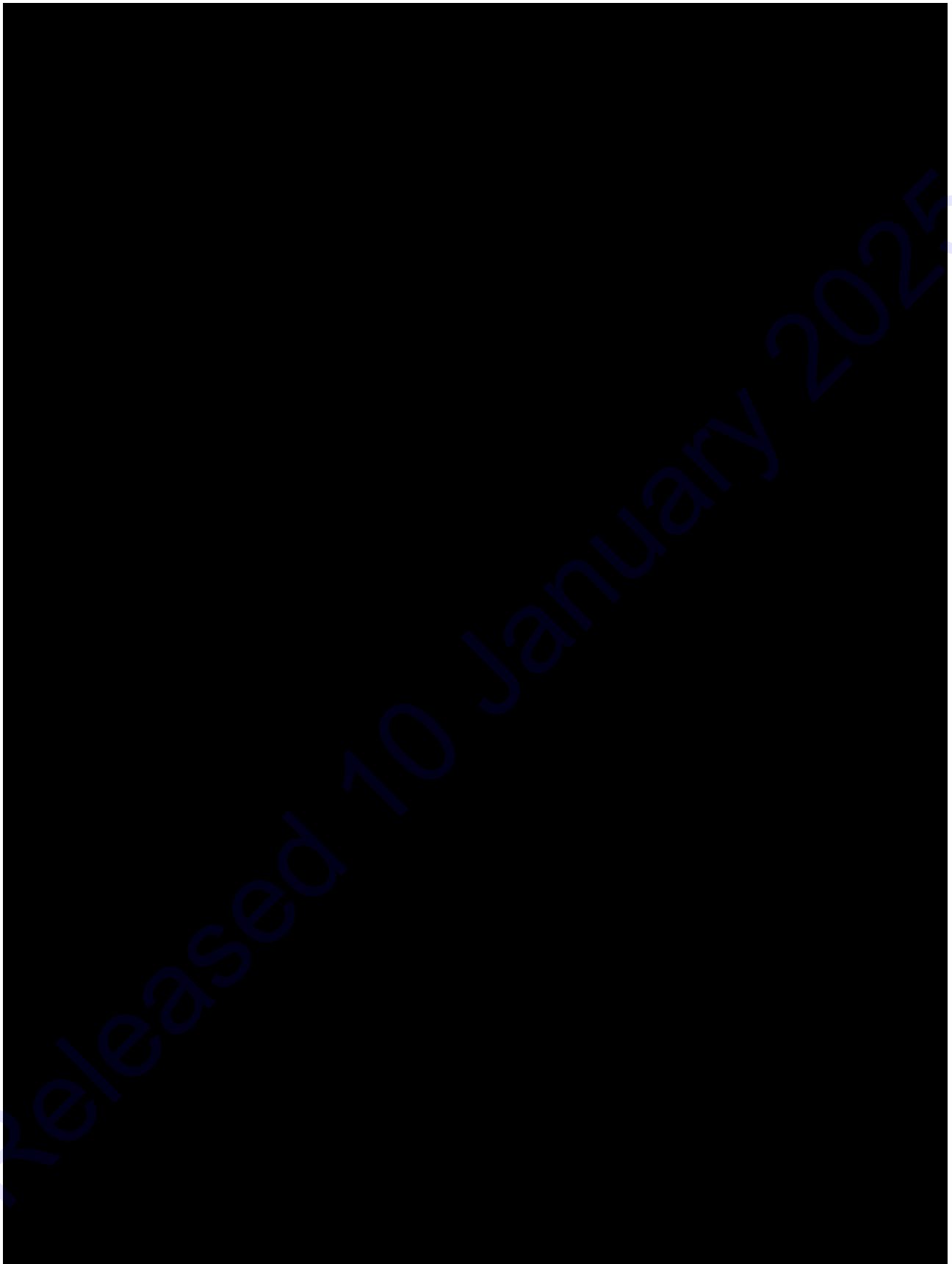


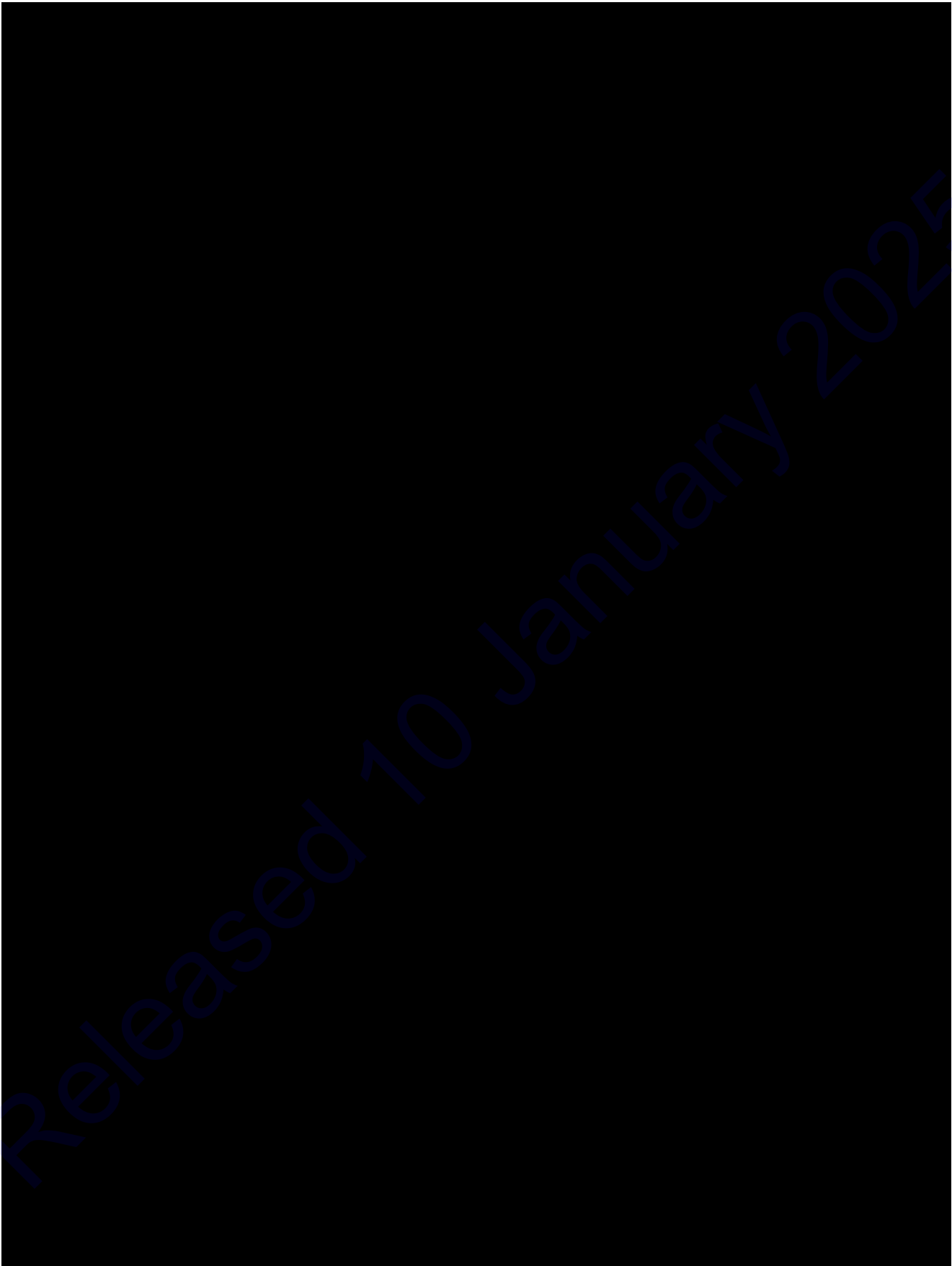
- 
- 4.5 Council and CCES, using reasonable endeavours, intend to enter into a Shared Use Agreement in accordance with the Proposed Project Timeline, to document the shared use terms, operational requirements and maintenance arrangements and ongoing cost contributions of each Party with respect to:
- 4.5.1 subject to clause 4.6, the Shared Community Infrastructure and the Community Parking Infrastructure to be licensed by the Council to the School and that will provide the School with access and use of the:
 - 4.5.1.1 Shared Community Infrastructure; and
 - 4.5.1.2 any part of the Community Parking Infrastructure (as may be mutually agreed between the Council and the School),during school hours;
 - 4.5.2 the Shared School Infrastructure, which provides:
 - 4.5.2.1 the School with exclusive access and use of the Shared School Infrastructure during school hours; and
 - 4.5.2.2 the Council and/or local community with access and use of the Shared School Infrastructure at other times in accordance with a licence entered into between the Council and CCES.
- 4.6 Council and CCES acknowledge and agree that Community Infrastructure Zone A is intended to be open to the public and available to hire on a 'user pays' basis only, and therefore no Shared Use Agreement will be entered into between the Council and CCES in relation to Community Infrastructure Zone A.
- 

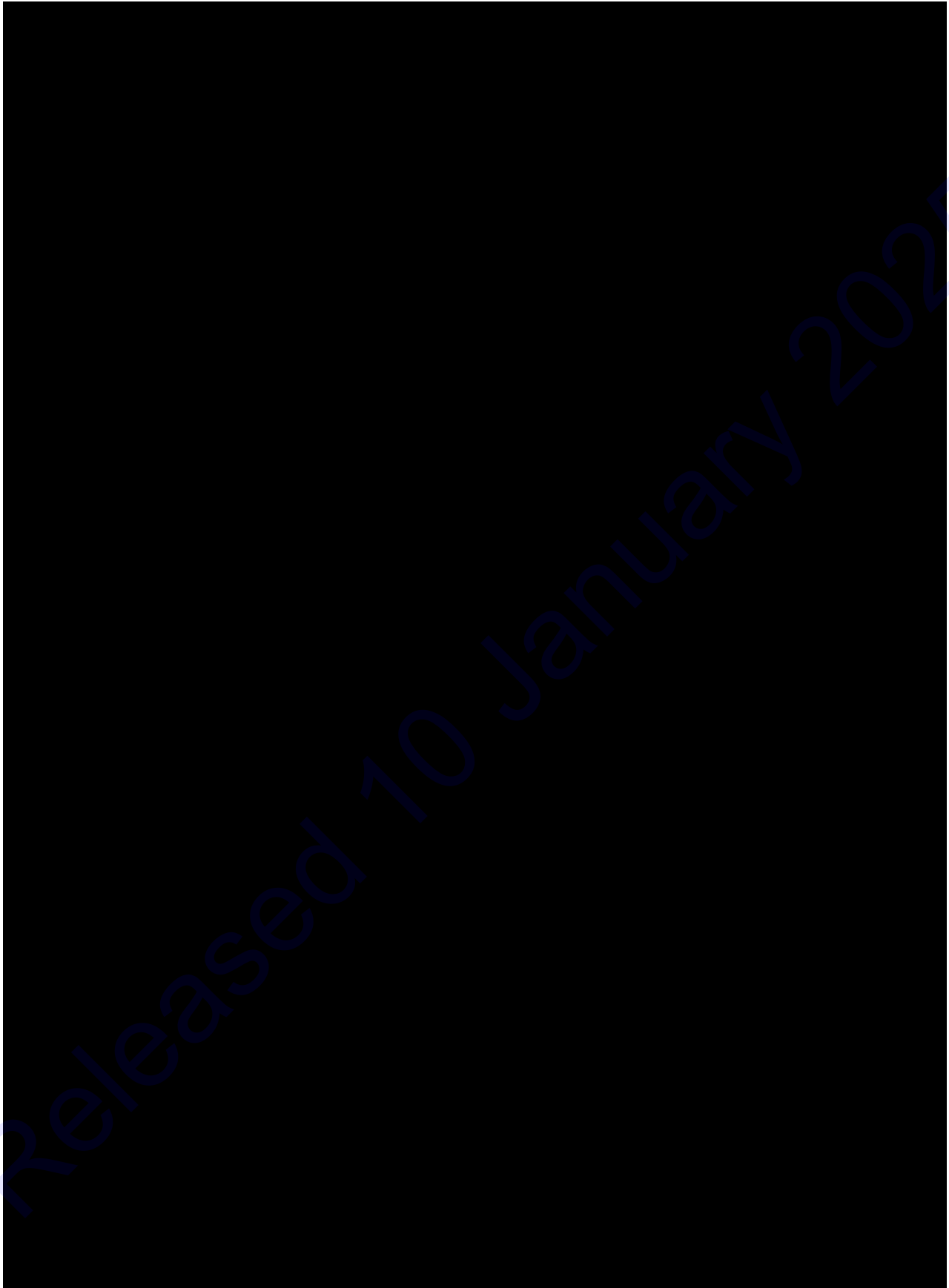




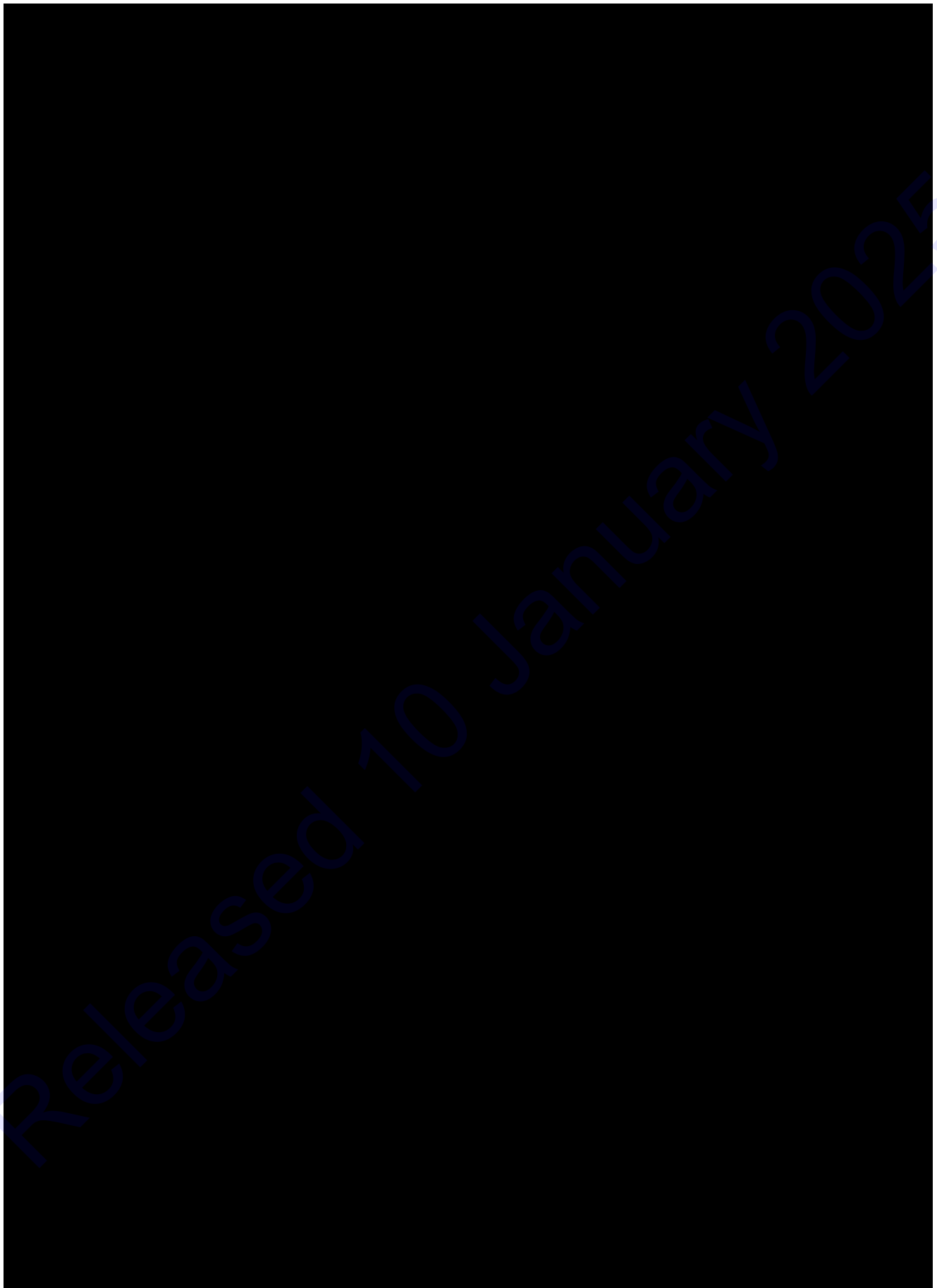


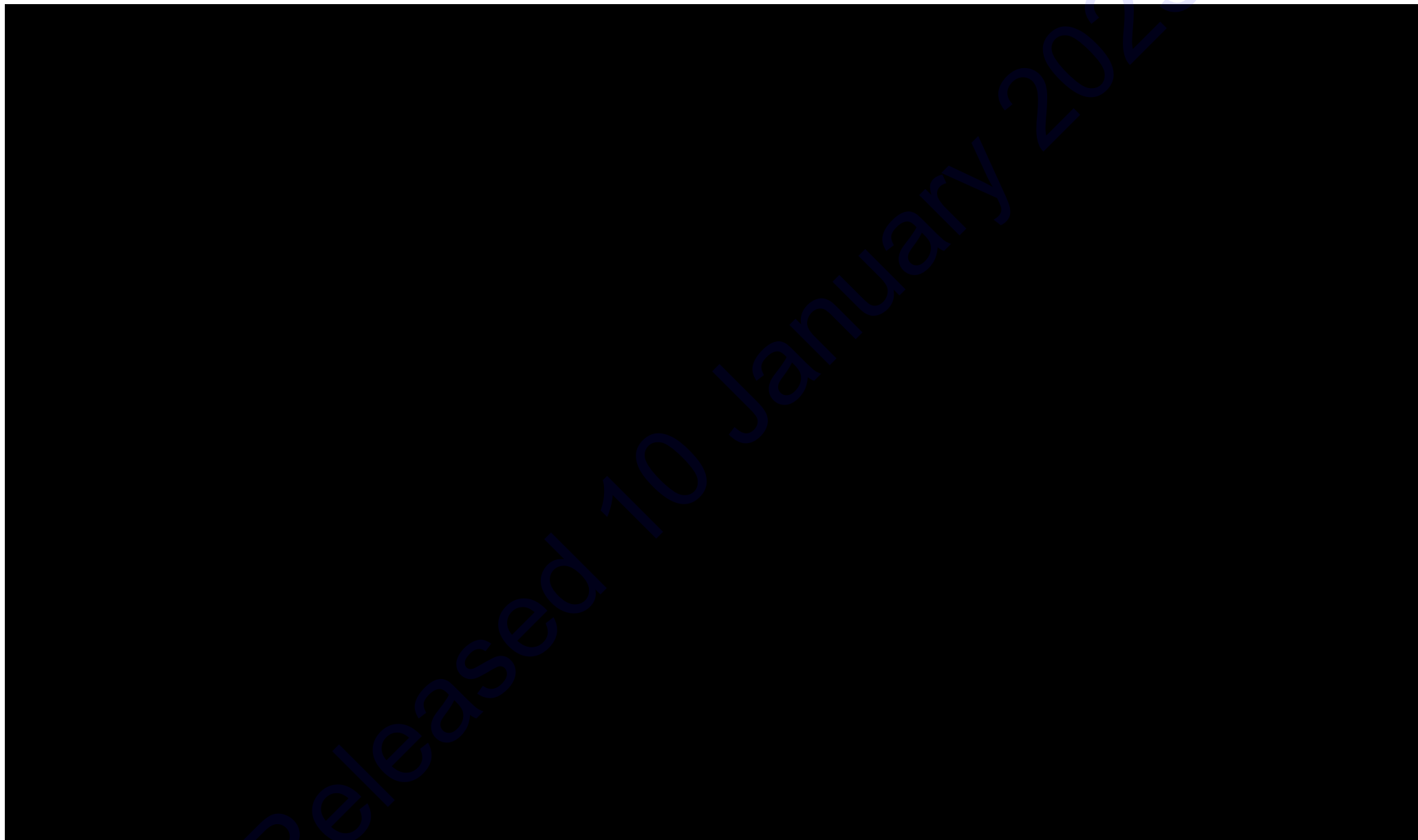




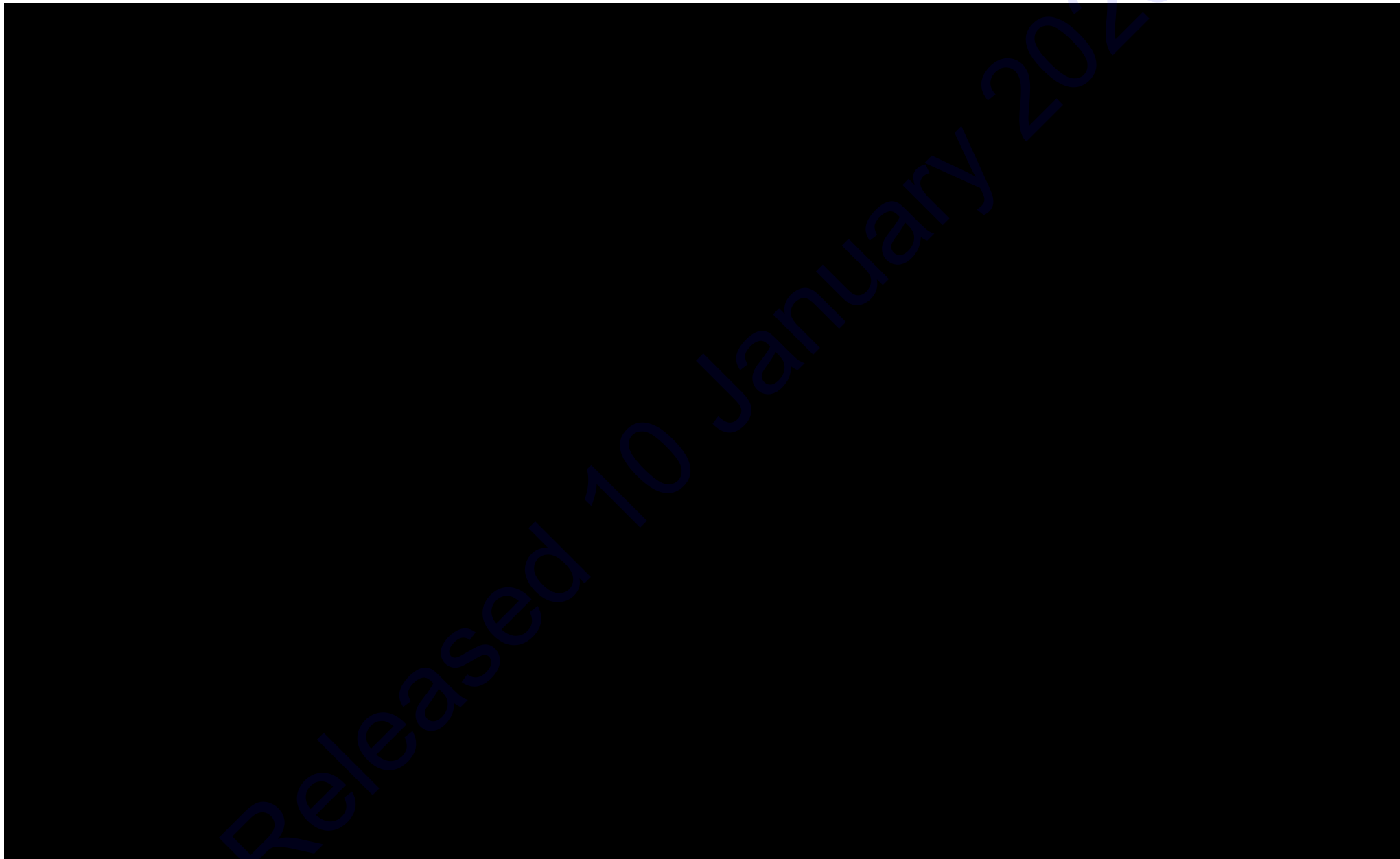


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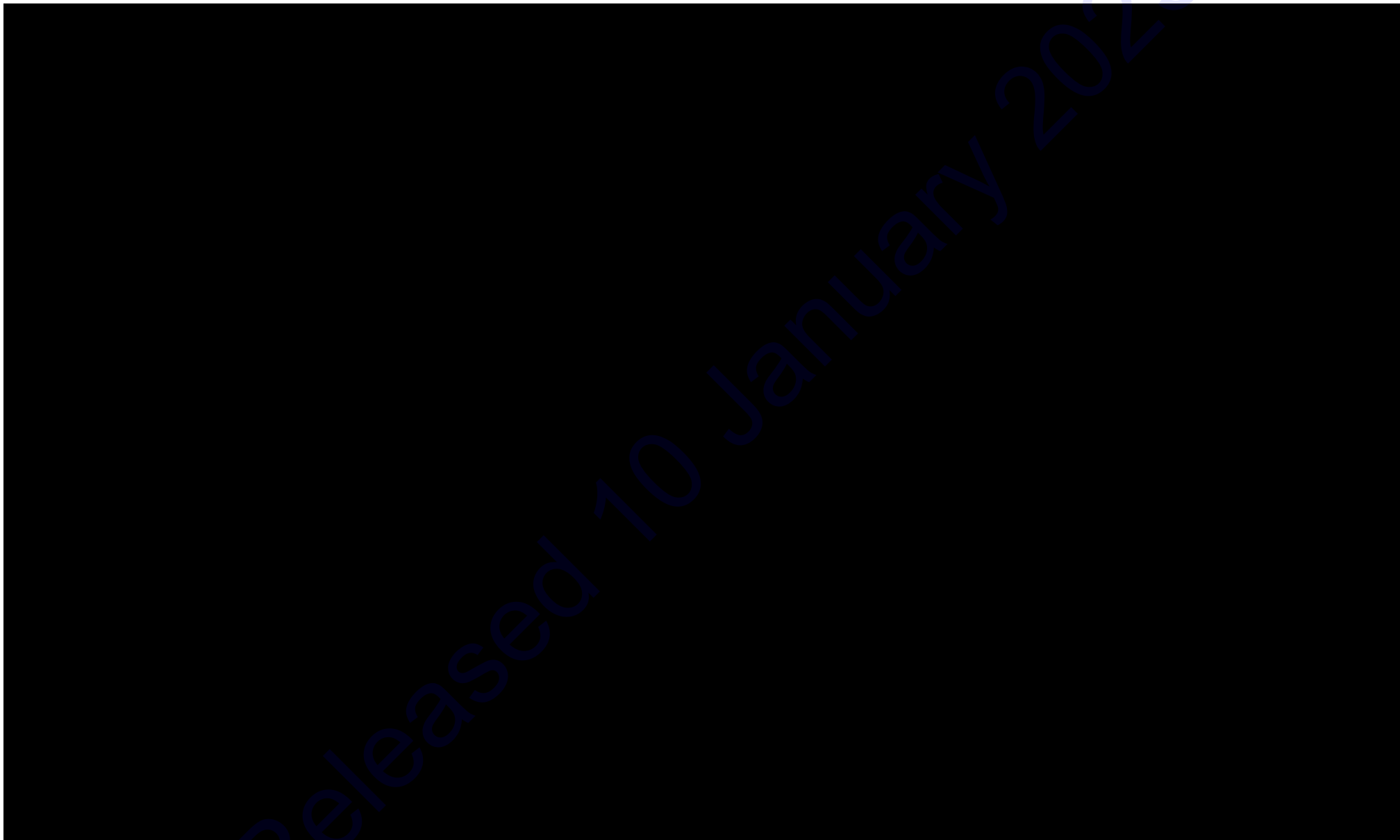
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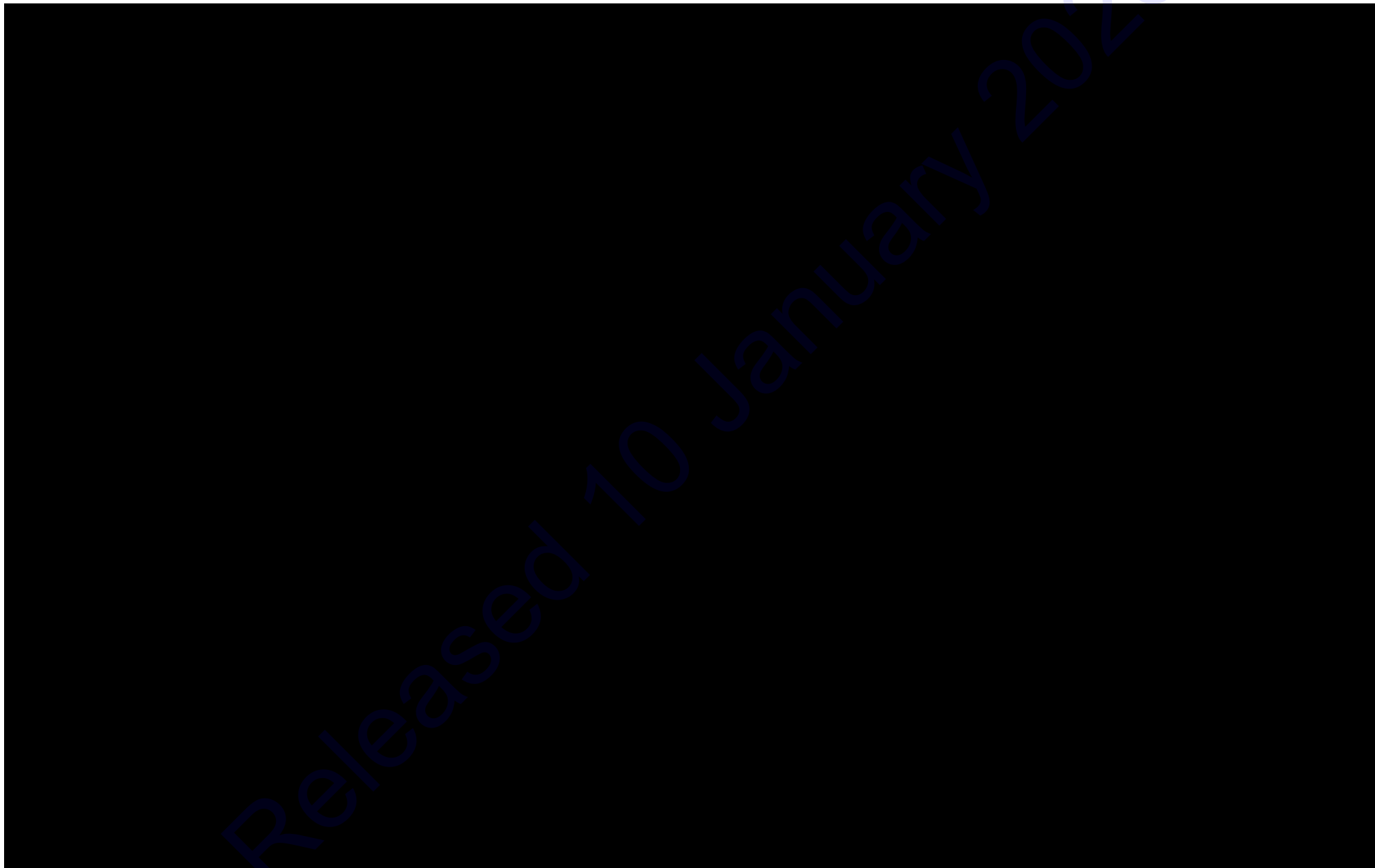
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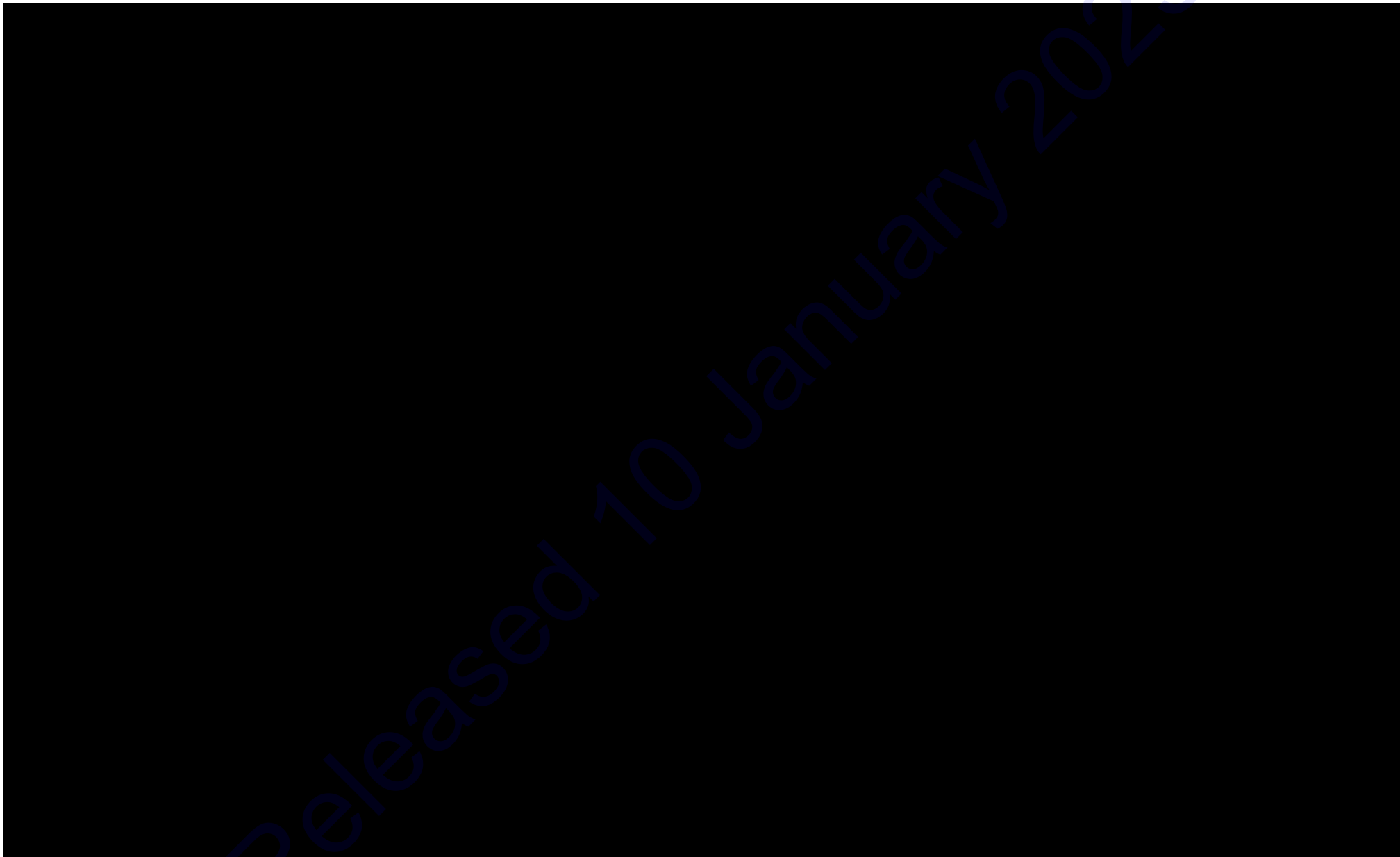
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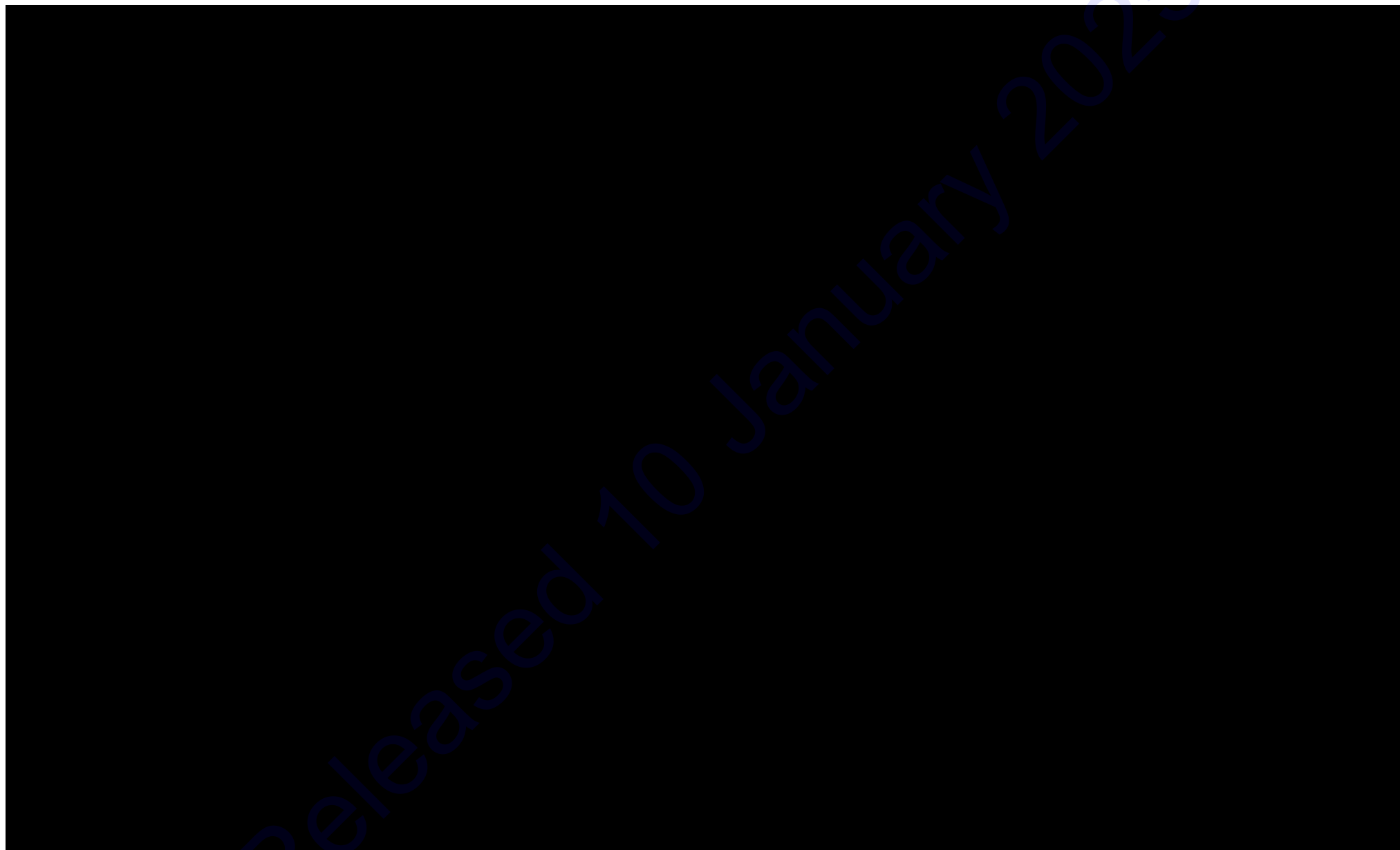


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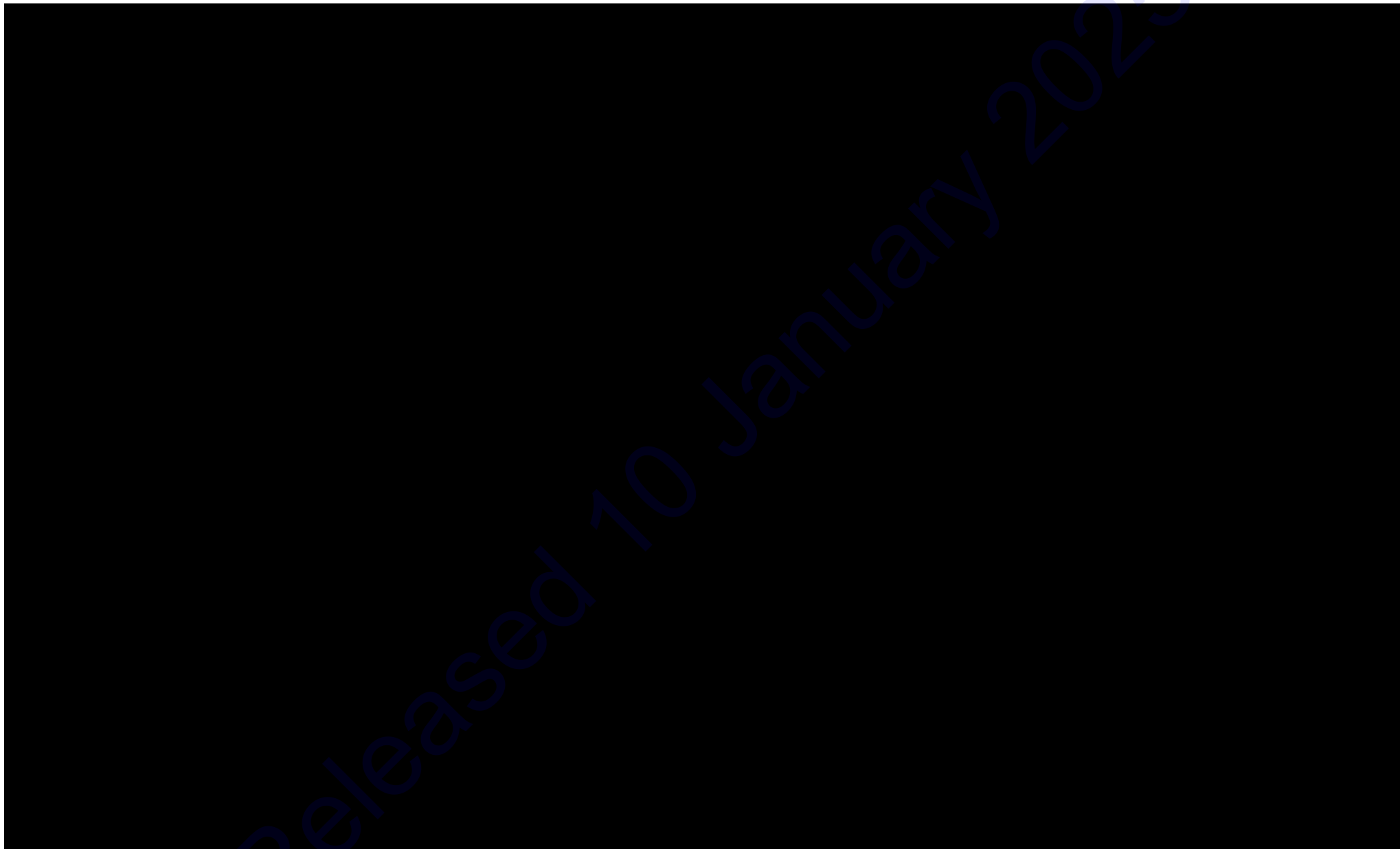




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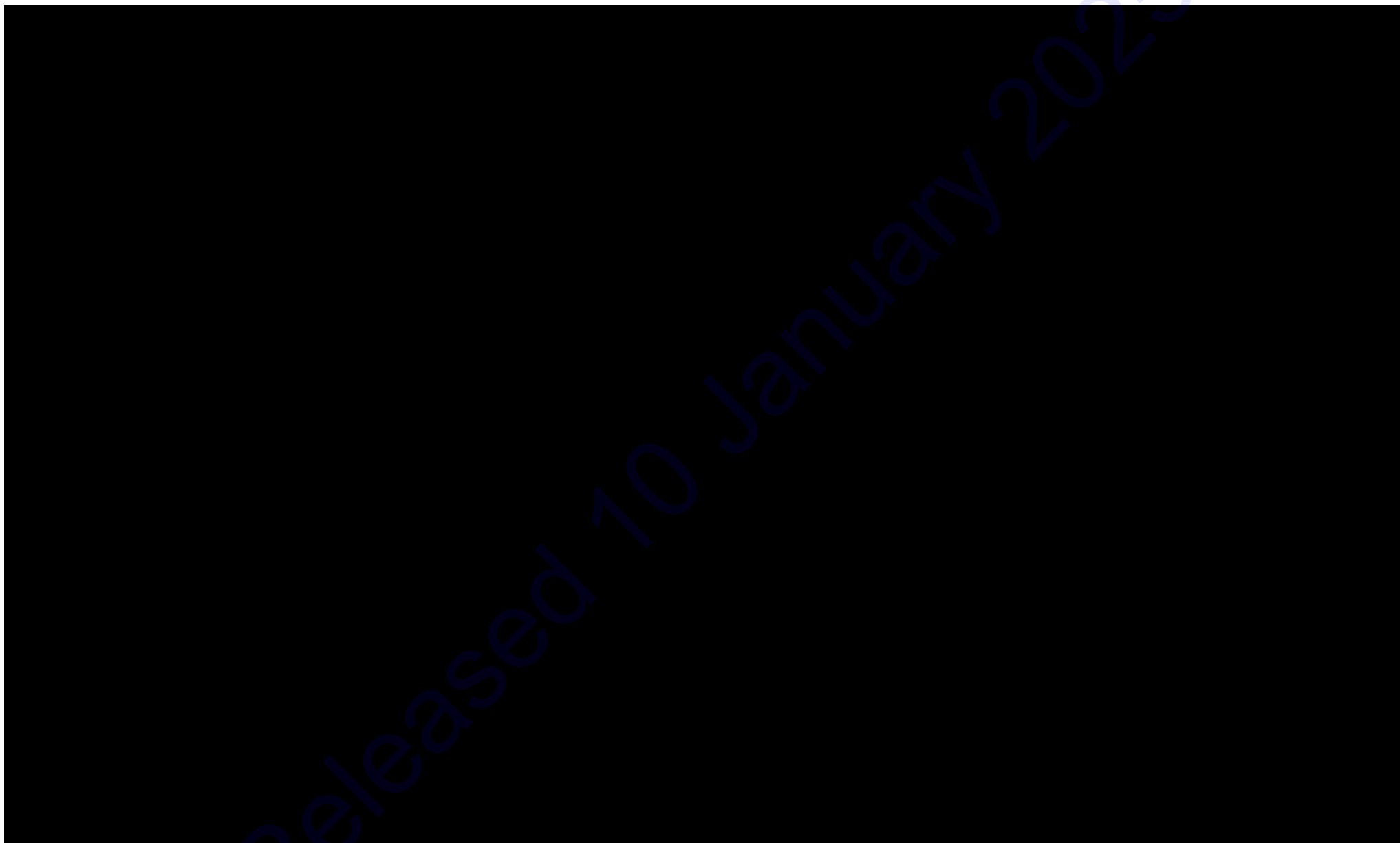
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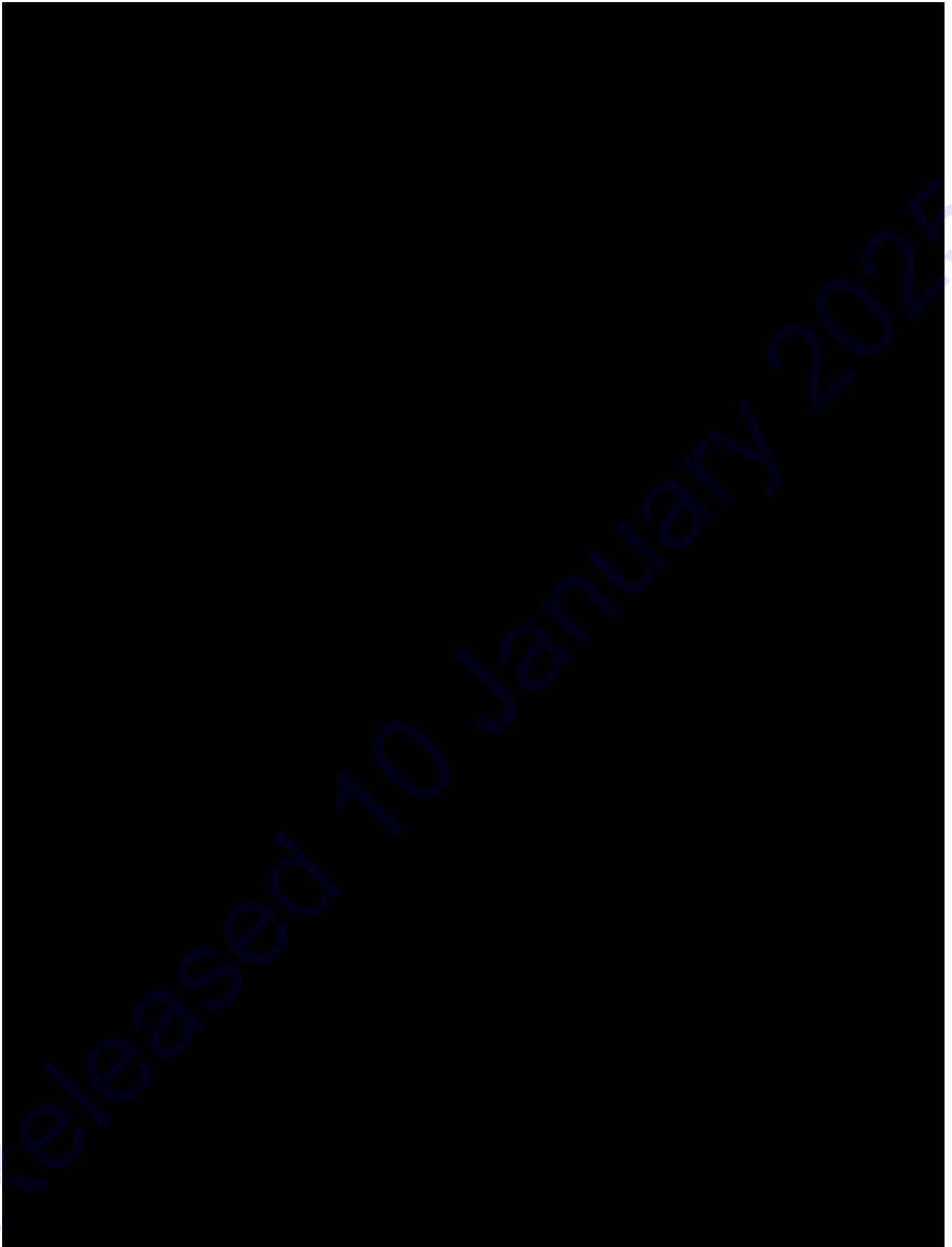
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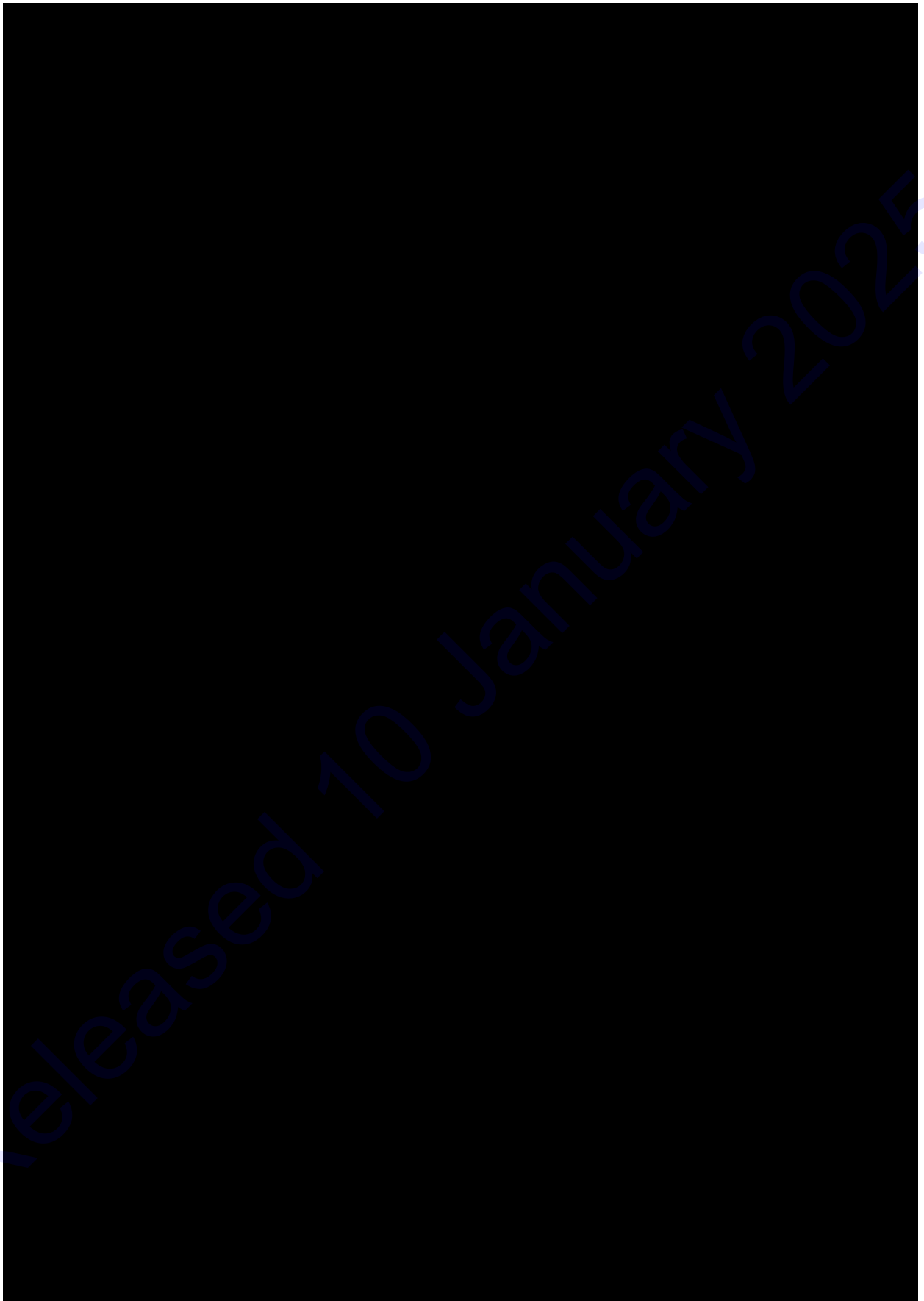
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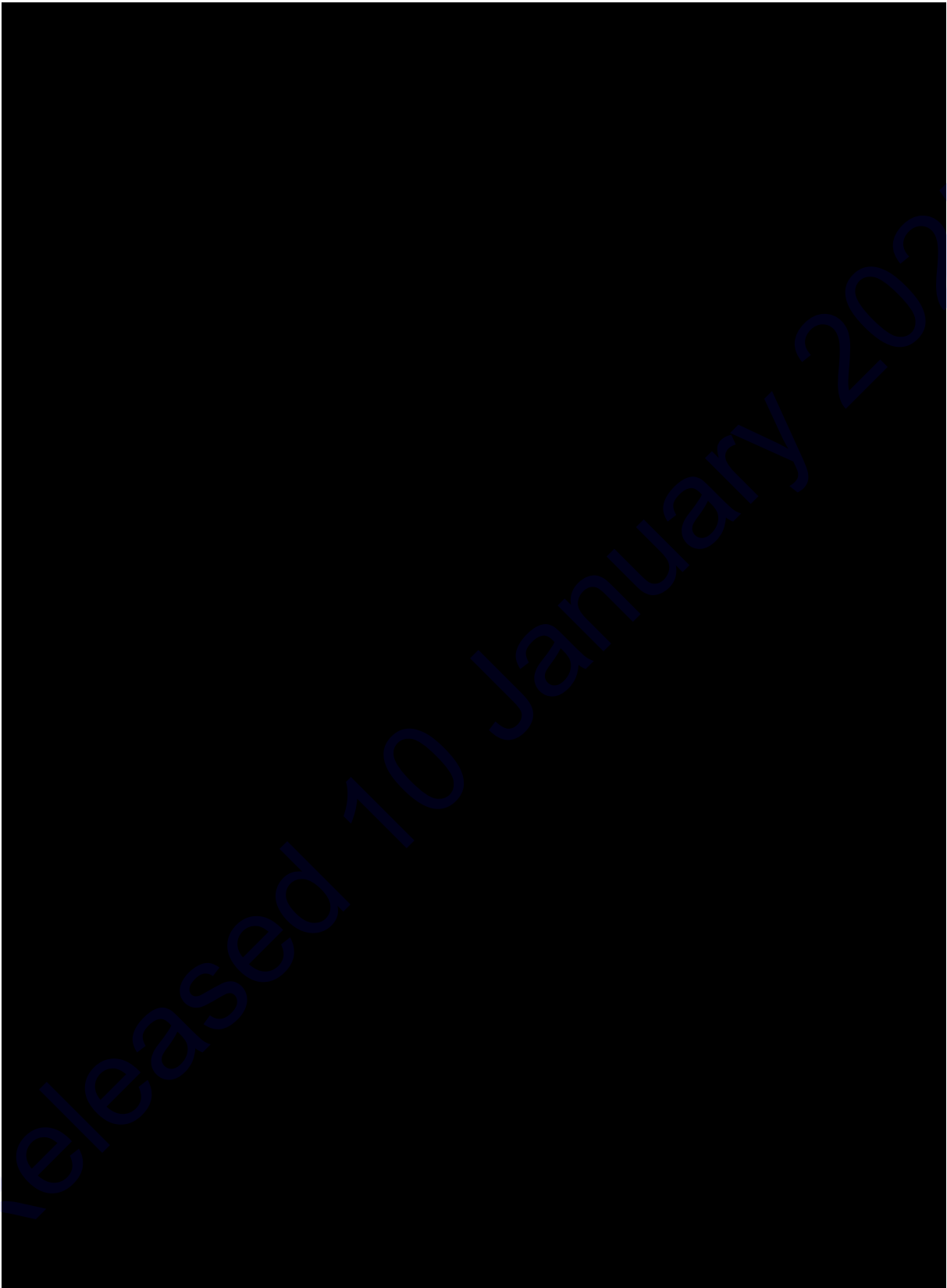
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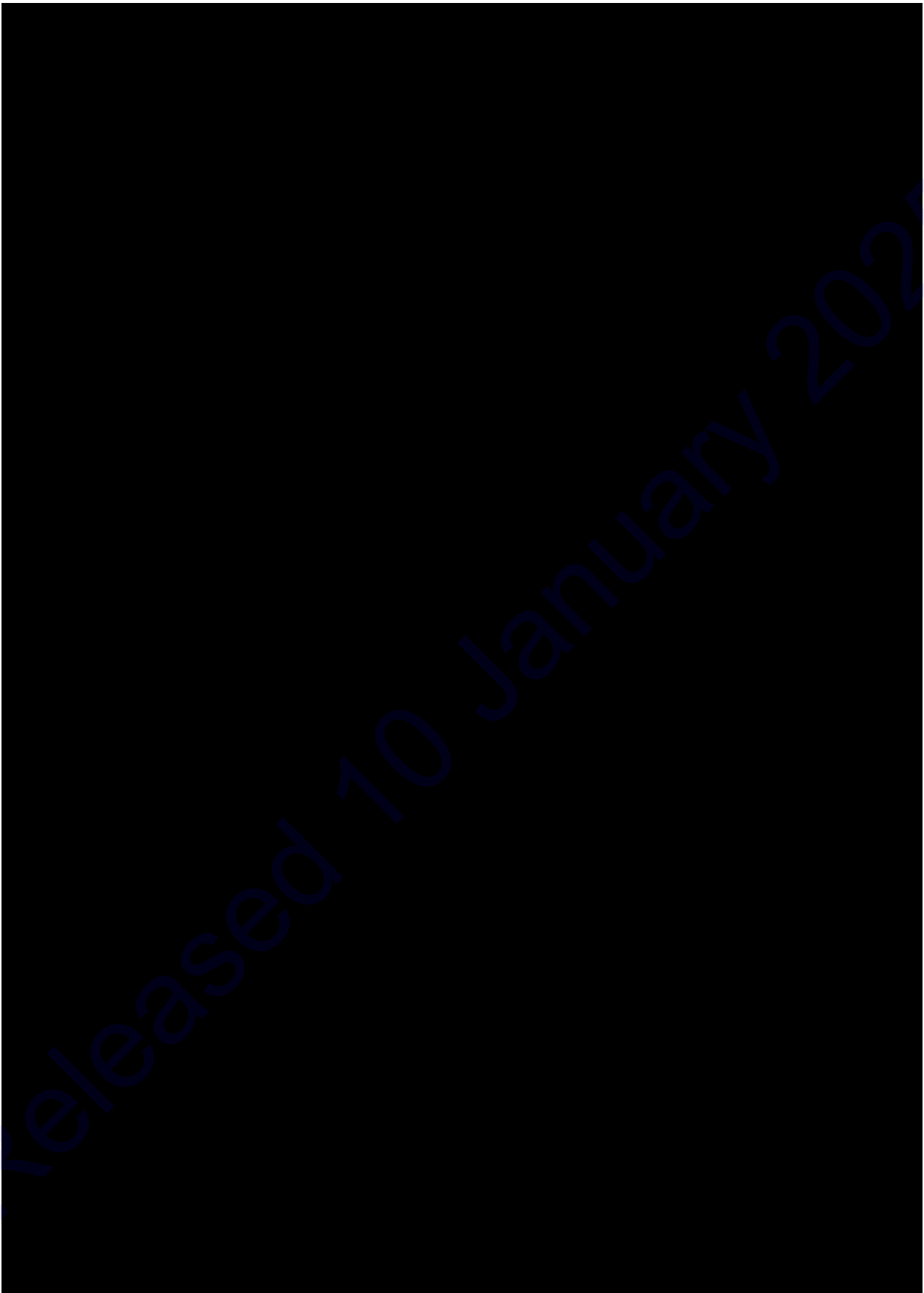


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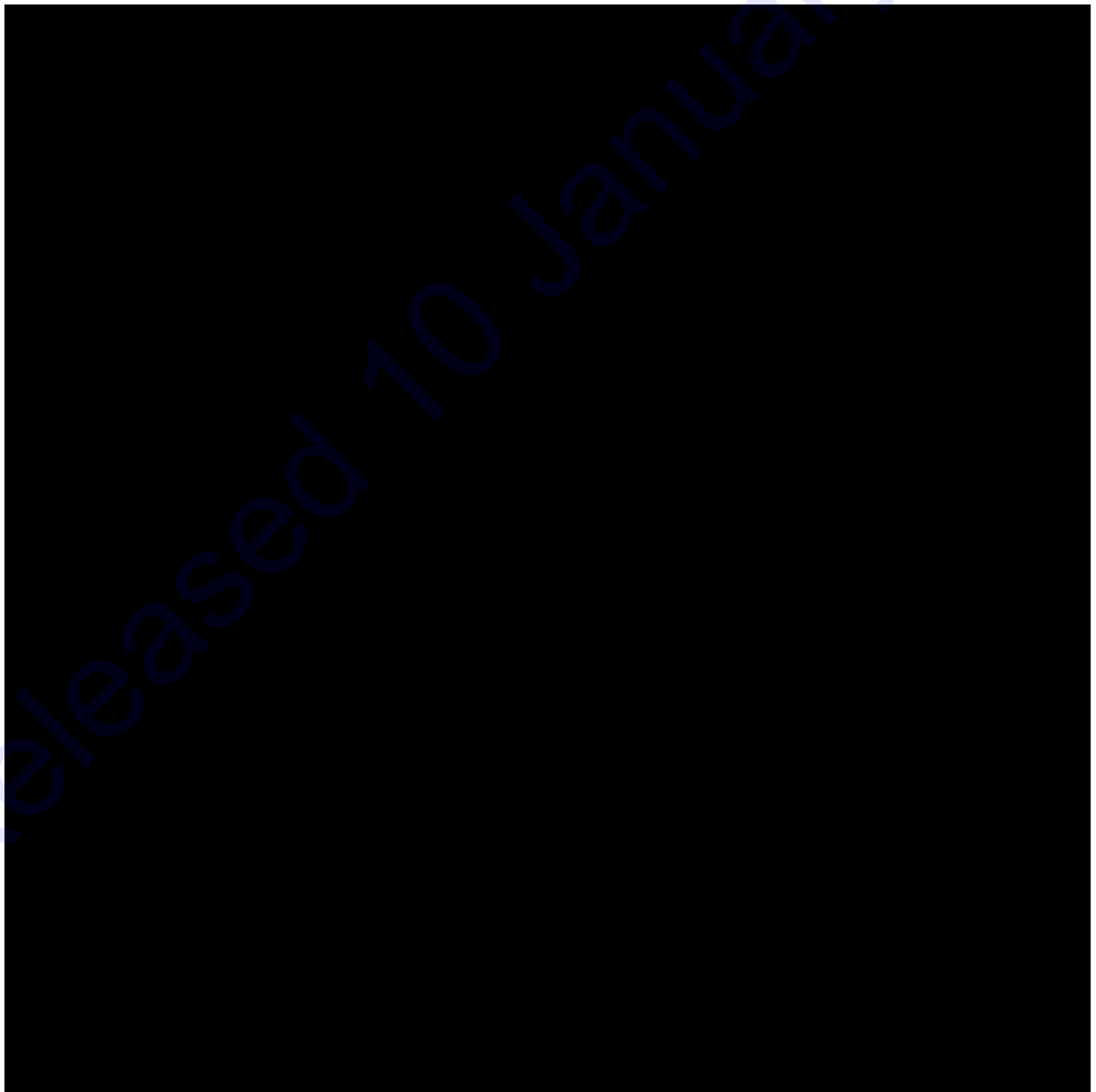
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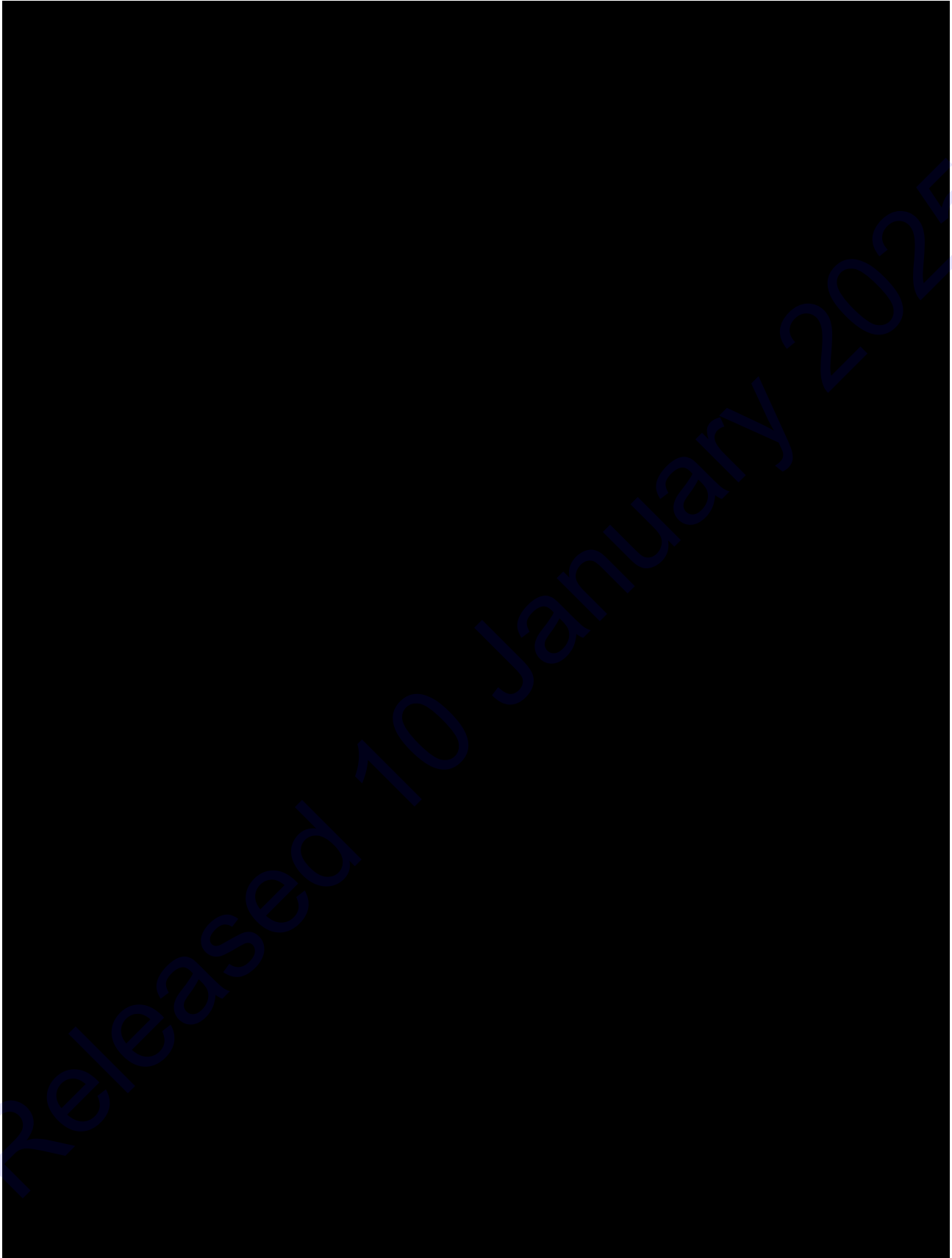


Riverlea Social Infrastructure – Shared Use Education, Sport, and Community Site

City of Playford

Prudential Report

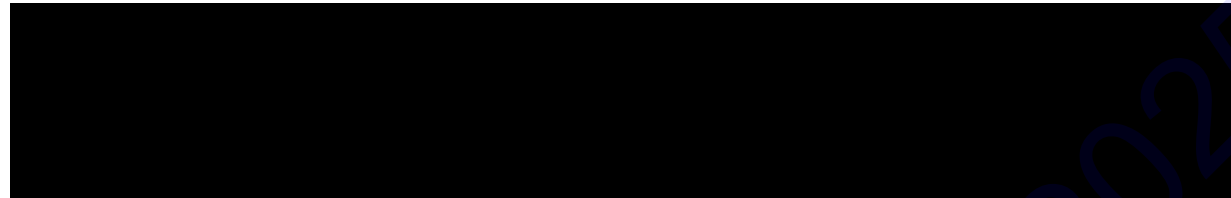




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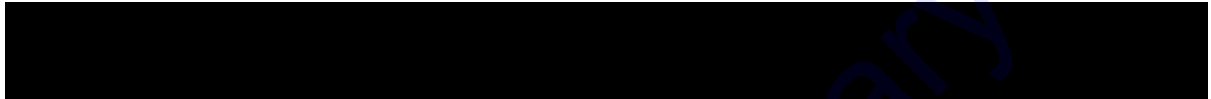


Background



The approval conditions for the Riverlea development require the developer (Walker Corp.) to provide the following components of social infrastructure;

- **Community Space** – to be provided in two phases of 200 sqm each in the initial Neighbourhood / District Centres.



- **Recreation and Sports Facilities** – Walker Corp. prepared a Recreation Facilities Strategy for Precinct 1 in collaboration with the City of Playford.



Initial discussions between Council, Walker Corp. and CESA were based on an agreement proposed whereby the parties could share a site for sports, education and community infrastructure, which would yield the highest benefit for the community whilst reducing the costs of delivering the required infrastructure for all parties.



The Project

The Master Plan for the site identifies three sites for schools and district-level/regional-level playing fields for the future community. The Master Plan was developed on a needs analysis for future schooling requirements and demand modelling for sports grounds per the Council Sports Grounds Directions Strategy and 2023 Sports Facility Strategy.

The project involves the development of a 15-hectare shared-use school, sporting ground and community-use site within the Riverlea township. The project will be delivered as a partnership between Catholic Education SA (CESA), Walker Corp. and the City of Playford.



The site represents the first location identified in the Master Plan for school and district-level playing fields. [REDACTED]

[REDACTED]

The partnership has, in principle, support by all parties to the proposal. The principles agreed upon are;

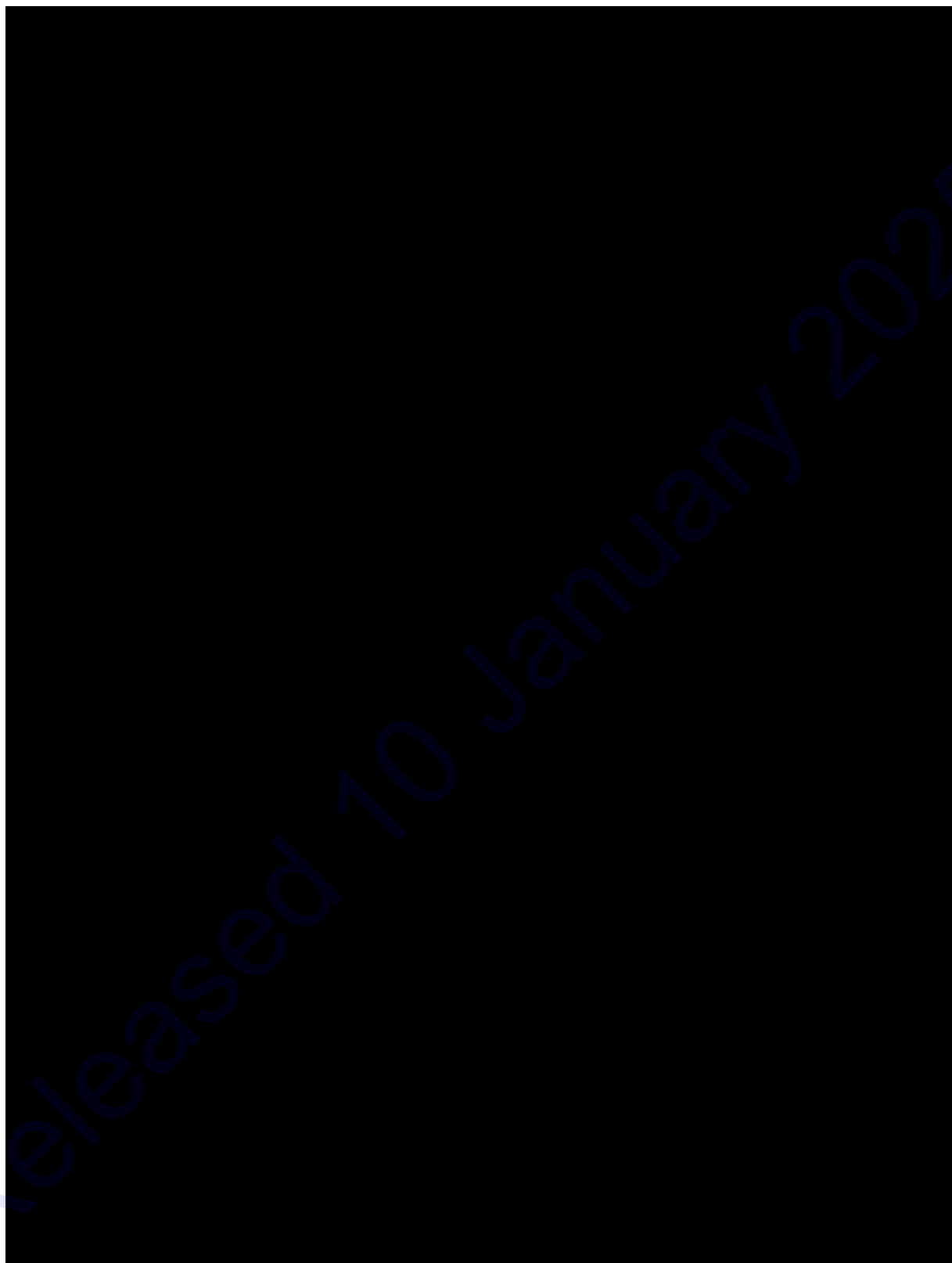
- Council will own all of the land on which the social infrastructure sits, excluding the land required for the indoor courts and adjacent outdoor covered/non-covered courts. This is on the principle that the Council will retain control over the infrastructure and maintain a consistent service standard across all facilities. The Council and CESA will enter into an agreement for the shared use component of the social infrastructure.
- CESA will own the land on which the indoor courts and adjacent outdoor covered/non-covered courts sit. On the principle that the school will be the primary user of this facility. The Council and CESA will enter into an agreement so that the community can access this facility outside of school use.
- Cost sharing for the ongoing operating costs and the terms of sharing are yet to be discussed and negotiated.
- Walker Corp. will gift the land required for social infrastructure to the Council as part of its open space requirements.

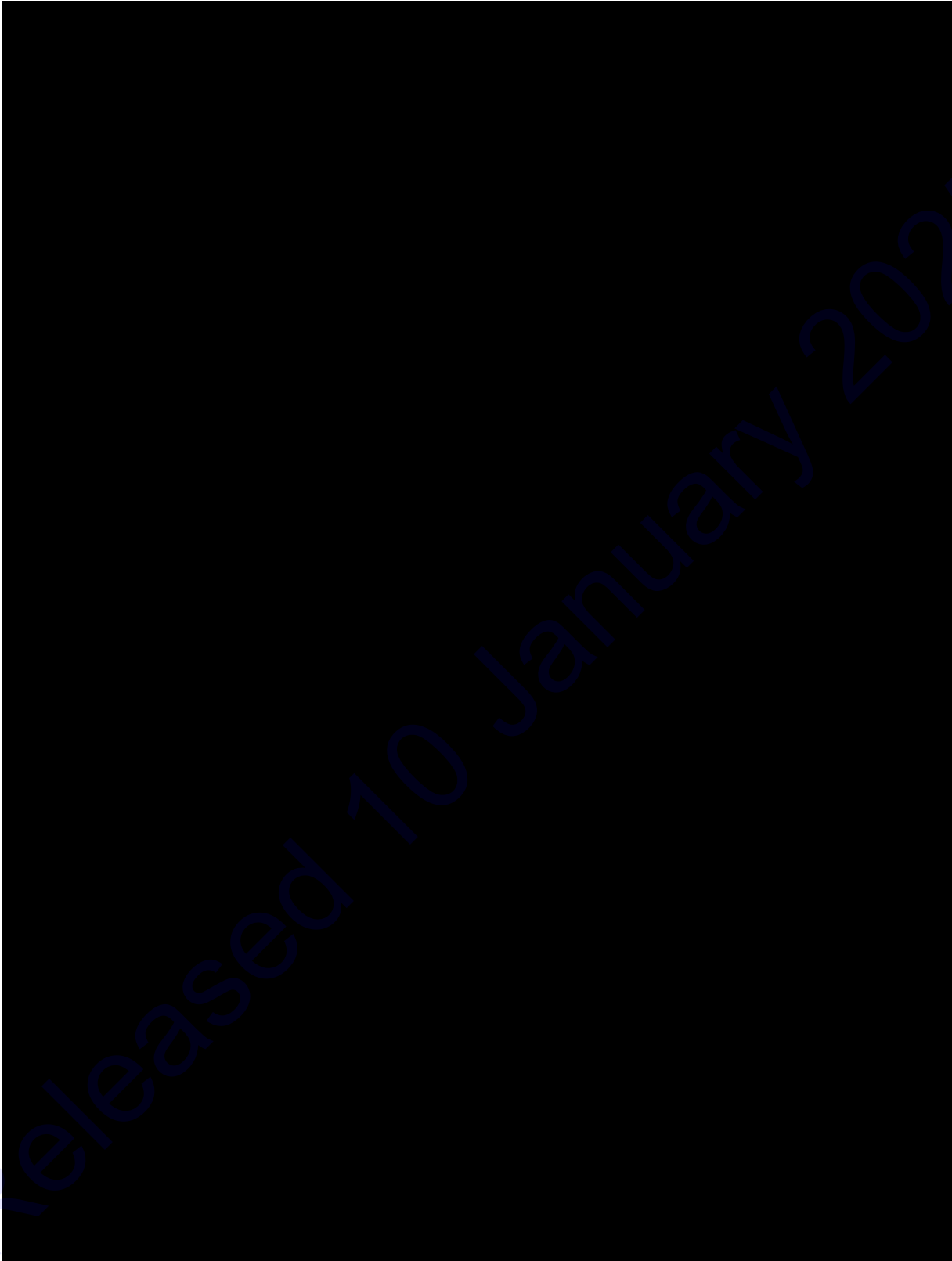
[REDACTED]

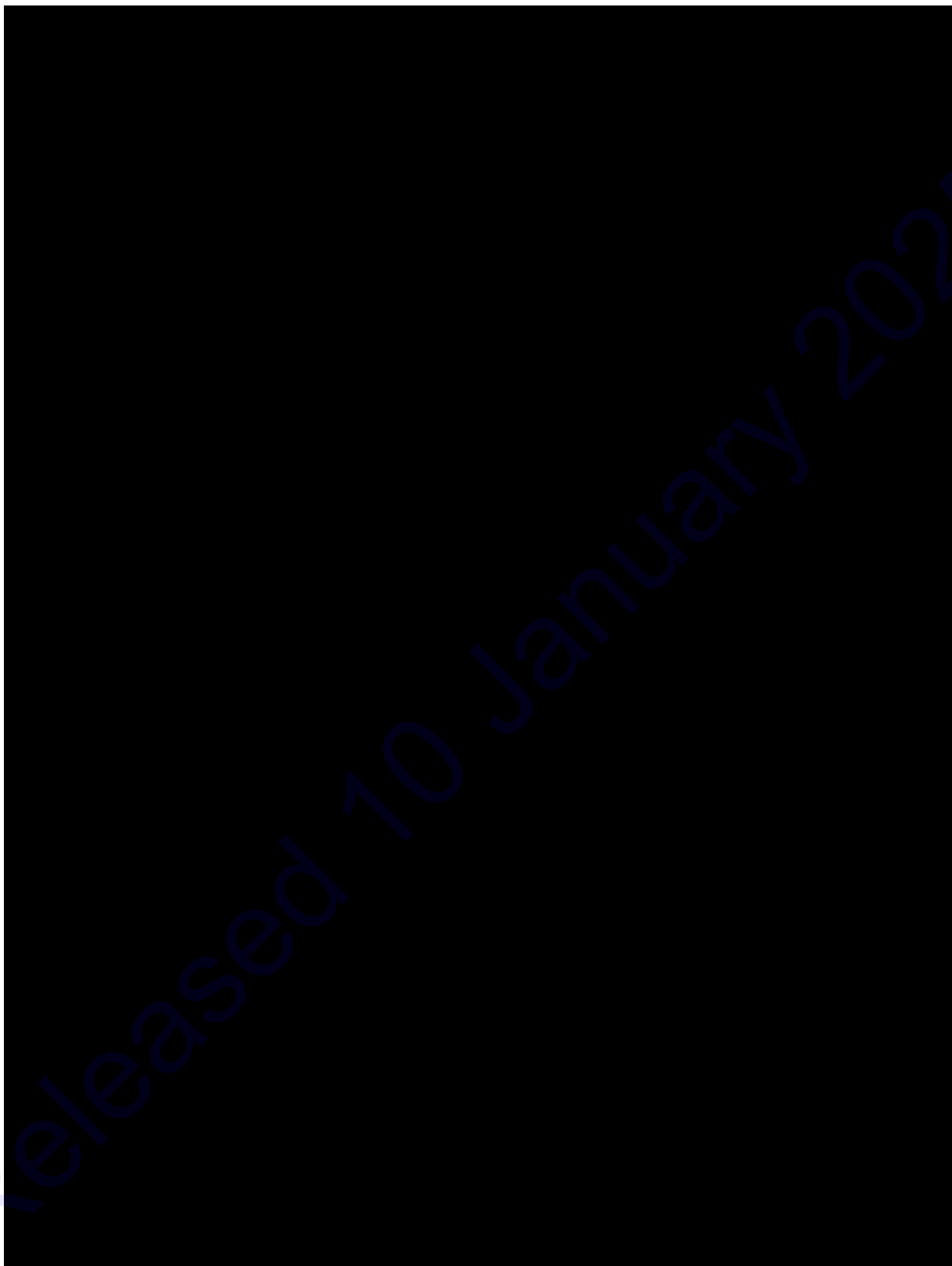
The project includes;

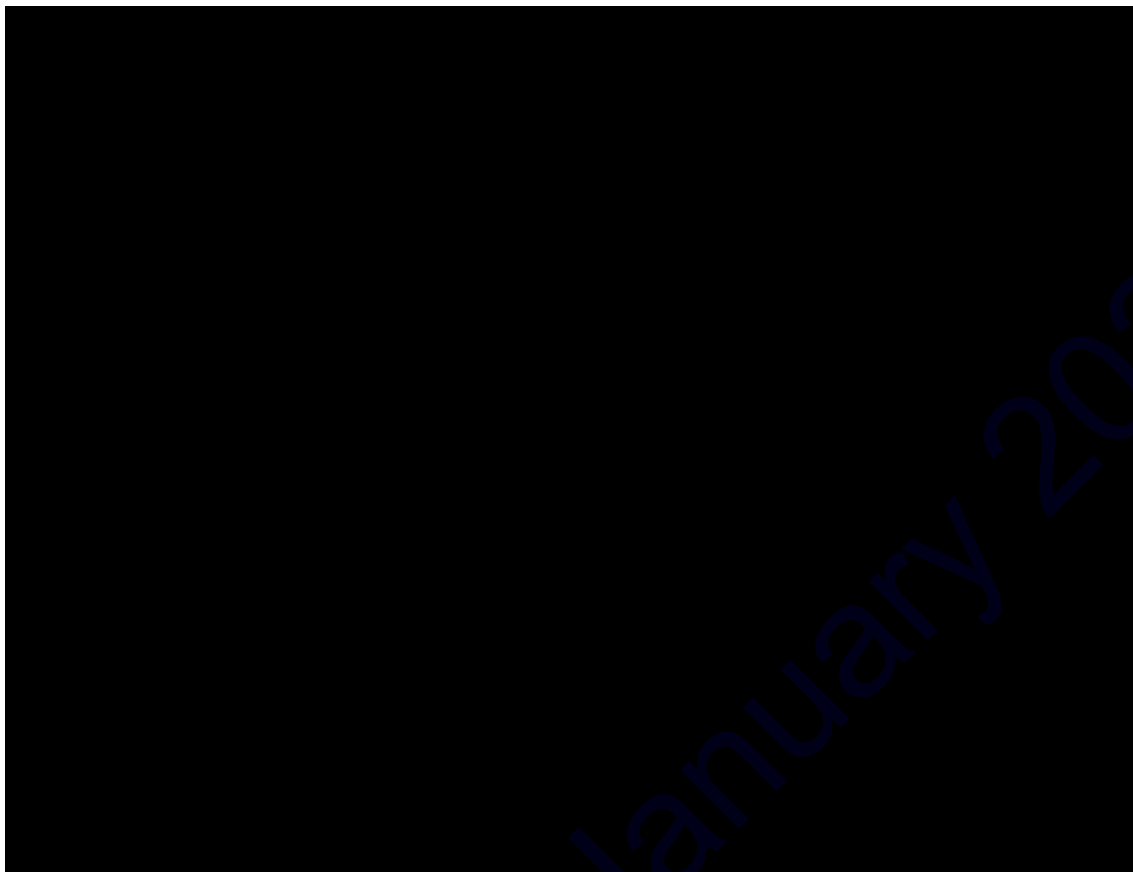
- Ovals
- Sports Infrastructure
- Services
- Community Hub
- Courts
- Public Realm
- Car Parking, including CCTV and Lighting



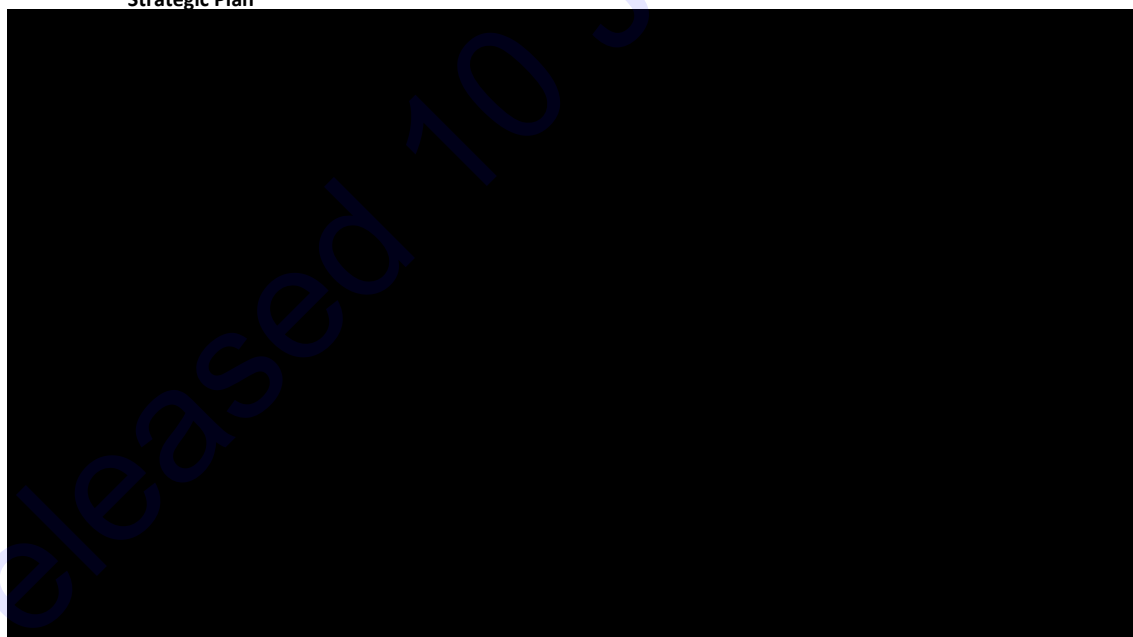








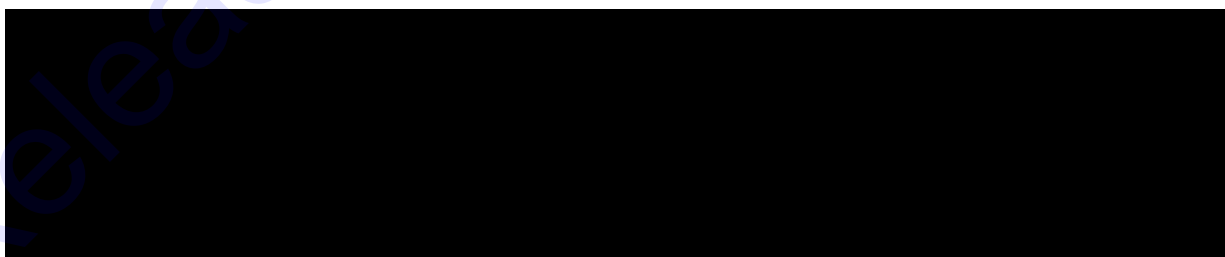
Strategic Plan





City of Playford Sportsground Facility Strategy - 2023

This Strategy identifies that Riverlea requires at least two districts and one regional facility. The Strategy identifies that Riverlea will require a sports ground and indoor courts within 0-5 years, a sports ground within 5-10 years and a further sports ground after 10 years.





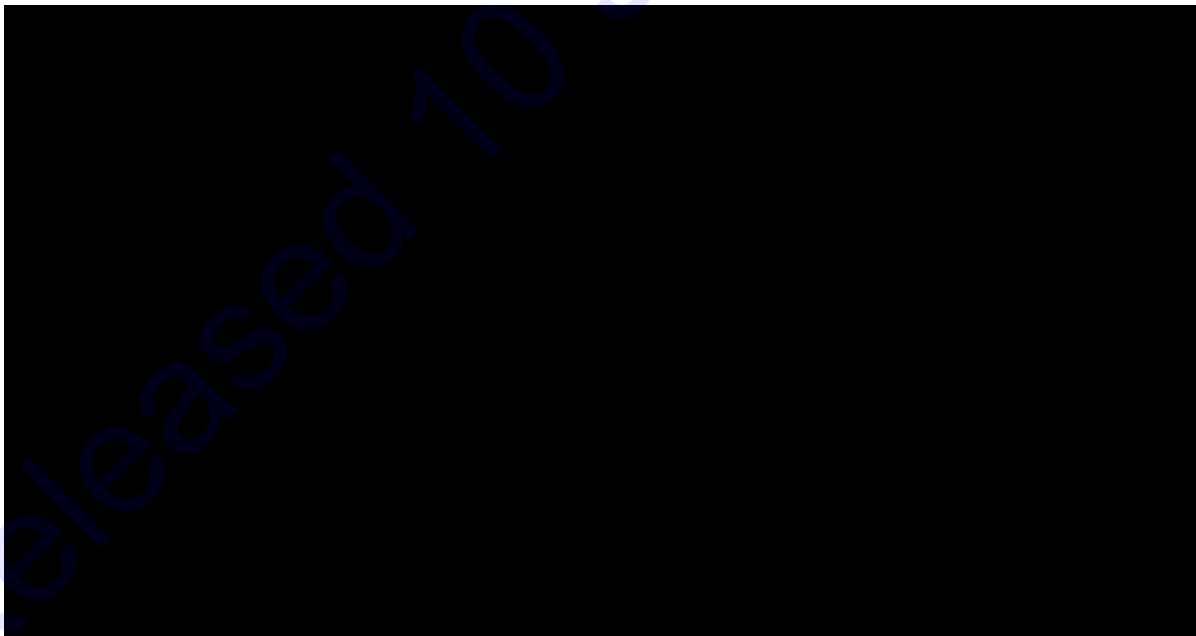
Development Plan

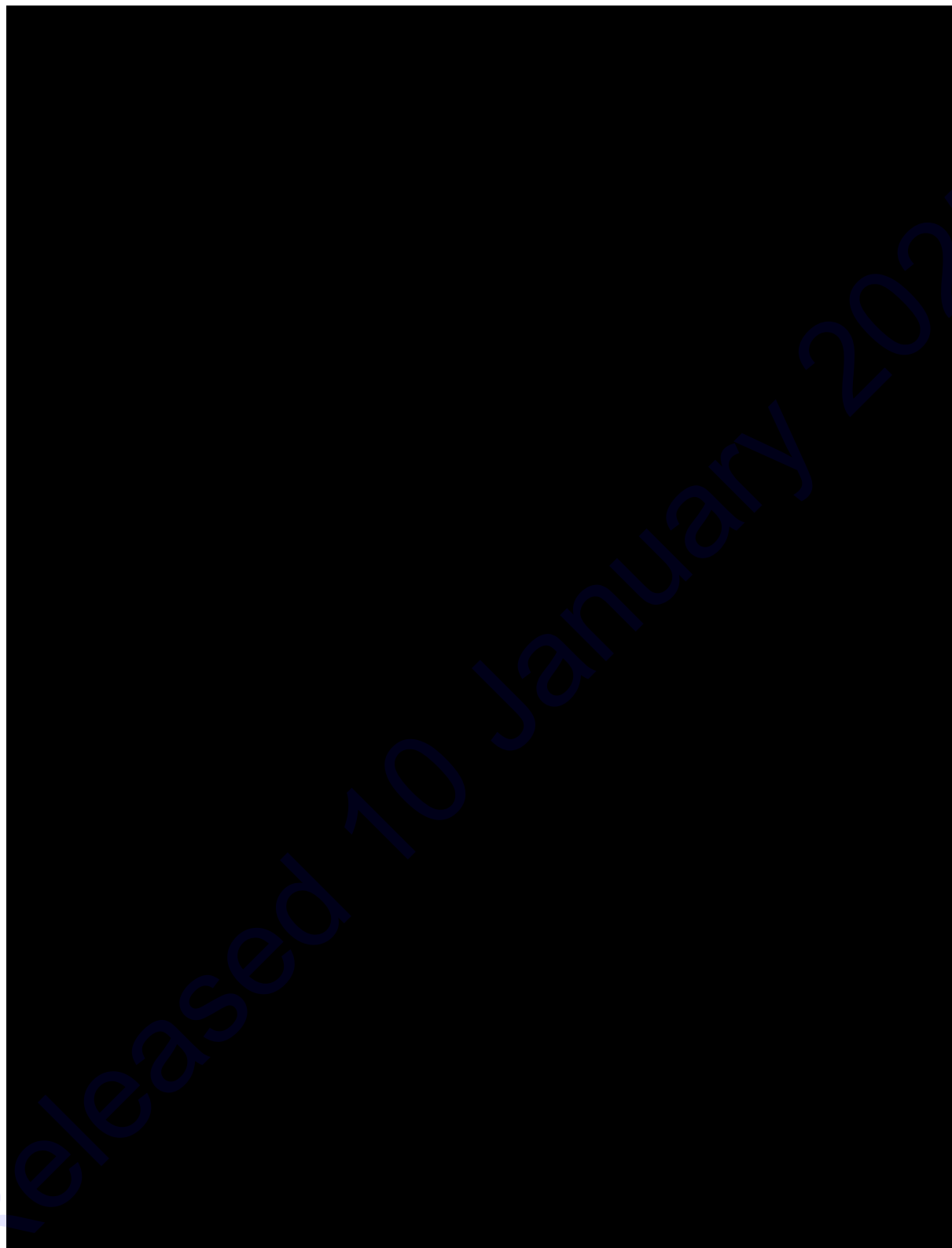


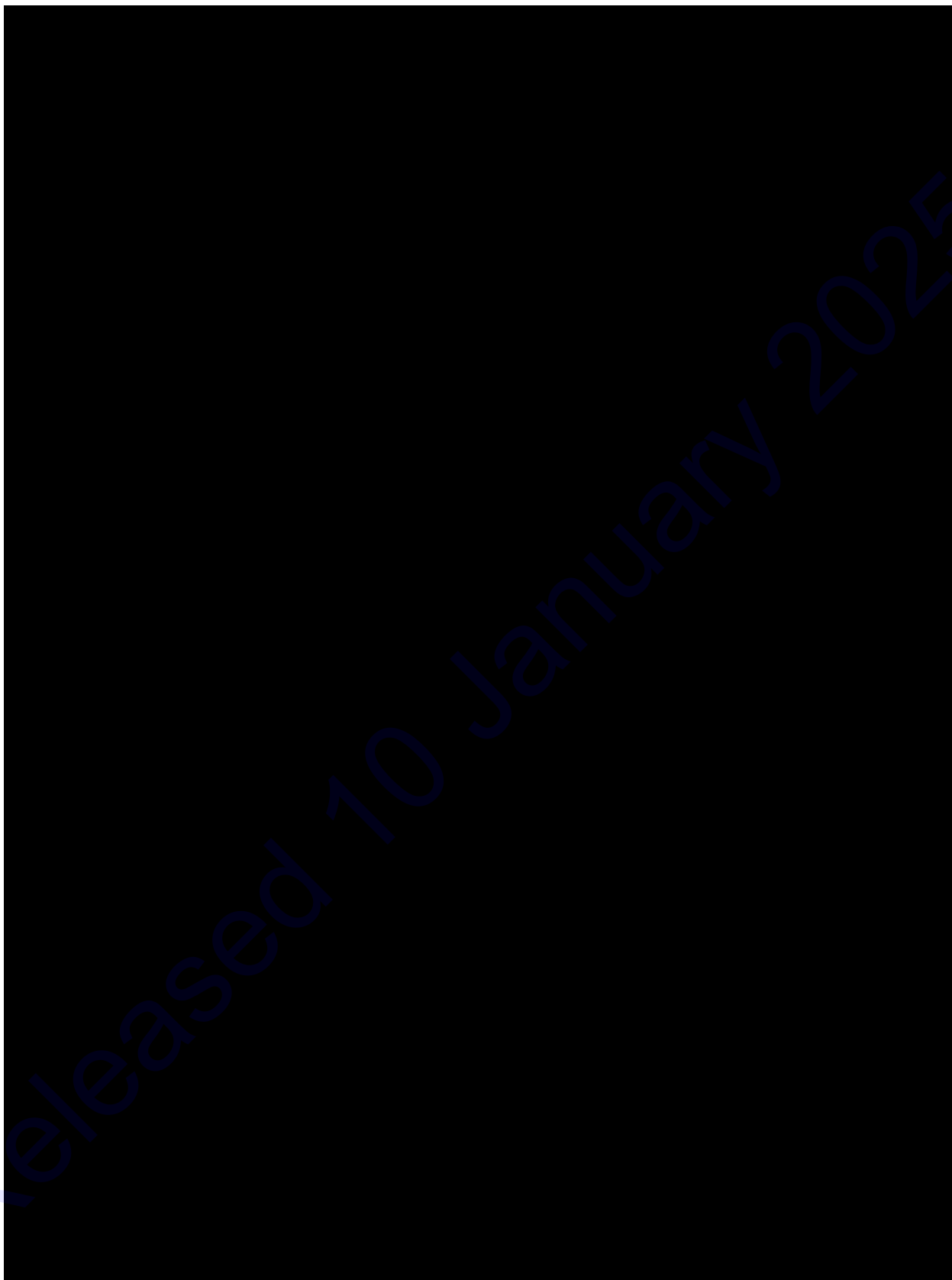
The land, which is subject to the CESA college proposal, and the Council District Sport and Recreation facilities [REDACTED]

land for the sport and recreation facilities being vested to Council by Walker Corp. [REDACTED]

[REDACTED]



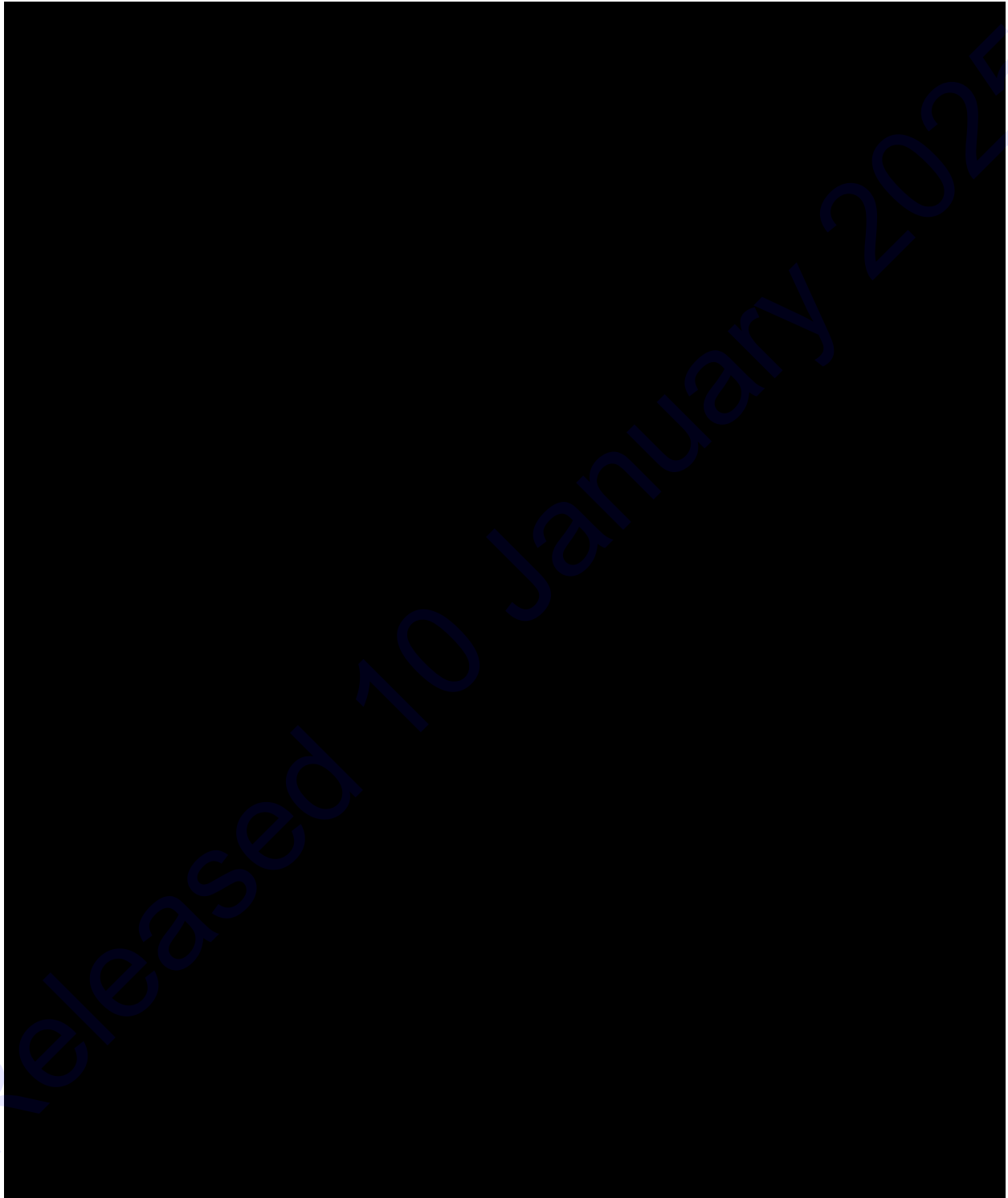


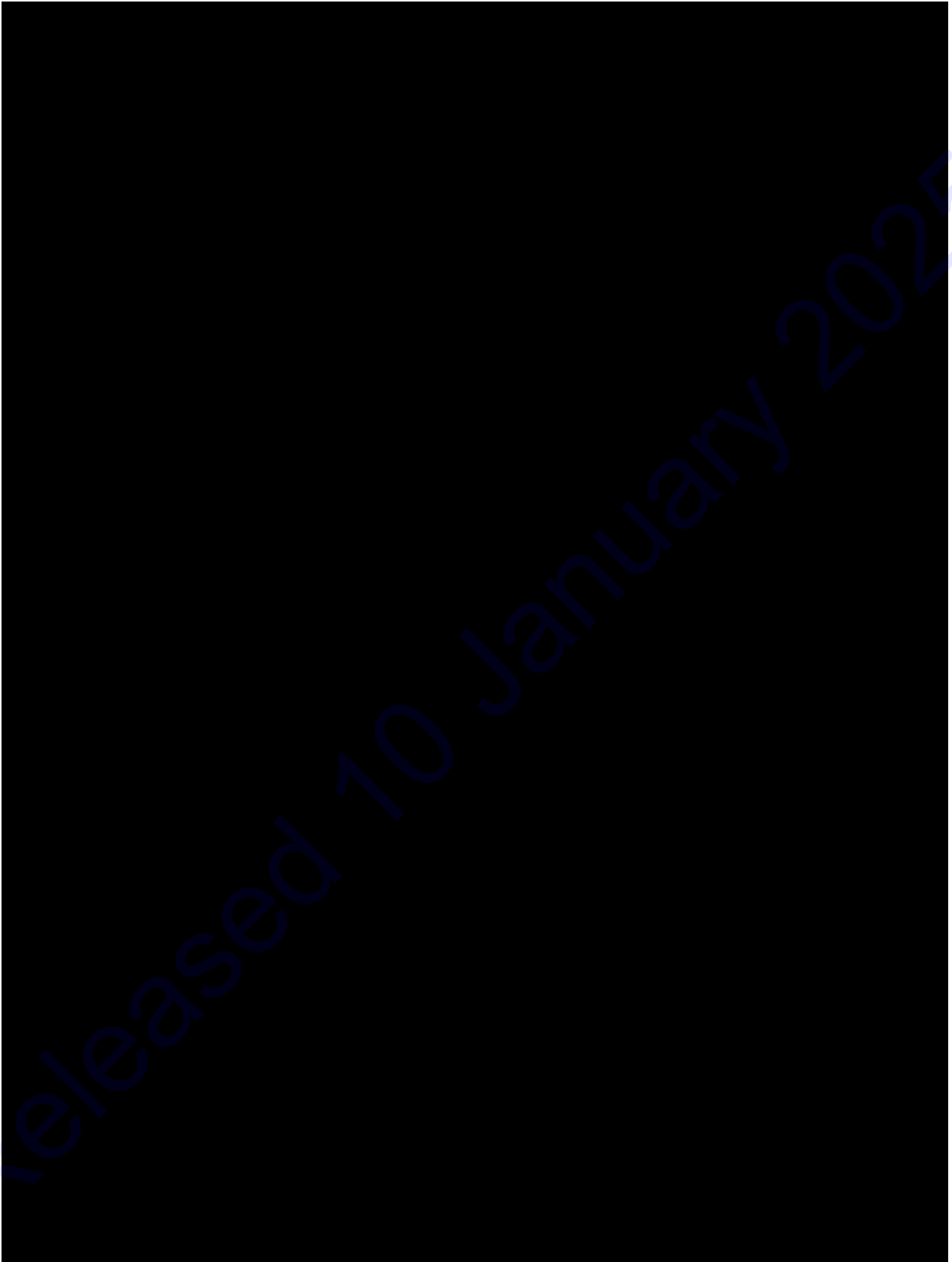


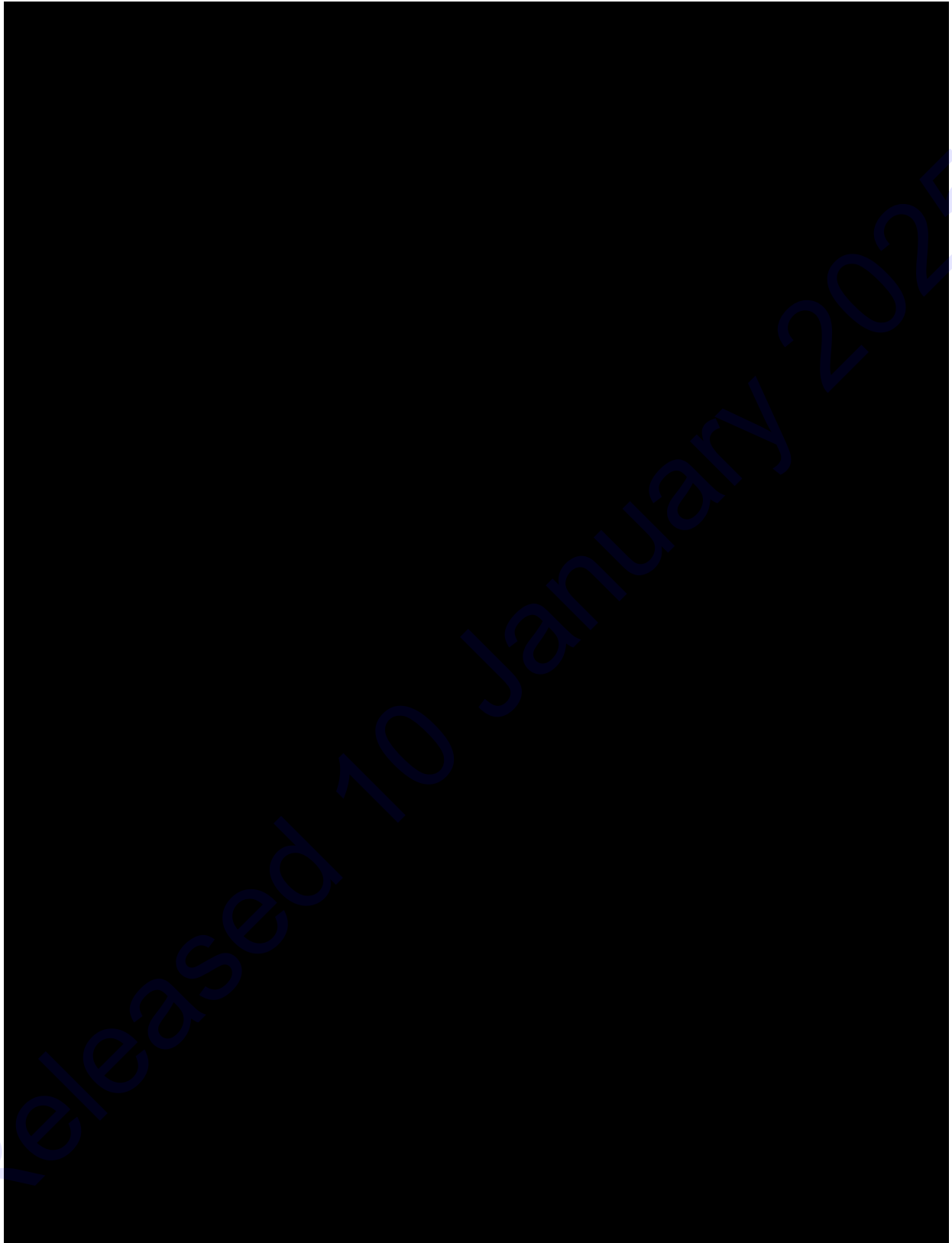


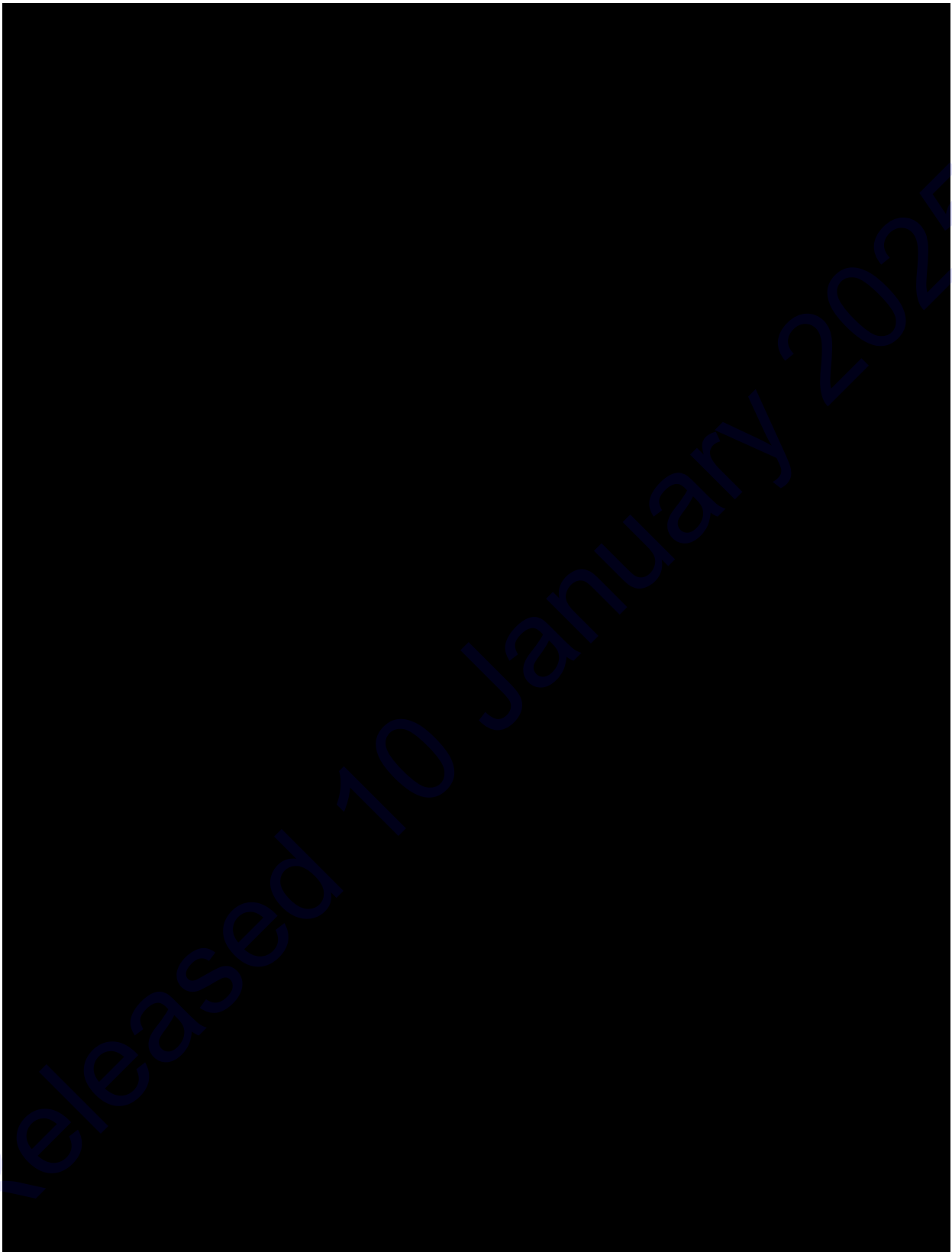
Shared Operating Costs

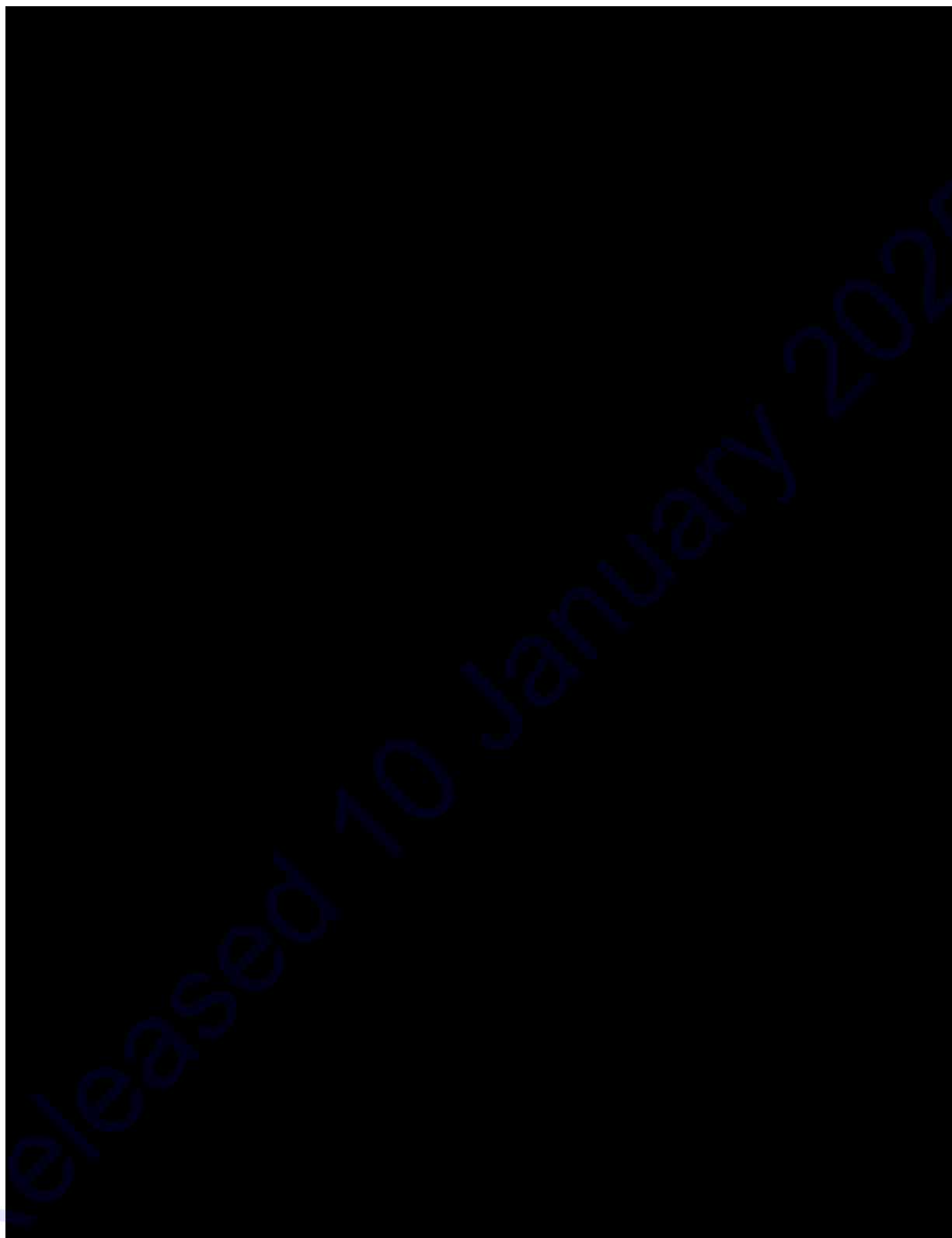
Cost sharing for ongoing operational costs for the land and facilities that will be shared with CESA are yet to be discussed and negotiated. Sharing of costs will reduce the Council's cost estimates.

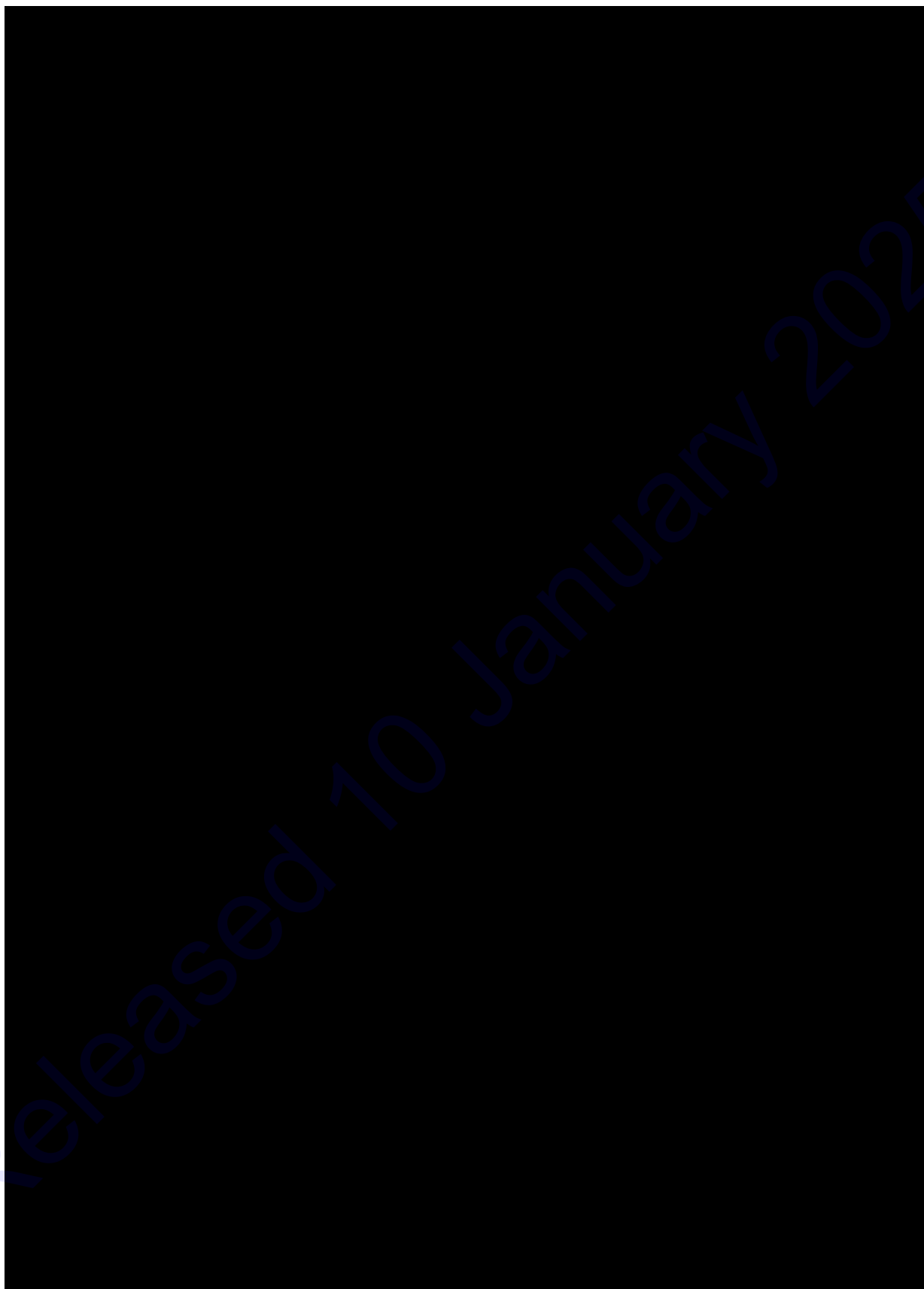




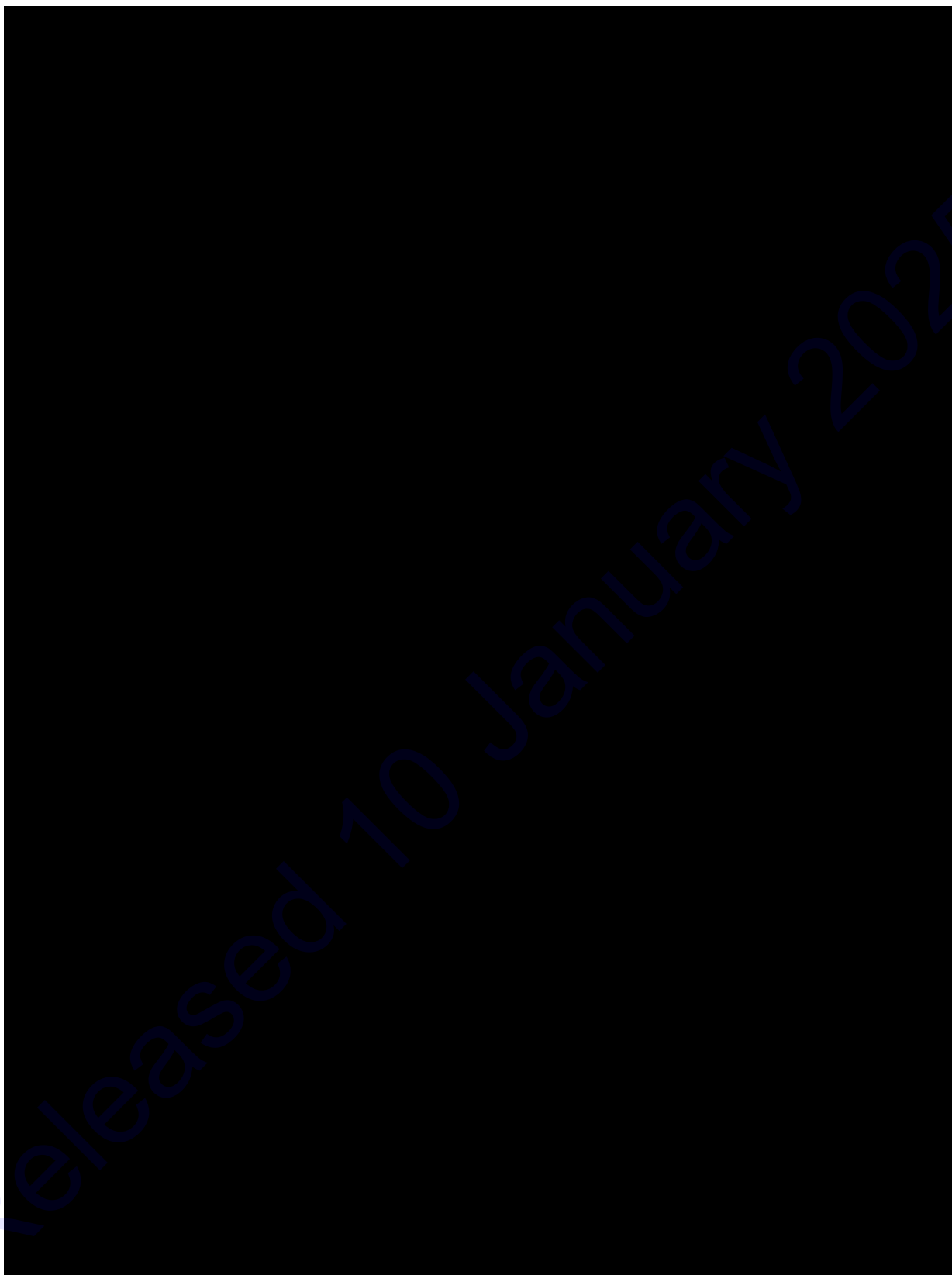


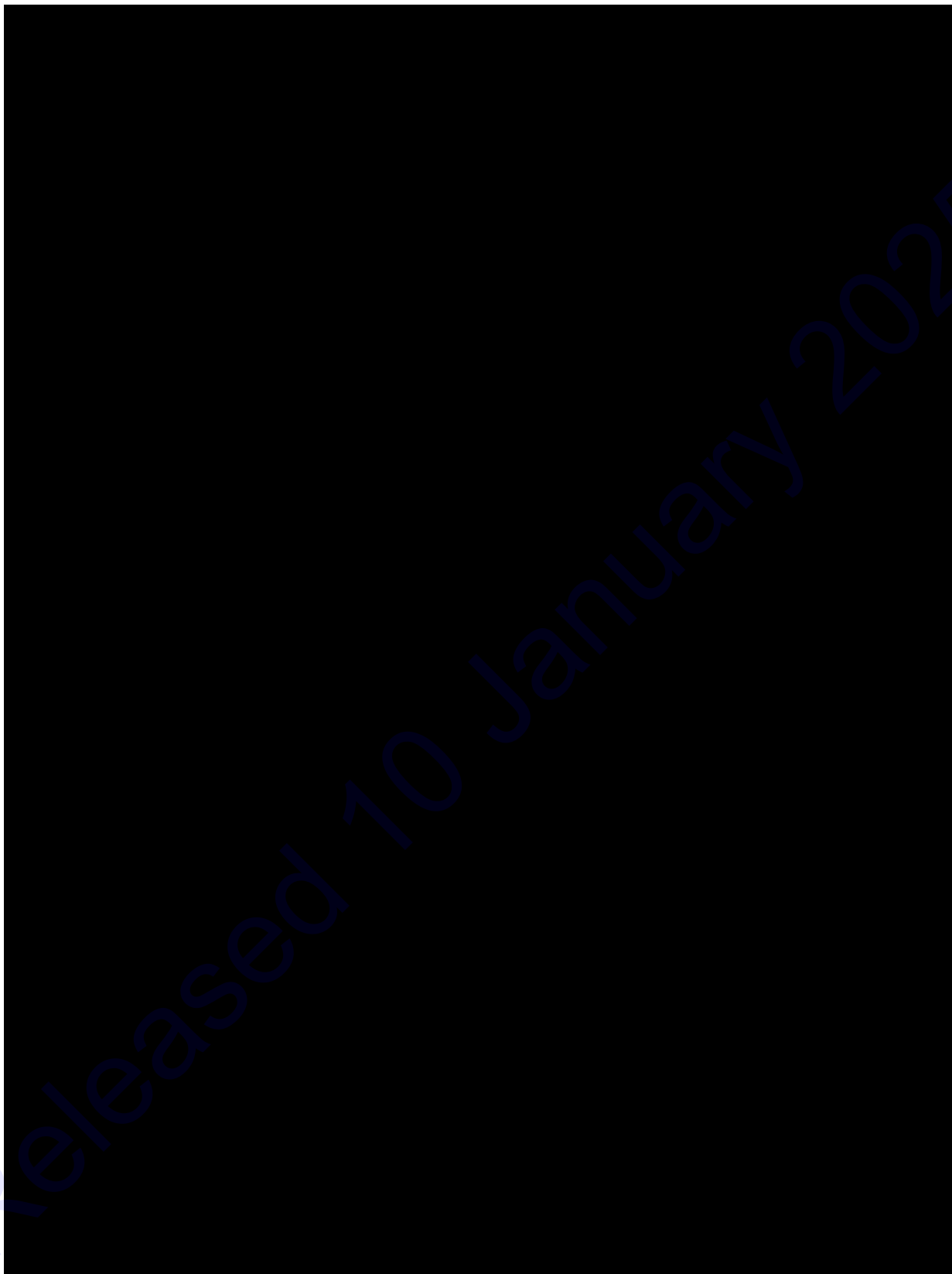


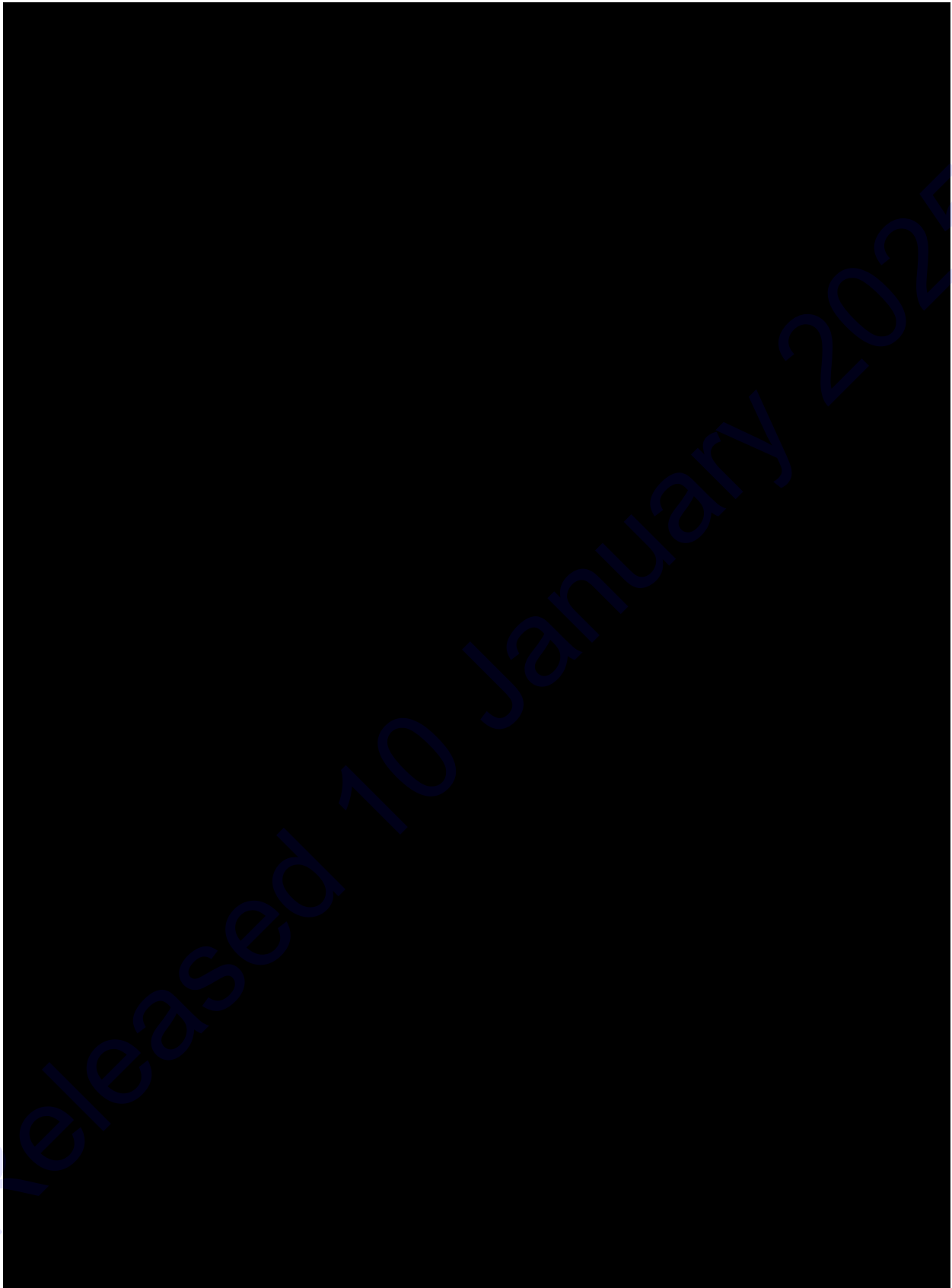


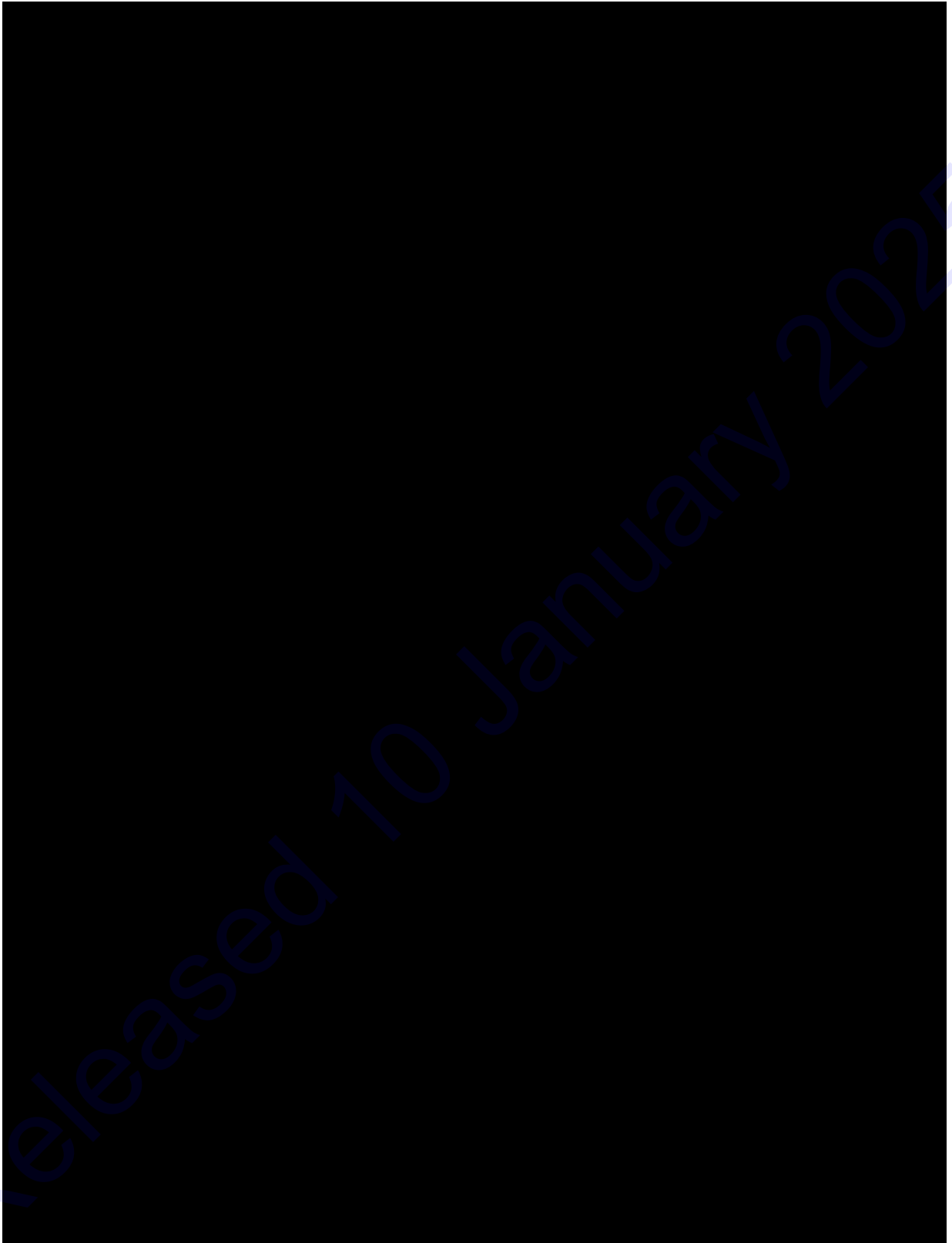


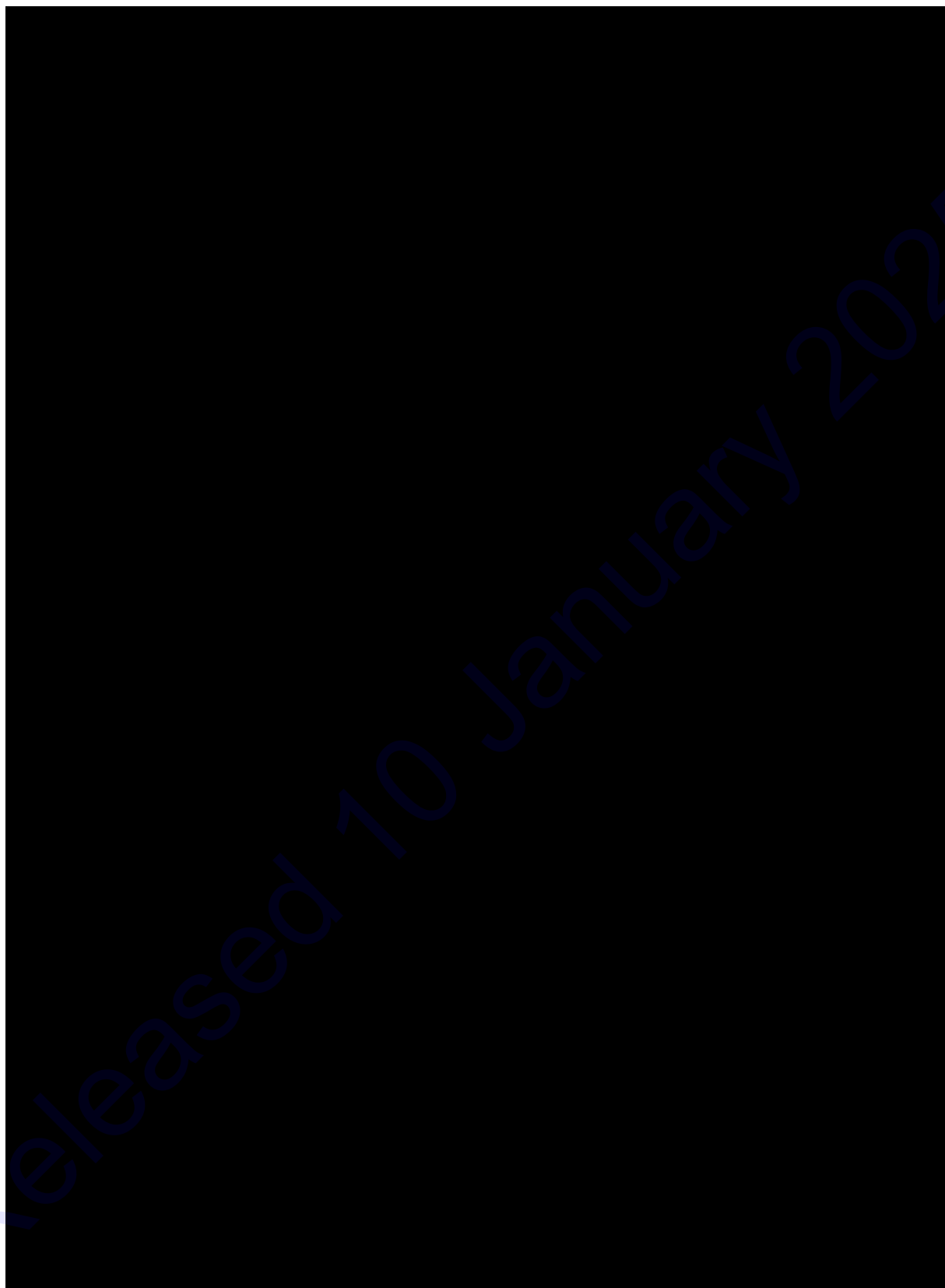












C. COMMITTEE TO DECIDE HOW LONG ITEM 17.4 IS TO BE KEPT IN CONFIDENCE**PURPOSE**

To resolve how long agenda item 17.4 is to be kept confidential.

STAFF RECOMMENDATION

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Committee orders that the following aspects of Item 17.4 be kept confidential in accordance with reasons to deal with this item in confidence pursuant to Section 90(3)(b) of the *Local Government Act 1999*:

- Report for Item 17.4
- Attachment(s) for Item 17.4
- Minutes for Item 17.4

This order shall operate until the next scheduled annual review of confidential items by Council at which time this order will be reviewed and determined in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

COMMITTEE RESOLUTION**5817**

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Committee orders that the following aspects of Item 8.2 be kept confidential in accordance with reasons to deal with this item in confidence pursuant to Section 90(3)(b) of the *Local Government Act 1999*:

- Report for Item 8.2
- Attachment(s) for Item 8.2
- Minutes for Item 8.2

This order shall operate until the next scheduled annual review of confidential items by Council at which time this order will be reviewed and determined in accordance with Section 91(9)(a) of the *Local Government Act 1999*.