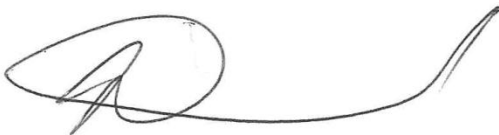


28 March 2014

NOTICE OF COUNCIL AND COMMITTEE MEETINGS

NOTICE IS HEREBY GIVEN that in accordance with Sections 83 and 87 of the *Local Government Act 1999* that an **Ordinary Meeting of Council** of the City of Onkaparinga will be held on **Tuesday 1 April 2014** at the Council Chamber at the Civic Centre, Ramsay Place, Noarlunga Centre at 7pm for the purpose of considering the items included on the attached agenda.

We recognise that the land on which we meet has considerable natural and cultural heritage, including thousands of years of traditional ownership by Kaurna.



Mark Dowd
Chief Executive Officer

Disclaimer: Please note that the contents of the Council Agendas have yet to be considered by Council and recommendations contained herein may be altered or changed by the Council in the process of formally making decisions of Council.



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City of Onkaparinga

Agenda for the Council meeting

to be held on 01 April 2014

Venue: Council Chamber, Civic Centre
Ramsay Place, Noarlunga Centre

Meeting commenced:

Present:

Apologies:

Leave of absence:

Absent:

Pledge:

We recognise this City's considerable natural and cultural heritage, including thousands of years of traditional ownership by Kurna, and the more recent contribution from people either born here or who have migrated here. As we meet together, we build on this heritage by respecting and listening to each other, thinking clearly, being receptive to new ideas, speaking honestly, and deciding wisely for the current and future well-being of those we serve.

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2.	Confirmation of minutes of the Council meeting held on Tuesday 11 March 2014, the Special Council meeting held on Tuesday 18 March 2014 and the Special Council meeting held on Thursday 27 March 2014.	7
3.	Adjourned business	7
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- 1. Opening of meeting**
- 2. Confirmation of minutes of the Council meeting held on Tuesday 11 March 2014, the Special Council meeting held on Tuesday 18 March 2014 and the Special Council meeting held on Thursday 27 March 2014.**
- 3. Adjourned business**
Nil.
- 4. Leave of absence**
Nil.
- 5. Mayor's Communication**
Nil.
- 6. Presentation**
 - 6.1 City of Onkaparinga Pipe Band (Keith Blyth, President)**
- 7. Deputation**
Nil.

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8. Presentation by Committee Chairpersons and reports to Council by Council Committees.

8.1 Chief Executive Officer Performance Management Committee minutes

Manager:	Andrea Sargent, Manager Risk and Compliance
Report Author:	Sue Hammond, Governance Officer
Contact Number:	8384 0747
Attachments:	1. Minutes of Chief Executive Officer Performance Management Committee meeting held 18 March 2014 (3 pages)

A meeting of the Chief Executive Officer Performance Management Committee was held on 18 March 2014.

There are no items that require a resolution of Council.

The minutes of the Chief Executive Officer Performance Management Committee meeting (Attachment 1) are for noting by Council.

Attachment 1

City of Onkaparinga
Minutes of the Chief Executive Officer
Performance Management Committee meeting
held on 18 March 2014

Venue: Meeting Room 1
Civic Centre, Ramsay Place, Noarlunga Centre

Meeting commenced:

Present: Mayor L Rosenberg
Cr G Kilby
Cr H Merritt
Cr D Parslow

Apologies:

Leave of absence:

Absent: Cr S Nash

In attendance: Jacki Done, Manager Culture and People
Mark Dowd, Chief Executive Officer

City of Onkaparinga
Minutes of the Chief Executive Officer Performance Management Committee meeting held on 18 March 2014

1. Opening of meeting

Mayor Rosenberg officially declared the meeting open at 11.30am.

2. Confirmation of minutes of the Council meeting held on Tuesday 25 February 2014.

3. Reports of officers

3.1 Chief Executive Officer Position Description Review

*MOVED **Cr Parslow.***

That the Chief Executive Officer Performance Management Committee review the content of the Position Description for the Chief Executive Officer, provided as Attachment 1 to the agenda report, to determine if changes are to be recommended for discussion with the Chief Executive Officer.

*Seconded by **Cr Merritt.***

CARRIED

3.2 Strategic Performance Objectives 2014-15

*MOVED **Cr Merritt.***

That the Chief Executive Officer Performance Management Committee discuss the Strategic Performance Objectives for 2014-15, to commence 1 July 2014 for the period to 30 June 2015.

*Seconded by **Cr Kilby.***

CARRIED

4. Other business

4.1 Review decision making process re Chief Executive Officer contract renewal

*MOVED **Cr Kilby.***

That a report be prepared that details:

- *process to establish a new contract*
- *scope to align Strategic Performance Objectives/Position Description to financial years*
- *the conducting of another Performance Review in the 2014 calendar year*
- *drawing up new contract in house or external consultation.*

*Seconded by **Cr Parslow.***

CARRIED

4.2 Determine Chief Executive Officer development expectations for 2014-15

*MOVED **Cr Kilby.***

That no changes to the Chief Executive Officer development expectations be introduced at this time.

*Seconded by **Cr Merritt.***

CARRIED

City of Onkaparinga
Minutes of the Chief Executive Officer Performance Management Committee meeting held on 18 March 2014

5. Closure

Mayor Rosenberg officially declared the meeting closed at 1.05pm.

Certified CorrectChair
/ /2014

8.2 Strategic Directions Committee minutes

This is a regular or standard report.

Manager: Andrea Sargent, Risk and Compliance

Report Author: Mathew Lawrence, Governance Officer

Contact Number: 8384 0126

Attachments: 1. Minutes of the Strategic Directions Committee meeting held
25 March 2014 (6 pages)

A meeting of the Strategic Directions Committee was held on 25 March 2014.

There are no items that require a resolution of Council.

The minutes of the Strategic Directions Committee meeting, as attached to this agenda report, are for noting by Council.

City of Onkaparinga
Minutes of the Strategic Directions Committee meeting
held on 25 March 2014

Venue Civic Area, Civic Centre
Ramsay Place, Noarlunga Centre

Meeting commenced 7.00pm

Present Mayor L F Rosenberg
Cr M Bray
Cr D Chapman (7.01pm)
Cr de Jonge (7.58pm)
Cr H Greaves
Cr J Gunn
Cr G Kilby
Cr H Merritt
Cr S Nash
Cr D Parslow (Chairperson)
Cr K Richardson
Cr P Schulze
Cr N Swann
Cr Y Wenham

Apologies Cr R Brown
Cr C Knight
Cr W Jamieson
Cr W Olsen
Cr S Webster

Leave of absence Cr S Brown

Absent Cr P Sutherland

City of Onkaparinga
Minutes of the Strategic Directions Committee meeting held on 25 March 2014.

1. Opening of meeting

Cr Parslow officially declared the meeting open at 7.00pm.

2. Confirmation of minutes of the Strategic Directions Committee meeting held on Tuesday 11 February 2014.

Cr Gunn *MOVED that the Minutes of the proceedings of the Strategic Directions Committee meeting held on Tuesday 11 February 2014 be received and confirmed as an accurate record of those proceedings.*

Seconded by Cr Kilby.

CARRIED

Cr Chapman entered the meeting at 7.01pm.

3. Adjourned business

Nil.

4. Chairperson's report

Nil.

5. Presentation

Professor Norman Etherington and Darren Peacock, National Trust South Australia, gave a presentation and answered questions from Elected Members in relation to a request for a civic partnership with City of Onkaparinga.

6. Deputation

Nil.

7. Reports of officers

7.1 Request by National Trust of South Australia for civic partnership with the City of Onkaparinga

MOVED Cr Bray.

That the Strategic Directions Committee:

- 1. Receive and note the presentation regarding the proposal of a Civic Partnership with the National Trust of South Australia.*
- 2. Note that a further report will be provided discussing the merits (pros and cons) of the membership for consideration at the 6 May 2014 Strategic Directions Committee meeting, including the possible use of National Trust for Heritage advisory services.*

Seconded by Cr Kilby.

CARRIED

7.2 Review of Corporate Memberships and Subscriptions

MOVED Cr Nash.

That the Strategic Directions Committee approve the cessation of membership to the Murray Darling Association and continue other memberships and subscriptions as outlined in the Directors' Group corporate membership recommendations, as attached to the agenda.

Seconded by Cr Merritt.

LOST

Cr Kilby called a Division.

For:

<i>Cr Greaves</i>	<i>Cr Gunn</i>	<i>Cr Kilby</i>	<i>Cr Merritt</i>
<i>Cr Nash</i>	<i>Cr Parslow</i>		

Against:

<i>Mayor Rosenberg</i>	<i>Cr Bray</i>	<i>Cr Chapman</i>	<i>Cr Richardson</i>
<i>Cr Schulze</i>	<i>Cr Swann</i>	<i>Cr Wenham</i>	

LOST

MOVED Cr Schulze.

That the Strategic Directions Committee approve the memberships and subscriptions as outlined in the Directors' Group corporate membership recommendations, as amended, to include the Murray Darling Association.

Seconded by Cr Swann.

MOVED Cr Kilby.

That the matter be deferred to a future meeting pending further information provided in a report.

Seconded by Cr Bray.

LOST

Cr de Jonge entered the meeting at 7.58pm.

The MOTION moved by Cr Schulze was PUT and CARRIED.

City of Onkaparinga
Minutes of the Strategic Directions Committee meeting held on 25 March 2014.

7.3 Council's Building Inspection Policy

Cr Nash declared a conflict of interest as her husband is a private certifier and left the meeting at 8.02pm.

*MOVED **Cr Greaves**.*

That the Strategic Directions Committee adopt the Building Inspection Policy, forming Attachment 3 to the agenda report, in accordance with the requirements of Section 71A of the Development Act 1993 and the Development (Swimming Pool Safety) Variation Regulations 2013, and that the Policy become operative from the date on which the variation regulations come into operation, being 1 April 2014.

*Seconded by **Cr Kilby**.*

CARRIED

7.4 Coastal Kiosks review - update - seeking Expressions of Interest

Cr Nash resumed her seat in the meeting at 8.05pm.

Mayor Rosenberg declared an interest as patron of the Aldinga Bay Surf Life Saving Club and Port Noarlunga Surf Life Saving Club.

Cr Wenham declared an interest as council contact to the Port Noarlunga Surf Life Saving Club.

*MOVED **Cr Nash**.*

That the Strategic Directions Committee note that in order to confirm the commercial viability of the re-establishment/continuation of Coastal Kiosks and to respond to community expectations, Expressions of Interest are to be sought as part of the review of Coastal Kiosks within the City of Onkaparinga.

*Seconded by **Cr Gunn**.*

Cr Wenham MOVED an AMENDMENT.

That the Strategic Directions Committee note that as part of the review of Coastal Kiosk Strategy:

- a) In order to confirm the commercial viability of re-establishment/continuation of Coastal Kiosks, EOI is to be sought.*
- b) The EOI process will include a definition of 'Kiosk'.*
- c) The community will be involved as defined in our engagement framework.*
- d) Preferred location (site) be identified prior to commencement of EOI process at Maslin Beach.*

*Seconded by **Cr Chapman**.*

The AMENDMENT was PUT and CARRIED. The MOTION, thus AMENDED, was PUT and CARRIED.

City of Onkaparinga
Minutes of the Strategic Directions Committee meeting held on 25 March 2014.

Cr Richardson *MOVED.*

That the Strategic Directions Committee note that as part of the review of Coastal Kiosk Strategy:

- a) In order to confirm the commercial viability of re-establishment/continuation of Coastal Kiosks, EOI is to be sought.*
- b) The EOI process will include a definition of 'Kiosk'.*
- c) The community will be involved as defined in our engagement framework.*

The MOTION lapsed for want of a seconder.

7.5 Updated Work Program

MOVED **Cr Kilby.**

That the Strategic Directions Committee note the Work Program as attached to the agenda, updated for the next 12 months (incorporating any amendments resolved by the Strategic Directions Committee).

Seconded by **Cr Merritt.**

CARRIED

8. Questions on notice

Nil.

9. Motions

Nil.

10. Petitions

Nil.

11. Urgent business

Cr Greaves *MOVED.*

That staff move forward with the EOI on the Coastal Kiosk sites at Aldinga Beach and Silver Sands and that the management of the EOI for Maslin Beach site be managed separately, consistent with part d) of the resolution moved as part of Item 7.4.

Seconded by **Cr Wenham.**

CARRIED

City of Onkaparinga
Minutes of the Strategic Directions Committee meeting held on 25 March 2014.

12. Confidential items

Nil.

13. Closure

Cr Parslow officially declared the meeting closed at 9.25pm.

Certified CorrectChair

/ /2014

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9. Reports of officers

9.1 Monthly Financial Report - February 2014

This report presents the monthly financial results for the period ending 28 February 2014 noting our financial position and performance measured against the approved budget.

This is a regular or standard report.

Director: Steve Mathewson, Director Finance and Commercial

Report Author: Sonia Sghendo, Team Leader Financial Accounting

Contact Number: 8384 0613

Attachments: 1. Monthly financial report (2 pages)
2. Inventory of funds (1 page)

1. Recommendation

That the financial reports for February 2014 be received and noted.

2. Background

This report presents the monthly financial reports for the period ending 28 February 2014, noting our financial position and performance measured against the approved budget.

This report forms part of our corporate reporting framework and provides details on our current financial position compared to the approved 2013-14 Budget for review and consideration.

3. Financial Implications

This report provides an overview of the financial performance and position for 2013-14.

4. Risk and Opportunity

Key risk/opportunity	Details and analysis
Nil	Nil

5. Discussion

The monthly financial information is presented in Attachment 1 (Monthly Financial Report) and Attachment 2 (Inventory of Funds). The following sections provide an outline of the monthly financial report and information on relevant variations and issues.

The approved budget for 2013-14 incorporates:

- The 2013-14 Budget as adopted by Council at its meeting on 9 July 2013.
- The 2012-13 Carry forwards being those amounts unspent in the previous financial year that are required to complete approved projects within the current financial year (adopted by Council on 15 October 2013).
- The 2013-14 Budget Review 1 as adopted by Council at its meeting on 10 December 2013.
- The 2013-14 Budget Review 2 as adopted by Council at its meeting on 11 March 2014.

Monthly financial report (Attachment 1 and 1(a))

Attachment 1 contains the following:

- Actual financial activity compared to budget for Operating, Project and Capital Works, Major Projects Fund, Climate Change Response Fund and other non-operating income and expenditure.
- A summary of costs that have been committed (ie where a purchase order has been raised but the goods or services have not yet been received) to provide an indication of the annual budget still available.
- A graph of the cumulative expenditure variation.

This graph details cumulative actual expenditure (operating and capital but excluding depreciation) compared to cumulative budgeted expenditure to provide a year to date variation. This key performance indicator (KPI) gives an indication of the projected end of year expenditure position.

An acceptable year to date variation of +/-5% has previously been established for this KPI.

As at 28 February 2014 the actual year to date expenditure of \$88.7 million was 7.6% (or \$7.3m) below the budgeted year to date expenditure of \$96 million. The variance reflects budgeted expenses that were timed to occur prior to and including February. The February month end variance exceeds the 5% KPI established. As reported in the Budget Review 2 report we will continue the comprehensive review of budget expense timings and the projected year end expenditure position as part of Budget Review 3. The outcomes of which will be presented to Council on 13 May 2014.

- A graph of the cumulative income variation.

This graph details cumulative actual income (operating and capital) compared to cumulative budgeted income to provide a year to date variation. This KPI gives an indication of the projected end of year income position.

An acceptable year to date variation of +/-5% has previously been established for this KPI.

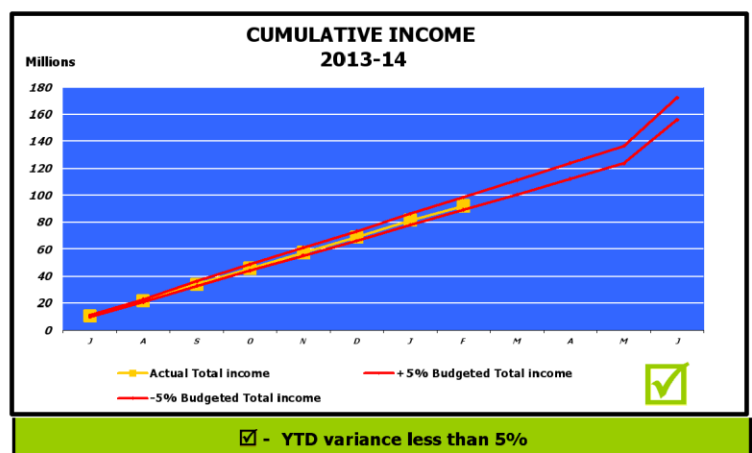
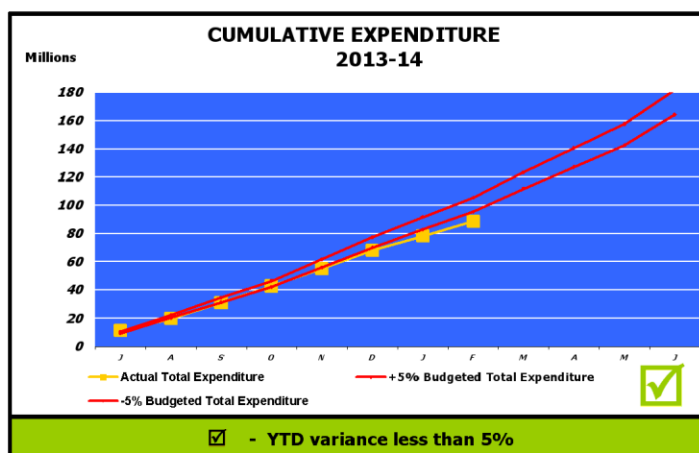
As at 28 February 2014 the actual year to date income of \$92.3 million was 0.39% (or \$358K) below the cumulative budgeted year to date income of \$92.6 million.

- Significant items contributing to these variations are listed within Attachment 1(a).

Inventory of funds (Attachment 2)

This attachment details the balances as at 28 February 2014 of invested funds (including our general bank account), debenture loans and funds drawn down on short term cash advance facilities.

Original adopted budget		Approved budget	Cumulative		Variance YTD	Variance YTD	Notes	Total committed	
			Actual YTD	Budget YTD	Fav/(Unfav)	%			
16,067,204	Operating income	12,168,994	8,027,645	7,938,762	88,883	1.1%	1	0	
3,510,446	Grants, subsidies and contributions	3,433,031	2,436,030	2,484,641	(48,611)	-2.0%		0	
5,632,552	Statutory income	5,596,752	2,641,401	2,596,834	44,567	1.7%		0	
109,484,576	User charges	109,461,576	72,630,985	72,513,365	117,620	0.2%		0	
1,265,890	Rates income	1,264,801	1,519,180	1,124,638	394,542	35.1%		0	
117,420	Reimbursements	117,420	54,184	58,256	(4,072)	-7.0%		0	
356,038	Investment income	372,888	278,434	320,388	(41,954)	-13.1%		0	
136,434,126	Other income	132,415,462	87,587,858	87,036,884	550,974	0.6%		0	
	Total Operating Income								
53,010,301	Operating expenditure	53,140,655	34,967,628	34,974,956	7,328	0.0%	2	0	
27,575,407	Employee costs	29,507,224	16,873,894	19,010,424	2,136,530	11.2%		5,630,700	
12,515,929	Contractual services	13,135,568	7,773,971	8,187,241	413,270	5.0%		940,763	
26,072,900	Materials	26,072,900	17,381,856	17,381,856	0	0.0%		0	
4,637,186	Depreciation	4,637,186	2,030,210	2,092,484	62,274	3.0%		0	
11,257,988	Finance charges	11,074,576	7,781,866	7,951,255	169,389	2.1%		731,352	
135,069,711	Other expenses	137,568,109	86,809,426	89,598,216	2,788,791	3.1%		7,302,816	
	Total Operating Expenditure								
1,364,415	Funding surplus/(deficit) from operations	(5,152,647)	778,432	(2,561,332)	3,339,764	☺		(7,302,816)	
4,397,180	Project and Capital Works expenditure	7,348,160	2,295,935	3,265,013	969,078	29.7%	3	1,072,078	
21,517,290	Project expenses	32,513,076	8,993,661	10,477,313	1,483,652	14.2%		4	7,794,729
4,947,640	Project capital	5,635,116	2,328,287	4,187,844	1,859,557	44.4%		5	2,346,135
30,862,110	Capital	45,496,352	13,617,883	17,930,170	4,312,287	24.1%		11,212,942	
	Total Project and Capital Works								
825,000	Funding	2,015,285	693,211	829,737	(136,526)	-16.5%	6	0	
2,030,850	Project income	3,766,008	1,220,287	1,307,515	(87,228)	-6.7%		7	0
2,009,560	Capital income	2,009,560	697,765	1,449,196	(751,431)	-51.9%		8	0
4,865,410	Sale of plant and equipment	7,790,853	2,611,264	3,586,448	(975,184)	-27.2%			0
	Total Funding								
(25,996,700)	Net expenditure - Project and Capital Works	(37,705,499)	(11,006,620)	(14,343,722)	3,337,102	☺		(11,212,942)	
12,728,894	Major Projects Fund	11,400,361	4,233,147	4,354,910	121,763	2.8%		1,812,728	
2,270,000	MPF - expenditure	1,006,657	737,568	672,363	65,205	9.7%		0	
	MPF - income								
(10,458,894)	Net expenditure - Major Projects Fund	(10,393,704)	(3,495,579)	(3,682,547)	186,968	☺		(1,812,728)	
350,000	Climate Change Response Fund	1,607,300	342,976	394,568	51,592	13.1%		299,465	
0	CCRF - expenditure	125,000	111,075	110,000	1,075	1.0%		0	
(350,000)	CCRF - income	(1,482,300)	(231,901)	(284,568)	52,667	☺		(299,465)	
	Net expenditure - Climate Change								
1,915,675	Other	21,142,764	0	0	0	0.0%		0	
(2,675,243)	Transfer from reserves	(4,022,732)	0	0	0	0.0%		0	
12,598,744	Appropriations to reserves	21,214,645	0	0	0	0.0%		0	
0	Loan principal drawdowns	(12,965,901)	0	0	0	0.0%		0	
(3,020,896)	Less: undrawn loans from prior years	(3,020,896)	(1,054,593)	(1,059,412)	4,819	-0.5%		0	
26,072,900	Loan principal repayments	26,072,900	17,381,944	17,381,944	0	0.0%		0	
550,000	Depreciation	1,722,892	1,230,016	1,230,016	0	0.0%		0	
0	Other	4,590,478	0	0	0	0.0%		0	
	Add: surplus/(deficit) brought forward - including financial assistance grant in advance in 2012-13	54,734,150	17,557,367	17,552,548	4,819	☺		0	
35,441,180	Net other								
0	Funding surplus/(deficit)	0	3,601,701	(3,319,621)	6,921,322	☺		(20,627,950)	



ATTACHMENT 1 A



MONTHLY FINANCIAL REPORT

Period ending 28 February 2014

Items contributing to year to date variance

Note	Description	YTD variance favourable/ (unfavourable)	Variance YTD %	Comment
1	Reimbursements	\$394,542	35.1%	
	Budget Review 3	\$267,966		The Local Government Schemes Special Distribution 2013 has resulted in Council receiving three special distributions totalling \$267,966. These are contributions from the Local Government Association Workers Compensation Scheme, Mutual Liability Scheme and Asset Mutual fund. Budget adjustments relating to these items will form part of Budget Review 3.
2	Contractual services	\$2,136,530	11.2%	
	Budget timings			The variance reflects budgeted expenses that were timed to occur prior to and including February. After taking into account total expenditure and committed costs at the reporting date no significant variances are projected for the year.
3	Project Expenses	\$969,078	29.7%	
	Budget timings / Budget Review 3			The variance reflects budgeted expenses that were timed to occur prior to and including February. As noted in the Budget Review 2 report, a comprehensive review of budget expense timings and the projected year end expenditure position was performed as part of Budget Review 2 and will continue in Budget Review 3.
4	Project capital	\$1,483,652	14.2%	
	Budget timings / Budget Review 3			The variance reflects budgeted expenses that were timed to occur prior to and including February. As noted in the Monthly Financial Report discussion, a comprehensive review of budget expense timings and the projected year end expenditure position was performed as part of Budget Review 2 and will continue in Budget Review 3.
5	Capital	\$1,859,557	44.4%	
	Budget timings			The variance reflects budgeted expenses that were timed to occur prior to and including February. After taking into account total expenditure and committed costs at the reporting date no significant variances are projected for the year.
6	Project income	(\$136,526)	(16.5%)	
	Budget timings			The variance reflects budgeted income that was timed to occur prior to and including February. As noted in the Budget Review 2 report, a comprehensive review of budget income timings and the projected year end position was performed as part of Budget Review 2 and will continue in Budget Review 3.
7	Capital income	(\$87,228)	(6.7%)	
	Budget timings			The variance reflects budgeted income that was timed to occur prior to and including February. As noted in the Budget Review 2 report, a comprehensive review of budget income timings and the projected year end position was performed as part of Budget Review 2 and will continue in Budget Review 3.
8	Sale of plant and equipment	(\$751,431)	(51.9%)	
	Budget timings			The variance reflects budgeted expenses that were timed to occur prior to and including February. After taking into account total expenditure and committed costs at the reporting date no significant variances are projected for the year.

CASH RESOURCES

Bank/investment accounts	Rate	Institution	Balance per ledger at 31-Jan-14	Movements Feb-14	Balance per ledger at 28-Feb-14
Operating					
City of Onkaparinga - Municipal account		CBA	289,382	2,503,758	2,793,140
Short-term investment - Municipal	2.50%	LGFA	0	0	0
Dedicated investments					
Hazel McKenzie Complex Carpark	2.50%	LGFA	13,337	0	13,337
Margaret Cutten Library Trust	2.50%	LGFA	62,168	0	62,168
Open Space	2.50%	LGFA	2,262,446	0	2,262,446
Road remediation funding	2.50%	LGFA	1,039,661	0	1,039,661
Total bank/investment accounts			3,666,994	2,503,758	6,170,753

Cash advances	Current limit	Rate	Institution	Balance per ledger at 31-Dec-13	Movements Feb-14	Balance per ledger at 28-Feb-14
Cash advance debentures	(18,000,000)	4.75%	LGFA	0	0	0
MPF variable rate loans	(26,300,000)	4.75%	LGFA	(20,670,000)	3,995,000	(16,675,000)
Total cash advance debentures	(44,300,000)			(20,670,000)	3,995,000	(16,675,000)
Available funds				23,630,000		27,625,000

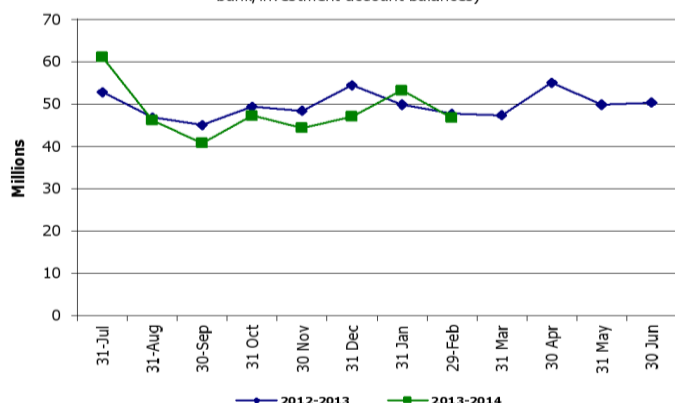
DEBT

Debenture loans	Final payment	Rate	Institution	Balance per ledger at 30-Nov-13	Movements Feb-14	Balance per ledger at 28-Feb-14
(Fixed credit foncier loans)						
No 49	1/05/2018	5.88%	Transport SA	(19,496)	0	(19,496)
ONKA 03	17/11/2018	6.38%	LGFA	(3,975,010)	0	(3,975,010)
ONKA 04	15/06/2021	6.75%	LGFA	(1,778,969)	0	(1,778,969)
ONKA 05	15/06/2022	6.92%	LGFA	(4,174,902)	0	(4,174,902)
ONKA 06	16/06/2023	7.82%	LGFA	(2,567,136)	0	(2,567,136)
ONKA 07	16/06/2023	7.88%	LGFA	(1,558,402)	0	(1,558,402)
ONKA 08	15/09/2025	6.20%	LGFA	(173,178)	0	(173,178)
MPF6	15/06/2026	6.90%	LGFA	(9,359,035)	0	(9,359,035)
MPF7	15/06/2027	5.35%	LGFA	(6,501,053)	0	(6,501,053)
MPF8	15/06/2027	5.35%	LGFA	(6,118,638)	0	(6,118,638)
Total debenture loans				(36,225,819)	0	(36,225,819)
Plus: cash advances drawn down		4.75%	LGFA	(20,670,000)	3,995,000	(16,675,000)
Total debt (including working capital requirements)				(56,895,819)	3,995,000	(52,900,819)

(Credit foncier loans have fixed interest rates. Early payout of these loans is a costly exercise given penalty costs incurred.)

Net debt level

(Cash advances drawn down plus total debenture loans less bank/investment account balances)



Highlights of the month

Interest rates at the time of writing this report are 4.75% on cash advance debentures and 2.50% on 24 hour call deposits.

9.2 Certificate of Consent for the Deposit of a Plan of Division - 92349 and 90655, Seaford Rise

This report seeks Council approval as a registered interest holder in the land, and for the Mayor and Chief Executive Officer to sign and seal a Certificate of Consent for the Deposit of a Plan of Division 92349 and 90655, Esperance Boulevard, Seaford Rise.

This is a regular or standard report.

Manager:	Renee Mitchell, Manager Development Services
Report Author:	Dianne Hockey, Development Officer (Planning)
Contact Number:	8301 7246
Attachments:	<ol style="list-style-type: none">1. Plan of Division for 92349 and 90655 approved in Development Application 145/8202/2007 (2 pages)2. Certificate of Title with registered interest 11587842 (2 pages)3. Aerial image of the site (1 page)4. Certificate of Consent for the Deposit of a Plan of Division form (1 page)

1. Recommendations

That Council:

- 1. Consents to the Deposit of the Plan of Division 92349 and 90655 (Attachment 1 to this agenda report) at Seaford Rise approved in Development Application 145/8202/2007.**
- 2. Acknowledges that its interest, AG11587842, will be unaffected by issuing its consent as the Land Management Agreement is rescinded over those allotments to which the Land Management Agreement does not apply and is carried over to those allotments to which it does.**
- 3. Delegates to the Mayor and Chief Executive Officer the authority to affix the council seal to and execute the Certificate of Consent for the Deposit a Plan of Division form (Attachment 4 to this agenda report).**

2. Background

A Land Management Agreement (LMA) is a negotiated agreement between council and a person/company seeking to develop their land. It sets out the agreed activities or conditions relating to that piece of land in the future. LMAs are entered into by the Chief Executive Officer (CEO) under delegation.

When an LMA is entered into as part of a land division, that agreement is attached by the Lands Title Office (LTO) to the existing Certificate(s) of Title of the affected allotment(s). This provides an enforceable agreement that relates to the property regardless of the ownership of that property, which may change over time. It also ensures that potential purchasers are put on notice prior to any sale that conditions set out in the LMA will continue to apply to that land.

As the land division progresses to create the new allotments set out in the plan of division, for the LMA to continue to be enforceable over the new allotments it must be attached to the new allotments as they are formally created. Where the

requirements of the LMA do not apply to certain allotments there is opportunity to rescind the LMA over those allotments.

Formal creation of the allotments occurs when the developer deposits with the LTO a Plan of Division which will create a new Certificate of Title for each new allotment. It is a requirement of Section 223LH(1)(A) of the *Real Property Act 1886* that registered interest holders in the land are asked to consent to the creation of the new Certificate of Title for each allotment. In the case of councils as registered interest holders, the LTO requires that consent is granted through affixing the Council seal and the signatures of the Mayor and CEO to the Certificate of Consent for the Deposit of a Plan.

3. Financial Implications

There are no financial implications for this process, apart from the staff time to prepare this report, as it is an administrative requirement of the LTO.

4. Risk and Opportunity

The LTO require the LMA to be placed on the relevant titles to which it applies. Where allotments are created which are not affected by the LMA there is opportunity to rescind the LMA from those titles.

There is no risk associated with this report as it is an administrative process to carry over the LMA by the LTO.

5. Discussion

On 21 September 2007, Hickinbotham Agencies Pty Ltd submitted Development Application 145/D202/2007 which was approved by the Environment, Resources and Development Court on 25 September 2008.

Development Application 145/D202/2007 approved the division of two allotments (DP 92349 and DP 90655) as piece allotments 7004, 7005, 8007, 8008, 8009 and 8009 Esperance Boulevard, Seaford Rise into 173 allotments. The allotments can be seen:

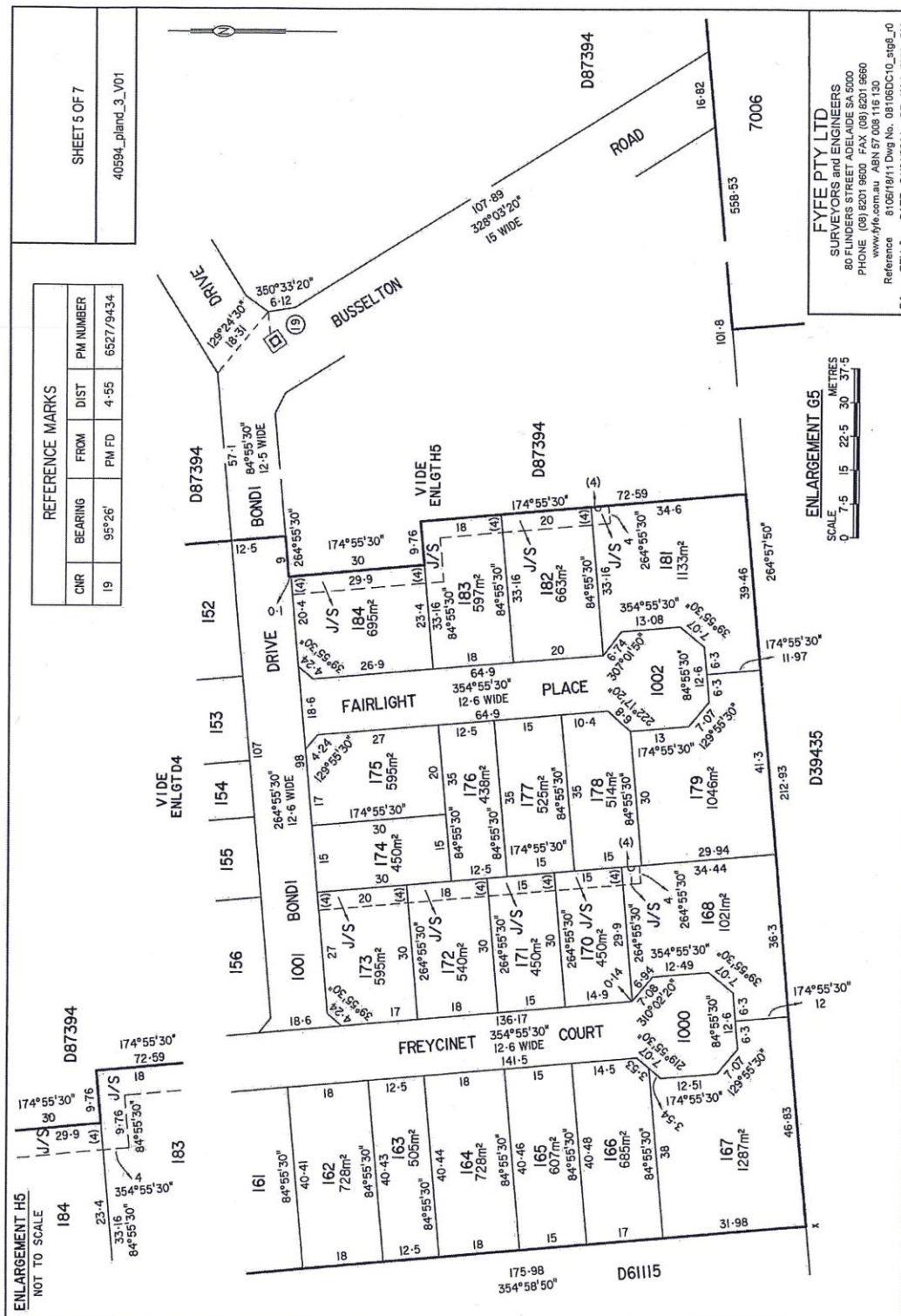
- in the approved Plan of Division at Attachment 1
- through aerial photography over the relevant site at Attachment 3.

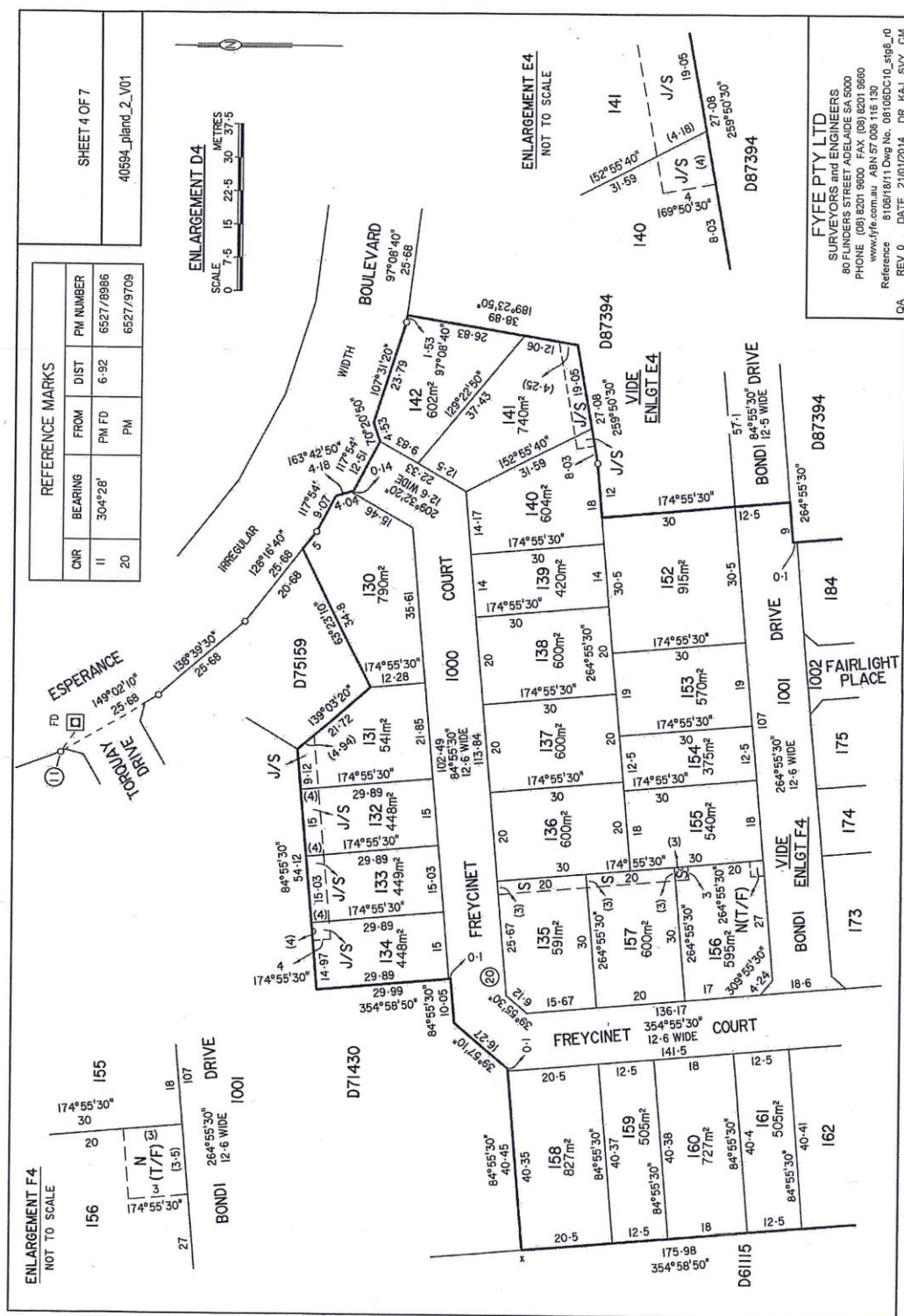
Under delegation, the CEO entered into an LMA relating to allotments 167, 168, 179 and 181 located along the southern boundary of the site requiring the developer to construct a mound, fencing and landscaping within the rear of the relevant residential allotments. The purpose is to reduce the acoustic impacts of a sand mine located to the south of the site.

The developer has submitted the Plan of Division approved by council in Development Application 145/D202/2007 to the LTO seeking formal creation of the new allotments. The LTO now seeks the consent of any registered interest holder in DP92349 and DP90655 to issue the new Certificates of Title over the new allotments; those being DP92349 and DP90655 Lots 167, 168, 179 and 181. The LTO advises that the effect on council's interest will be 'Nil' as the existing LMA will also be registered as an interest, interest AG11587842, on the new allotments.

As a registered Interest Holder on DP92349 and DP90655 Lots 167, 168, 179 and 181, through interest 11587842, this report now seeks authority to provide Council's consent on the Certificate of Consent for the Deposit of a Plan of Division form at Attachment 4.

Attachment 1







Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 6126 FOLIO 119 *

COST : \$25.75 (GST exempt)	PARENT TITLE : CT 6117/222
REGION : EMAIL	AUTHORITY : RTC 12041086
AGENT : OPTA BOX NO : 062	DATE OF ISSUE : 04/12/2013
SEARCHED ON : 02/02/2014 AT : 14:47:44	EDITION : 1
CLIENT REF HICKS STAGE 8	

REGISTERED PROPRIETORS IN FEE SIMPLE

BUILDING TECHNICAL SERVICES PTY. LTD. OF 1 UNDIVIDED 3RD PART AND J A
SCHUMPETER PTY. LTD. OF 1 UNDIVIDED 3RD PART AND HICKINBOTHAM AGENCIES
PTY. LTD. OF 1 UNDIVIDED 3RD PART ALL OF 25 NORTH TERRACE HACKNEY SA 5069

DESCRIPTION OF LAND

ALLOTMENT COMPRISING PIECES 8007, 8008, 8009 AND 8010 DEPOSITED PLAN 92349
IN THE AREA NAMED SEAFORD RISE
HUNDRED OF WILLUNGA

EASEMENTS

SUBJECT TO THE EASEMENT FOR SEWERAGE PURPOSES AS PROVIDED FOR BY SECTION
223 1g (1) OF THE REAL PROPERTY ACT 1886 OVER THE LAND MARKED C ON DP
92349

SUBJECT TO THE EASEMENT FOR DRAINAGE PURPOSES AS PROVIDED FOR BY SECTION
223 1g (2) OF THE REAL PROPERTY ACT 1886 OVER THE LAND MARKED B AND F ON
DP 92349

SUBJECT TO THE EASEMENT FOR ELECTRICITY SUPPLY PURPOSES AS PROVIDED FOR BY
SECTION 223 1g (3) OF THE REAL PROPERTY ACT 1886 TO DISTRIBUTION LESSOR
CORPORATION (SUBJECT TO LEASE 8890000) OVER THE LAND MARKED
A(T/F) .D(T/F) .E.G.G(T/F) AND M(T/F) ON DP 92349

SCHEDULE OF ENDORSEMENTS

11587842 AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE
NIL

CONT.

Page 1 of 2

The Registrar-General certifies that this Title Register Search displays the records
maintained in the Register Book and other notations at the time of searching.





Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 6105 FOLIO 108 *

COST : \$25.75 (GST exempt)	PARENT TITLE : CT 6081/704
REGION : EMAIL	AUTHORITY : RTC 11867636
AGENT : OPTA BOX NO : 062	DATE OF ISSUE : 27/12/2012
SEARCHED ON : 02/02/2014 AT : 14:47:11	EDITION : 1
CLIENT REF HICKS STAGE 8	

REGISTERED PROPRIETORS IN FEE SIMPLE

BUILDING TECHNICAL SERVICES PTY. LTD. OF 1 UNDIVIDED 3RD PART AND J A
SCHUMPETER PTY. LTD. OF 1 UNDIVIDED 3RD PART AND HICKINBOTHAM AGENCIES
PTY. LTD. OF 1 UNDIVIDED 3RD PART ALL OF 25 NORTH TERRACE HACKNEY SA 5069

DESCRIPTION OF LAND

ALLOTMENT COMPRISING PIECES 7004 AND 7005 DEPOSITED PLAN 90655
IN THE AREA NAMED SEAFORD RISE
HUNDRED OF WILLUNGA

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

11587842 AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

NIL

END OF TEXT.

Page 1 of 1

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Attachment 3



This material is provided for general information only, without
any express or implied warranty as to its accuracy or currency.
No action should be taken on the basis of this material.
Appropriate independent professional advice should be obtained.

Attachment 4

Page of

CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF DIVISION		
CONSENTING PARTY (Full Name and Address) The City of Onkaparinga PO Box 1 Noarlunga Centre SA 5168		
NATURE OF ESTATE OR INTEREST HELD AG11587842		
ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION / VALUE
AG11587842	Rescission of Land Management Agreement over Allotments 130 – 142 inclusive, 152 – 166 inclusive, 170 – 178, 182 – 184 inclusive being created on the accompanying plan	Nil
<p>I/We the consenting party</p> <p>(1) certify /our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office</p> <p>(2) acknowledge that the deposit of the plan will affect /our estate or interest to the extent set out in the above Statement of Effect panel.</p> <p style="text-align: right;">Dated.....</p> <p>EXECUTION BY CONSENTING PARTY</p> <p>The Common Seal of The City of Onkaparinga Was affixed in the presence of:</p> <p style="text-align: right;">.....Mayor</p> <p style="text-align: right;">.....Chief Executive Officer</p> <p>I..... (print full name) certify that the requirement of Section 57(8) of the Development Act 1993 to partially terminate Agreement No 11587842 have been complied with.</p> <p style="text-align: right;">..... Chief Executive Officer</p>		

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9.3 Update on The Quarter

This report provides an update on the review of the Quarter.

This is a regular or standard report.

Director:	Steve Mathewson, Director Finance and Commercial
Report Author:	Maggie Hine, Manager Strategy and Sustainability Jacki Done, Manager Culture and People
Contact Number:	83840618 8384 0682

1. Recommendation

That Council note the report.

2. Background

This report has been developed in response to Council's resolution at its meeting on 11 March 2014, which called for a report on the details of the review of the Quarter over the last three years.

- 1. That the December 2013 Quarter be received.*
- 2. That a report comes back to the next meeting of Council that details the review undertaken of The Quarter for the last three years.*

3. Financial Implications

No financial implications relevant to this report.

4. Discussion

Review activities 2011 – 2014

The Quarter is the organisation's quarterly corporate performance report and is presented to Council in February, May, August and November of each year. Since 2000 it has been the organisation's primary reporting tool used to deliver performance related information to elected members, the organisation and our communities. The report includes information on:

- organisational key performance indicators
- organisational key result areas
- statistical information and project updates.

At its meeting on 15 February 2011 Council noted that a review of The Quarter's role, purpose and content was to occur to ensure that it is capturing the relevant information needed to report on the organisation's performance. It was also noted in the report to Council that the review of the Quarter needed to occur as part of the review of the broader corporate reporting framework, which at that time included weekly news, monthly financial report, project register reporting and annual business plans.

Since that time the review has been rescheduled a number of times to ensure that the scope of its review aligns and is integrated with the implementation of the following:

a) Community Plan 2035 and supporting strategic framework

The adoption of Community Plan 2035 and the review of the strategic framework needed to be finalised prior to further development of the corporate reporting framework. The inclusion of a goal focussed on Council of Excellence positions organisational reporting as a strategic priority.

The strategic framework provides the structure that the corporate reporting framework will align to, including integrating reporting cycles for strategic, operational and financial planning and budgetary processes.

The corporate strategy, one of the ten lead strategies in the Community Plan 2035 is also being drafted.

The vision, goals, objectives and actions of the Community Plan 2035 filter through the levels of planning, right through to the organisation's annual delivering planning and how this is reported on in the corporate reporting framework.

b) Service alignment model

In June 2011 a report was presented to Council regarding the service alignment model. At subsequent Elected Member workshops on the implementation of the service alignment model, it became apparent that the review of the Quarter and the corporate reporting framework should be delayed until clarity on the objectives, scope, process and methodology of the service reviews were in place. This is now the case and the outcomes of the service alignment modelling can now inform the review of the reporting tool and overall reporting framework.

This year's budget process included reporting to elected members using the Service Register. The Service Register is one of the tools developed to report on services including financial reporting, strategic alignment, commercialisation opportunities and opportunities for improvements in effectiveness.

Next steps

The next steps relevant to the review of the Quarter are:

- building a process to ensure planning is integrated with strategic review, service review, budgeting, staff development and performance
- identifying and implementing a system to collect and collate organisation wide delivery plans
- providing clear linkages between the Community Plan, associated strategies, management plans, action plans and delivery plans
- automating reporting against delivery plans
- automating narrative and statistical reporting for The Quarter
- building staff capacity to develop action and delivery plans in line with our new process.

Ultimately this project is heavily reliant on our corporate Information Technology (IT) solutions. A project is underway to identify our core IT solution requirements and identify options for potential rationalisation, replacement or enhancement. Outcomes from this will then be used to inform our IT implementation and action plan including required future investment. In the interim the existing program and

project register is being used and data across all projects, programs and services has been captured.

The next steps for this financial year include:

- developing revised senior management reporting against strategies, action plans and delivery plans
- finalising the trending reports and updated Community Well Being Monitor (noting that the monitor reports on city wide trends not organisational performance measures)
- implementation of a process to reduce human resourcing and the cost associated with the development of The Quarter
- engaging with elected members on reporting options available including presenting them with sample reports.

During the coming financial year we will be developing enhanced performance measures enabling reporting against the priorities of the Community Plan 2035 and the ten lead strategies. The timing of this will need to align with the delivery of any proposed IT solution changes and structural changes to our information and data (eg. restructuring of the general ledger to better align with the strategic framework and service register).

Given all of the above, we would expect to consult with elected members to seek Council's input into the delivery, format and content of The Quarter to ensure it provides relevant information in a timely manner which meets the needs of elected members. We envisage a first draft of the new format to be tabled in November 2014 based on first quarter results of the 2014-2015 financial year.

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10. Nominations to external bodies

Nil.

11. Questions on notice

Nil.

12. Motions

Nil.

13. Petitions

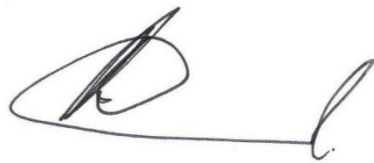
Nil.

14. Urgent business

15. Confidential items

Confidential Clause

If Council so determines item 15.1 may be considered in confidence under Section 90(2) of the *Local Government Act 1999* on grounds contained in the Recommendations.

A handwritten signature in dark ink, appearing to be 'Mark Dowd', written in a cursive style.

Mark Dowd
Chief Executive Officer

15.1 Legal proceedings

This report will be provided under separate cover.

16. Closure

Declarations of Interest

Council Meeting Date:		Councillor:
Item No. (e.g. 3.1)	Declaration of Interest (where a member has an interest that does not lead to a conflict)	Declaration of Conflict of Interest (where a member has an interest that leads to a conflict)