

Reference: AF11/877
Enquiries to: Ms Sarah Philpott

MEMBERS

NOTICE is hereby given that the Mayor has called a Special Meeting of the Council to be held at the Council Chamber, Civic Centre, 10 Watson Terrace, Mount Gambier on the following date and time:

Monday 21 June 2021 - Council Chamber - Civic Centre (commencing at 5:30 pm)

For the purpose of:

1. Annual Business Plan and Budget - Community Consultation Submissions 2021/2022
2. Blue Lake Golf Club - Greenskeeper Shed
3. East Gambier Sportsmens Club (McDonald Park) - Toilet Demolition and Replacement

Please find Agenda attached.



Sarah PHILPOTT
CHIEF EXECUTIVE OFFICER

17 June 2021



City of
Mount Gambier

Civic Centre, 10 Watson Terrace
Mount Gambier SA 5290

PO Box 56
Mount Gambier SA 5290

Telephone 08 87212555
Facsimile 08 87249791
city@mountgambier.sa.gov.au

mountgambier.sa.gov.au

I hereby give notice that a Special Meeting of Council will be held on:

Date: Monday, 21 June 2021
Time: 5.30 p.m.
Location: Council Chamber
Civic Centre
10 Watson Terrace
Mount Gambier

AGENDA

Special Council Meeting **21 June 2021**

Sarah Philpott
Chief Executive Officer
17 June 2021

Order Of Business

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1 ACKNOWLEDGEMENT OF COUNTRY

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LAND WHERE WE MEET TODAY. WE RESPECT THEIR SPIRITUAL RELATIONSHIP WITH THE LAND AND RECOGNISE THE DEEP FEELINGS OF ATTACHMENT OUR INDIGENOUS PEOPLES HAVE WITH THIS LAND.

2 APOLOGIES

Nil

3 LEAVE OF ABSENCE

Nil



4 COUNCIL REPORTS

4.1 ANNUAL BUSINESS PLAN AND BUDGET - COMMUNITY CONSULTATION FEEDBACK 2021/2022 – REPORT NO. AR21/36959

Committee:	Council
Meeting Date:	21 June 2021
Report No.:	AR21/36959
CM9 Reference:	AF20/446
Author:	Darren Barber, General Manager Shared Services
Authoriser:	Sarah Philpott, Chief Executive Officer
Summary:	A report providing Council with feedback on the public consultation for the 2021/2022 Annual Business Plan and Budget.
Strategic Plan Reference:	Goal 1: Our People
	Goal 2: Our Location
	Goal 3: Our Diverse Economy
	Goal 4: Our Climate, Natural Resources, Arts, Culture and Heritage
	Goal 5: Our Commitment

REPORT RECOMMENDATION

1. That Council Report No. AR21/36959 titled 'Annual Business Plan and Budget - Community Consultation Feedback 2021/2022' as presented on 21 June 2021 be noted.
2. That Council reviews and considers the submissions received on the Annual Business Plan and Budget.
3. That the Chief Executive Officer be authorised to make minor textual changes to the 2021/2022 Annual Business Plan and Budget to correct typos and errors of fact and to update the Mayoral Message if required in consultation with the Mayor.



TYPE OF REPORT

Legislative

BACKGROUND

At the Council meeting on 18 May 2021, Council endorsed the draft Annual Business Plan and Budget for 2021/2022 for the purposes of public consultation in accordance with Council Policy P195 Community Consultation and Engagement.

The Annual Business Plan and Budget was out for public consultation from Friday 21 May 2021, until Friday 11 June 2021.

The public consultation process involved notices and articles in the Lifestyle1, SE Voice and Border Watch newspapers, radio interviews, promotion on the City of Mount Gambier Facebook page and a consultation page on the 'Have Your Say Mount Gambier' website. Copies of the Annual Business Plan and Budget were also available to download from 'Have Your Say Mount Gambier' and hardcopies at from Customer Service at the Civic Centre. Members were also encouraged to seek feedback from the communities within which they were involved.

At the end of the consultation period five submissions were received via Have Your Say Mount Gambier and one submission was received via email in relation to the 2021/2022 draft Annual Business Plan and Budget.

During this period there were:

- 77 visits to the consultation landing page
- 37 downloads of the draft Annual Business Plan and Budget and proposed Waste Service Charge
- 15 downloads of the draft 2021/2022 Budget Snapshot
- 12 downloads of the Waste Service Charge (WSC) Fact Sheet
- 2 downloads of the 2021/2022 Annual Business Plan and Budget and proposed Waste Service Charge feedback form

The Council received six formal submissions. The submissions are dealt with in detail in **Attachment 1**, together with a proposed response to the representation.

Council are reminded that the number of responses is not as important as their content. A well-made point by one respondent deserves the same consideration as an alternate issue receiving multiple similar responses.

Unlike previous years prior to 2020 where respondents have opportunity to ask questions and make submissions at a public meeting the relevant provisions of the Local Government Act 1999 are suspended under the Public Health Emergency; Public Access and Public Consultation Notice (No. 2) 2020. Accordingly, submissions have been invited for a period of 21 days and are summarised in this report for Members review.

PROPOSAL

No changes are proposed as a result of the submissions received.

LEGAL IMPLICATIONS

Nil.

STRATEGIC PLAN

- 1.1.1 Fostering and supporting community-based organisations
- 1.1.2 Supporting programs that allow our community groups to be more effective in achieving their goals
- 1.4.6 Providing grant programs that assist the community in delivering services and projects that align with its aspirations



- 2.1.2 Continuing to work on projects that improve residential amenity, including Power Line Environment Committee (PLEC) projects
- 2.1.3 Consolidating, upgrading and seeking funding for a number of walking and cycling trails throughout the city, including the Rail Trail and the Crater Lakes precinct
- 2.4.4 Work in partnership with our sporting clubs to improve their sporting and clubhouse facilities and to help them take advantage of accommodation opportunities for groups

COUNCIL POLICY

[P195 Community Consultation and Engagement](#)

ECONOMIC IMPLICATIONS

Nil.

ENVIRONMENTAL IMPLICATIONS

Nil.

SOCIAL IMPLICATIONS

Nil.

CULTURAL IMPLICATIONS

Nil.

RESOURCE IMPLICATIONS

Nil.

VALUE FOR MONEY

Nil.

RISK IMPLICATIONS

Nil.

EQUALITIES AND DIVERSITY IMPLICATIONS

Nil.

ENGAGEMENT AND COMMUNICATION STRATEGY

Nil.

IMPLEMENTATION STRATEGY

Nil.

CONCLUSION AND RECOMMENDATION

Following a series of workshops and committee consideration, Council endorsed the Annual Business Plan and Budget for the purposes of public consultation and received six submissions from community.

The six formal submissions have been summarised and a response to each submission has been attached for Elected Members review in the finalisation and adoption of the 2021/2022 Annual Business Plan and Budget.

ATTACHMENTS

1. Draft Annual Business Plan and Budget 2021/2022 - Public Consultation - Representations Summary [↓](#)



CITY OF MOUNT GAMBIER - DRAFT ANNUAL BUSINESS PLAN AND BUDGET 2021/2022 - PUBLIC CONSULTATION
Representations Summary

No.	Name	Response	Comments	Recommendations
1	Sandra	Lack of clarity about which properties are going to be impacted by this change given the wording used.	The proposed Waste Service Charge (WSC) will be charged if a waste collection service is available to a property. It will exclude vacant land and primary production where there is no dwelling on the land.	No change.
		I think the greenwaste bin charges should be limited to the properties using the service. Some residents have gardeners who take away waste as part of their service and others have invested in artificial lawns or compost their own green waste.	In July 2020 Council removed the requirement to purchase tags for green waste (FOGO) bins to encourage uptake of the service. As with general waste and recycling, the green waste (FOGO) service is now available to all rateable properties upon a once off purchase of a FOGO bin. The Waste Service Charge aims to highlight the cost of waste management, including all waste associated costs. The proposed WSC will establish the framework to allow for flexibility to provide incentives for ratepayers who demonstrate good waste management in the future.	No change.
2	Rates	We already pay to have waste removal for our properties. Unless our rates are reduced by \$200 this is double dipping.	The proposed WSC will be financed by reducing the General Rates - Fixed Charge by \$200.00. Therefore, the introduction of the WSC is cost neutral and there is no bottom-line impact on most ratepayer assessments.	No change.
3	Tim Doyle	\$400,000 for a toilet block upgrade seems a bit much when the same money will buy a Mount Gambier house & land package.	\$400,000 has been proposed in the draft budget for the Valley Lakes toilet block upgrade. The amount allows for the architectural design of the new toilet block in line with State Heritage requirements, the cost for demolition of two existing toilet blocks and the costs associated with establishing a new waste disposal system at the new toilet block location.	No change.



CITY OF MOUNT GAMBIER - DRAFT ANNUAL BUSINESS PLAN AND BUDGET 2021/2022 - PUBLIC CONSULTATION
Representations Summary

		<p>A rate hike of 4.5% is the highest in the stated for first place with Goyder Regional Council. I am prepared to pay a rate increase but I do not think 4.5 is fair. Grant Council are only proposing 2.95%.</p>	<p>The rate increase is in accordance with the Long Term Financial Plan adopted by Council.</p> <p>Rate in the City of Mount Gambier are still below the state average for South Australia:</p> <ul style="list-style-type: none"> Average yearly rate comparison in 2020/2021 for a residential property: <table border="1"> <thead> <tr> <th>Mount Gambier 2020/2021</th> <th>Metro 2020/2021</th> <th>Rural 2020/2021</th> <th>State 2020/2021</th> </tr> </thead> <tbody> <tr> <td>\$1,247</td> <td>\$1,662</td> <td>\$1,471</td> <td>\$1,535</td> </tr> </tbody> </table>	Mount Gambier 2020/2021	Metro 2020/2021	Rural 2020/2021	State 2020/2021	\$1,247	\$1,662	\$1,471	\$1,535	No change.
Mount Gambier 2020/2021	Metro 2020/2021	Rural 2020/2021	State 2020/2021									
\$1,247	\$1,662	\$1,471	\$1,535									
4	Joanne	<p>Whilst I support the clarity of the waste charge, can you advise us, as we have purchased a second greenwaste bin for Summer will we be charged extra for a whole year collection for that second bin as it won't be put out all year?</p> <p>The removal of the tag system was the best decision ever made.</p>	<p>There will be no extra charge for the collection of an additional FOGO bin.</p>	No change.								
5	Wayne Glynn	<p>Could the council please consider assistance in funding a lighting upgrade to the football oval at Blue Lake Sports Park.</p> <p>The current lighting is inadequate and at times dangerous to the over 500 participants. Better lighting will benefit the significantly increased numbers of women and children playing sport. We propose to install lighting sufficient for games to be played all year around. There is a possibility of Federal support for the project and come council support will make it happen.</p>	<p>Council is currently developing a Recreation and Open Space Strategy for the City.</p> <p>As part of this work a masterplan will be developed for the Blue Lake Sports Park. Lighting will be considered as part of this plan.</p>	No change.								



CITY OF MOUNT GAMBIER - DRAFT ANNUAL BUSINESS PLAN AND BUDGET 2021/2022 - PUBLIC CONSULTATION
Representations Summary

6	Neville Moody	<p>I write regarding Councils proposed introduction of a separate Waste Services Levy.</p> <p>I really see no need for this with the reason being to inform ratepayers the cost of waste management.</p> <p>I would be happier if Council could be honest enough to inform Ratepayers the real reason, perhaps it is Councils concern for the potential State Government landfill levy to increase beyond budgeted rate increases etc.</p> <p>Ratepayers could just as easily be informed with a simple note on their rates notice saying that a certain amount of their rates was to pay for waste management, There are one hundred and one lines on the Council budget that the ratepayers might like to see separated.</p> <p>ie costs of sporting and recreation facilities, arts and culture, Council wages, Parks and gardens, roads and footpaths just to name a few.</p> <p>I see no need for the extra accounting that must be needed to comply with the local government act.</p> <p>This will be the only separate charge on our rate notices.</p> <p>There has been very little information on this proposal made public.</p> <p>ie what is included in the accounting I would expect the cost of collection and disposal of the three waste bins but does it also include the costs and income to run the</p>	<p>This budget response was received in the form of a written response via email.</p> <p>The fixed waste service charge is a strategic decision by council to highlight the cost of waste management.</p> <p>The waste charge will be administered in accordance with the Local Government Act 1999. The proposed waste service charge will be used to cover all waste associated costs.</p> <p>In any year that the total waste service charge results in a surplus, funds will be accounted for in a specific 'waste' reserve.</p> <p>The introduction of a fixed waste charge brings the City of Mount Gambier in line with neighbouring councils that identify waste as a separate charge.</p> <p>The introduction of the fixed waste charge (WCS) provides flexibility to introduce incentives for ratepayers who demonstrate good waste management.</p> <p>The introduction of the WSC has been widely communicated across the municipality. Information has been distributed via print media, radio interviews, social media and Council's website in excess of the Local Government Act requirements. Fact sheets, graphics and a video were also produced to assist in the WSC communication.</p>	No change.
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CITY OF MOUNT GAMBIER - DRAFT ANNUAL BUSINESS PLAN AND BUDGET 2021/2022 - PUBLIC CONSULTATION
Representations Summary

		<p>waste transfer station, reuse market and the Landfill operation including the income from other operators disposing of material at the landfill.</p> <p>So what is the point of informing me of the cost of waste management if you are not offering me a way of personally reducing my expenditure.</p> <p>I already rarely put out my bin so I am already subsidising others, now you make it feel like I am specifically paying for it so now I am more inclined to put my bin out more often.</p> <p>There was a reply to a council facebook post saying that it allows a framework to develop strategies but none of those strategies were forthcoming when asked about.</p> <p>I would be more inclined to agree with a separate charge if there was some information on how I personally could influence my charge. Perhaps bins could be fitted with RF tags and you get a refund for every collection opportunity your bins are not out.</p> <p>If there is a legitimate intention to reduce the amount of material going to landfill for whatever reason, just separating out the cost will have little effect on actual landfill amounts, there needs to be significant benefits for those that take the effort to reduce the amount of waste that they send to landfill and or punishments for those that cannot be bothered to do the right thing.</p> <p>I am also really disappointed about the advertising for this change.</p>		
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CITY OF MOUNT GAMBIER - DRAFT ANNUAL BUSINESS PLAN AND BUDGET 2021/2022 - PUBLIC CONSULTATION

Representations Summary

		<p>As a requirement of the local government act there is a compulsory requirement to consult.</p> <p>The only advertising I have seen was a couple of advertisements in newspapers regarding the budget with one line about the waste services charge and a couple of fb posts on the Councils facebook page.</p> <p>I note the recent open spaces consultation included a letterbox drop and several banners placed about the town (including at least one that was inappropriately placed and a safety hazard) and several face to face sessions.</p> <p>I also note a letterbox drop trying to encourage the use of the green bin which could easily have had information regarding the waste services charge.</p>		
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4.2 BLUE LAKE GOLF CLUB - GREENKEEPERS SHED – REPORT NO. AR21/37422

Committee:	Council
Meeting Date:	21 June 2021
Report No.:	AR21/37422
CM9 Reference:	AF20/446
Author:	Michael McCarthy, Manager Governance and Property
Authoriser:	Darren Barber, General Manager Shared Services
Summary:	This report presents a proposal previously resolved for 2021/2022 budget consideration for the Blue Lake Golf Club
Strategic Plan Reference:	Goal 1: Our People
	Goal 2: Our Location
	Goal 3: Our Diverse Economy
	Goal 4: Our Climate, Natural Resources, Arts, Culture and Heritage
	Goal 5: Our Commitment

REPORT RECOMMENDATION

1. That Council Report No. AR21/37422 titled 'Blue Lake Golf Club - Greenkeepers Shed' as presented on 21 June 2021 be noted.
2. *To be determined at the meeting*



TYPE OF REPORT

Corporate

BACKGROUND

Following consideration of Council Report No. AR21/31194 titled '*Blue Lake Golf Club – Greenkeepers Shed and Driving Range Works*' at the Council meeting held on 15 June 2021, Council resolved:

2. *That the requests from the Blue Lake Golf Club in relation to funding for works undertaken to the Greenkeepers Shed, and proposed electrical, lighting, security and car park works at the Driving Range be:*
 - *incorporated for consideration in Council's final 2021/22 Budget deliberations.*

Report No. AR21/31194 is reproduced as Attachment 1.

PROPOSAL

In accordance with the 15 June 2021 resolution, this matter is now presented for consideration with other public submissions responding to public consultation on the draft 2021/2022 Annual Business Plan and Budget, for consideration prior to final budget deliberations.

Discussion at the June 2021 Ordinary Council meeting noted the option of a Council loan. Members attention is brought to Council [Policy P910 Provision of Loans or Guarantees to Community Groups](#) which supports the provision of bank guarantees rather than loans.

LEGAL IMPLICATIONS

N/A

STRATEGIC PLAN

N/A

COUNCIL POLICY

Refer [Policy P910 Provision of Loans or Guarantees to Community Groups](#)

ECONOMIC IMPLICATIONS

N/A

ENVIRONMENTAL IMPLICATIONS

N/A

SOCIAL IMPLICATIONS

N/A

CULTURAL IMPLICATIONS

N/A

RESOURCE IMPLICATIONS

Council might consider the financial implications of a contribution toward this proposal, noting the potential budget impact on other operating (or capital) expenditure.

VALUE FOR MONEY

N/A

RISK IMPLICATIONS

Council might consider the risks associated with contributing (or not contributing) to this proposal, including from a strategic perspective in relation to the quality and holistic support for community infrastructure.



EQUALITIES AND DIVERSITY IMPLICATIONS

Council might consider the implications of contributing to this project separate from a strategic or competitive grant assessment process.

ENGAGEMENT AND COMMUNICATION STRATEGY

N/A

IMPLEMENTATION STRATEGY

N/A

CONCLUSION AND RECOMMENDATION

This matter is presented for reconsideration in accordance with the June 2021 Council resolution.

Council might consider funding the proposal from the current 2020/2021 or upcoming 2021/2022 budgets, or refer the occupying tenant to make application to Council's 2021/2022 Sport and Recreation Capital Works Program, or pursue a loan for which Council might provide a bank guarantee.

ATTACHMENTS

1. Report No. AR21/31194 - Blue Lake Golf Club - Greenkeepers Shed and Driving Range Works



**24.1 BLUE LAKE GOLF CLUB - GREENKEEPERS SHED & DRIVING RANGE WORKS –
REPORT NO. AR21/31194**

Committee:	Council
Meeting Date:	15 June 2021
Report No.:	AR21/31194
CM9 Reference:	AF20/446
Author:	Michael McCarthy, Manager Governance and Property
Authoriser:	Barbara Cernovskis, Acting Chief Executive Officer
Summary:	This report re-presents a 2020/21 budget request for a financial contribution from Council toward works to the Greenkeepers Shed and Driving Range at the Blue Lake Golf Course.
Strategic Plan Reference:	Goal 1: Our People
	Goal 2: Our Location
	Goal 3: Our Diverse Economy
	Goal 4: Our Climate, Natural Resources, Arts, Culture and Heritage
	Goal 5: Our Commitment

REPORT RECOMMENDATION

1. That Council Report No. AR21/31194 titled 'Blue Lake Golf Club - Greenkeepers Shed & Driving Range Works' as presented on 15 June 2021 be noted.
2. That the requests from the Blue Lake Golf Club in relation to funding for works undertaken to the Greenkeepers Shed, and proposed electrical, lighting, security and car park works at the Driving Range be:
*(*delete those options that are not applicable)*
 - * accommodated from Council's 2020/2021 Budget to the value of \$INSERT AMOUNT to be paid as a grant upon receipt of an invoice received prior to 30 June 2021.OR
 - * incorporated for consideration in Council's final 2021/22 Budget deliberations.OR
 - * referred for application to be submitted to Council's 2021/22 Community and/or Sport and Recreation Capital Works Grant Programs.OR
 - * respectfully declined.OR
 - * To be determined by Council

TYPE OF REPORT

Corporate

BACKGROUND

Council previously received a request from the Blue Lake Golf Club seeking a funding contribution from the 2020/21 budget for structural repairs to the Greenkeepers Shed at the Blue Lake Golf Course. A copy of the request is provided for Members as Attachment 1.

The request notes that the Blue Lake Golf Club assumed responsibility for the golf course including ownership of all structures in the condition as inspected on 28 June 2019.

The request estimates the repair costs at \$65,000, with up to \$50,000 funding sought from Council.

Following presentation at informal budget workshops that also considered Council's response to the COVID19 health emergency the 2020/21 Budget was adopted without the requested contribution.

It has become apparent that this budget position was misrepresented verbally to a Blue Lake Golf Club representative. In the absence of any formal clarification to the contrary, the Blue Lake Golf Club proceeded with the repair works to the Greenkeepers Shed.

An invoice was subsequently received by Council in January 2021 following which the Blue Lake Golf Club representatives were verbally advised that Council had not budgeted the requested funds during a meeting with Council Executives on 19 February 2021. This was confirmed in a letter from the Chief Executive Officer dated 16 March 2021 confirming that the Council administration has no discretion to expend unbudgeted funds.

In response the Blue Lake Golf Club sought a meeting to determine a way forward on this matter. At a meeting with club representatives on 17 May 2021 it was agreed that the club should:

- make a submission to the public consultation on the 2021/22 Annual Business Plan and Budget for a contribution toward the completed works, and
- submit a request to the Chief Executive Officer to present a report to the June 2021 Council meeting to consider funding the completed works from the 2020/21 Budget.

This report presents the latter of these options which, if supported by Council, would negate the need for the same to be considered with 2021/22 budget submissions.

The Blue Lake Golf Club has sought to present to the 15 June 2021 Council meeting in support of their Greenkeepers Shed proposal, as well as the Driving Range. The latter involves development conditions imposed by the District Council of Grant that have delayed the completion of this project and the clubs acquittal of an \$8,000 grant from Council. The request seeks additional Council support in the form of in-kind car park works and co-funding of electrical/security upgrades at the range.

An in-kind undertaking has been made to provide crushed concrete as sub-base for the car park.

PROPOSAL

As referenced in the background, this report presents an earlier request from the Blue Lake Golf Club for a \$50,000 financial contribution in Council's 2020/21 budget year toward structural repairs to the Greenkeepers Shed at the Blue Lake Golf Course.

Notwithstanding some recent communications indicating that this amount is significantly less than what was originally requested, the attached letter dated 18 November 2019 requested:

- "Council, whether part of the budgetary process, or not, give consideration to:*
- a. Provide funding up to a maximum of \$50,000.00 with the remaining expected cost shortfall being made up through work in kind from the BLGC".*

It is understood that this request was considered in early Elected Member workshops on the 2020/21 Budget, with the amount and project subsequently omitted from the adopted 2020/21 Budget.

Noting the background information and Council's forecast 2020/21 operating deficit of \$1,230,000 as reported in the Quarter 2 and Quarter 3 Budget Reviews, Council may now consider whether (or not) to accommodate the \$50,000 request from the Blue Lake Golf Club in the 2020/21 budget year.

Alternatively, Council might consider the request for inclusion in the 2021/22 Budget or for referral to the next Sport and Recreation Capital Works Grant Program, noting eligibility criteria ordinarily excludes works that have been commenced or completed.

Consideration might also be given to whether rationalising other budget expenditure is appropriate in order to accommodate this request within the forecast 2021/22 operating deficit.

LEGAL IMPLICATIONS

As noted in the background, the Council administration is not authorised to expend unbudgeted funds, or in this case funds omitted by Council from the draft 2020/21 budget prior to adoption.

STRATEGIC PLAN

Support to community sporting groups is consistent with Council's strategic plan, noting that a holistic view should be taken to the aggregate support or subsidy provided to any sport or entity, including the benefits (and tenant responsibilities/obligations) associated with the provision of community land for use on 'peppercorn' rental arrangements.

COUNCIL POLICY

Council's [Community Land \(Reserves\) Lease / Licence / Rental Arrangements Policy](#) provides for leases and licences to community and sporting tenants on 'peppercorn' rental arrangements, which are granted with condition that community tenants are responsible for the grounds and assets.

Council Policy [D230 Donations Authority to Approve Requests](#) also has relevance to this matter, which includes:

- a \$5,000 limit per financial year to an organisation unless specifically in the adopted budget
- requests above \$5,000 shall be referred to a meeting of Council for consideration
- advertising the various grant programs annually based on application and essential criteria

The inference in Policy D230 is that all grant program applications that exceed \$5,000 (inclusive of other funds and in-kind support committed by Council in the same financial year) will be reported for consideration with other competing applications following the relevant closing date for the program.

ECONOMIC IMPLICATIONS

Council should consider the economic implications of this request on both the Blue Lake Golf Club and Council budgets, as well as in the context of the broader community expectations including other Council tenants who are also responsible for their grounds and structures, and ratepayers who fund the grants, donations and subsidies provided to such tenants.

Council's 2020/21 and 2021/22 Budgets are both subject to forecast deficits. Accordingly, accommodation of the Greenkeepers Shed (or any other) proposal will add to these deficits unless offset by a similar or greater reduction in other operational expenditure.

ENVIRONMENTAL IMPLICATIONS

N/A

SOCIAL IMPLICATIONS

N/A

CULTURAL IMPLICATIONS

N/A

RESOURCE IMPLICATIONS

From a resource perspective, Council is responsible for managing finite community resources in the form of public funds, human and capital resources. These resources are allocated through Council's

Annual Business Plan and Budget toward delivering the broad range of services and programs upon which the community relies.

Council allocates funds and support toward its community and sport and recreation capital works program annually, which are subject to application and approval processes which enable competing projects to be considered for funding.

It is also noted that the Blue Lake Golf Club has numerous recent, current and proposed projects which increase the administrative resource expectations upon Council and Crown Lands (whose inputs are necessary to support the clubs activities upon Crown/Community Land). These projects include:

- Greenkeepers Shed works
- Driving Range Extension, Shelter, Car Park, Electrical/Security/Lighting, Liquor Licence
- Liquor Licence Upgrade (from 6:30 a.m. – currently from 10 a.m.)
- Outdoor Deck
- Buggy Shed Extension
- Extension/reconfiguration of course (upon former landfill east of Grant Avenue
- Mini-golf course
- Front nine underground watering system
- Main carpark reconstruction/extension/shading
- Clubhouse expansion
- Shelter Structure 5th hole
- Ladies Toilets near former clubrooms
- Path network to caravan park/crater lakes precinct

Noting the Blue Lake Golf Clubs extensive plans and the constraints associated with lease tenure on a year by year basis, Council resolved in March 2021 to grant a 5 year lease from 1 July 2021. The lease conditions include tenant responsibility and obligations in relation to its assets which includes all buildings and structures consistent with the asset transfer agreement between the Queen Elizabeth Park Trust (former Lessee) and the Blue Lake Golf Club applicable from 1 July 2019.

VALUE FOR MONEY

N/A

RISK IMPLICATIONS

The risk of Council not accommodating funds requested by the Blue Lake Golf Club lies with the club who are responsible for the management of their own operational and project budgets.

It has been inferred that Council would bear the risk of maintaining the open space upon which the golf course is located in the event of the failure or relinquishing of the course by the Blue Lake Golf Club. This is a risk shared in common with all community tenanted sites. Such extreme matters should be considered on a case by case basis if and when such circumstances arise. In such circumstances Council would determine the standard and resource allocation of management to be applied upon assuming responsibility based on the proposed future use of resumed land.

In the case of the golf course, Council recently (March 2021) considered a December 2020 quarterly KPI report from the Blue Lake Golf Club following Elected Member attendance at an information evening at the course. Council resolved to grant a 5 year lease in lieu of yearly leases having been satisfied with the golf clubs perceived ability to manage its obligations in operating the course.

Council also recently (September 2020) committed to a strategic approach to property management issues in consideration of Report No. AR19/36020 including a holistic and strategically prioritised approach to matters across Council's extensive property holdings rather than in a piecemeal and isolated manner, and with an emphasis on future forward planning and consideration of competing requests in a transparent and accountable manner through its grant funding programs.

Should Council wish to accommodate requests outside its funded and promoted programs it might consider limiting these to fully supported business cases aimed at leveraging external (e.g. State,

Commonwealth, peak body or corporate) funds or that provide direct and significant or exceptional contribution toward Council's broader community objectives.

EQUALITIES AND DIVERSITY IMPLICATIONS

N/A

ENGAGEMENT AND COMMUNICATION STRATEGY

N/A

IMPLEMENTATION STRATEGY

N/A

CONCLUSION AND RECOMMENDATION

Having considered the report and proposed presentation by the Blue Lake Golf Club Council will note that the Blue Lake Golf Club request requires either a resolution of Council to incorporate it within either the current 2020/21 or draft 2021/22 budget, or for approval as part of a funded grant program.

Council may now consider whether (or not) and in what manner it is supportive of accommodating the further requests from the Blue Lake Golf Club.

The report recommendations include several options from which Council may seek to resolve.

ATTACHMENTS

1. Greenkeepers Accommodation Request Blue Lake Golf Club 18/11/2019



4.3 EAST GAMBIER SPORTSMENS CLUB (MCDONALD PARK) - TOILET DEMOLITION AND REPLACEMENT – REPORT NO. AR21/37424

Committee:	Council
Meeting Date:	21 June 2021
Report No.:	AR21/37424
CM9 Reference:	AF20/446
Author:	Michael McCarthy, Manager Governance and Property
Authoriser:	Darren Barber, General Manager Shared Services
Summary:	This report presents a proposal previously resolved for 2021/2022 budget consideration for toilets at McDonald Park.
Strategic Plan Reference:	Goal 1: Our People
	Goal 2: Our Location
	Goal 3: Our Diverse Economy
	Goal 4: Our Climate, Natural Resources, Arts, Culture and Heritage
	Goal 5: Our Commitment

REPORT RECOMMENDATION

1. That Council Report No. AR21/37424 titled 'East Gambier Sportsmens Club (McDonald Park) - Toilet Demolition and Replacement' as presented on 21 June 2021 be noted.
2. *To be determined at the meeting.*



TYPE OF REPORT

Corporate

BACKGROUND

Following consideration of Economic and Environment Committee Report No. AR20/55119 titled '*McDonald Park toilet facilities current conditions and proposed new toilet block costing*' at the Council meeting held on 15 September 2020, Council resolved:

2. *Council resolves to propose a provisional budget allocation for the construction of a new toilet block and removal of two old toilet blocks at McDonald Park in 2021/2022.*

The original committee report recommended a provisional budget allocation of \$150,000.

Report No. AR20/55119 and attachments are reproduced as Attachments 1-3.

PROPOSAL

In accordance with the September 2020 resolution, this matter is now presented for consideration with other public submissions responding to public consultation on the draft 2021/2022 Annual Business Plan and Budget, for consideration prior to final budget deliberations.

As referenced in the earlier report the toilets (and other building assets) at McDonald Park are considered to be under the ownership, control and responsibility of the lessee under what is essentially a 'land lease'.

Whilst not considered accounting assets for which Council has maintenance, repair and replacement responsibility, this does not prevent Council from contributing toward their maintenance, repair or replacement under the supervision and control of the tenant.

However, it should also be noted that any such support would be an operating expense and not contribute toward Council's own capital asset renewal obligations, unless Council assumed the responsibility for the creation and ongoing responsibility for the new building asset, with associated depreciation and asset management responsibilities.

Council responsibility for this proposal would be contrary to the accounting treatment of leased assets adopted by Council in 2013 and would require an access and development agreement to be entered into with the lessee of McDonald Park.

LEGAL IMPLICATIONS

N/A

STRATEGIC PLAN

N/A

COUNCIL POLICY

N/A

ECONOMIC IMPLICATIONS

N/A

ENVIRONMENTAL IMPLICATIONS

N/A

SOCIAL IMPLICATIONS

N/A

CULTURAL IMPLICATIONS

N/A



RESOURCE IMPLICATIONS

Council might consider the financial implications of a contribution toward this proposal, noting the potential budget impact on other operating (or capital) expenditure.

VALUE FOR MONEY

N/A

RISK IMPLICATIONS

Council might consider the risks associated with contributing (or not contributing) to this proposal, including from a strategic perspective in relation to the quality and holistic support for community infrastructure.

EQUALITIES AND DIVERSITY IMPLICATIONS

Council might consider the implications of contributing to this project separate from a strategic or competitive grant assessment process.

ENGAGEMENT AND COMMUNICATION STRATEGY

N/A

IMPLEMENTATION STRATEGY

Should this proposal be funded, the implementation would be dependent on the manner supported, either as a grant to be acquitted upon completion of relevant milestones by the tenant, or as a Council project.

CONCLUSION AND RECOMMENDATION

This matter is presented for reconsideration in accordance with the September 2020 Council resolution.

Council might consider funding the proposal from the current 2020/2021 or upcoming 2021/2022 budgets, or refer the occupying tenant to make application to Council's 2021/2022 Sport and Recreation Capital Works Program.

The strategic priority of the proposal might be further informed by the Sport, Recreation and Open Space Strategy currently underway that includes assessment of building asset conditions at key leased and Council controlled sites.

ATTACHMENTS

1. Report No. AR20/55119 - McDonald Park Toilet Facilities Current Conditions and Proposed New Toilet Block Costing [↓](#)
2. Attachment 1 to Report No. AR20/55119 - Photographs of Toilet Block and Proposed Toilet Block - McDonald Park [↓](#)
3. Attachment 2 to Report No. AR20/55119 - Draft layout for the proposed toilet block at McDonald Park [↓](#)



5.2 MCDONALD PARK TOILET FACILITIES CURRENT CONDITIONS AND PROPOSED NEW TOILET BLOCK COSTING. – REPORT NO. AR20/55119

Committee:	Economic and Environment Committee
Meeting Date:	7 September 2020
Report No.:	AR20/55119
CM9 Reference:	AF19/412
Author:	Abdullah Mahmud, Manager of Operations & Engineering
Authoriser:	Nick Serle, General Manager City Infrastructure
Summary:	This report provides an update on the condition of the public toilet facilities at McDonald Park and the estimated cost to construct a new public toilet facility and remove two old public toilet blocks at McDonald Park
Community Plan Reference:	Goal 1: Our People Goal 2: Our Location Goal 4: Our Climate, Natural Resources, Arts, Culture and Heritage

REPORT RECOMMENDATION

1. That Economic and Environment Committee Report No. AR20/55119 titled 'McDonald Park toilet facilities current conditions and proposed new toilet block costing.' as presented on 07 September 2020 be noted.
2. Council resolves to propose a provisional budget allocation of \$150,000 for the construction of a new toilet block and removal of two old toilet blocks at McDonald Park in 2021/2022.



BACKGROUND

There are three standalone toilet blocks of concrete besser block construction typical of the public toilet design of that era at McDonald Park. One toilet block is situated immediately south of the netball courts, one is located uphill to the north of the club rooms and the third toilet block is near the old tennis courts which has been locked and out of service for many years. Council has received several requests to upgrade the toilet block adjacent the netball courts at McDonald Park. As per the lease agreement East Gambier Sportsmen's Club are responsible for maintaining the buildings onsite including the toilets.

DISCUSSION

Due to the requests to upgrade the toilet block adjacent the netball courts Council Officers have consulted with the East Gambier Sportsmen's Club representatives to find the best way forward to improve the toilet conditions. Investigations of the condition of the existing sewerage systems and building has identified the most appropriate solution would be to build a new toilet block incorporating male/female and accessible toilet facilities complying with the requirements of current building code of Australia and demolish the two existing toilet blocks near the netball courts and old tennis courts.

A draft layout for the toilet building block has been prepared by council considering the orientation and the location to suit both the male and female patrons. An estimate of the cost to construct the proposed toilet layout and demolish the existing two toilets is \$150,000.00.

Discussion with East Gambier Sportsmen's Club representatives has identified that significant plumbing work is required to eliminate odour issues in the toilets within the club room building. The cost of this work has not been estimated or included in this report.

ECONOMIC IMPLICATIONS

If Council chooses to progress the construction of the new toilet block and remove two of the existing toilet blocks a budget commitment of \$150,000.00 will be required. This is not recommended in the current financial year given the existing budget deficit and significant capital expenditure already committed to projects from the Council's Asset Management Plans.

SOCIAL IMPLICATIONS

The community has been requesting upgraded facilities for years and construction of a new, modern and compliant toilet facility will have a positive social benefit. The new facility will provide a more positive experience for those who visit McDonald Park and will leave a positive impression of the City for those who use the facilities.

CULTURAL IMPLICATIONS

The proposed new toilet block will have a unisex accessible toilet with compliant ramp access to the toilet. This will result in inclusiveness and improved accessibility for patrons coming to the oval

CONCLUSION

Council may choose to make a provisional budget allocation of \$150,000.00 for the installation of a new toilet block and removal of two old toilet blocks at McDonald Park oval, noting Council's lease with the East Gambier Sportsmen's Club requires the Club to maintain all buildings on the site.

ATTACHMENTS

1. Draft layout for the proposed toilet block at McDonald Park
2. Photographs of Toilet Block and Proposed Toilet Block - McDonald Park



Existing toilet blocks:

Fig: 1&2. Toilet block near netball court



Fig:3&4. Toilet block near Tennis court



Fig: 5. Toilet block at North side of the club building



Proposed toilet Location is marked as a blue square in the following image.

Fig: 6. Aerial map for the proposed toilet block location (blue square)





ISO VIEW

Amenities Block	61.74	Walls	2.7
Spectators Verandah	15.13	Roof Pitch:	10
Entry Area	21.19	Soffit:	n/a
Total:	98.24		
External Walls:	stud/C/Bond		
Internal Walls:	Stud/tiles		

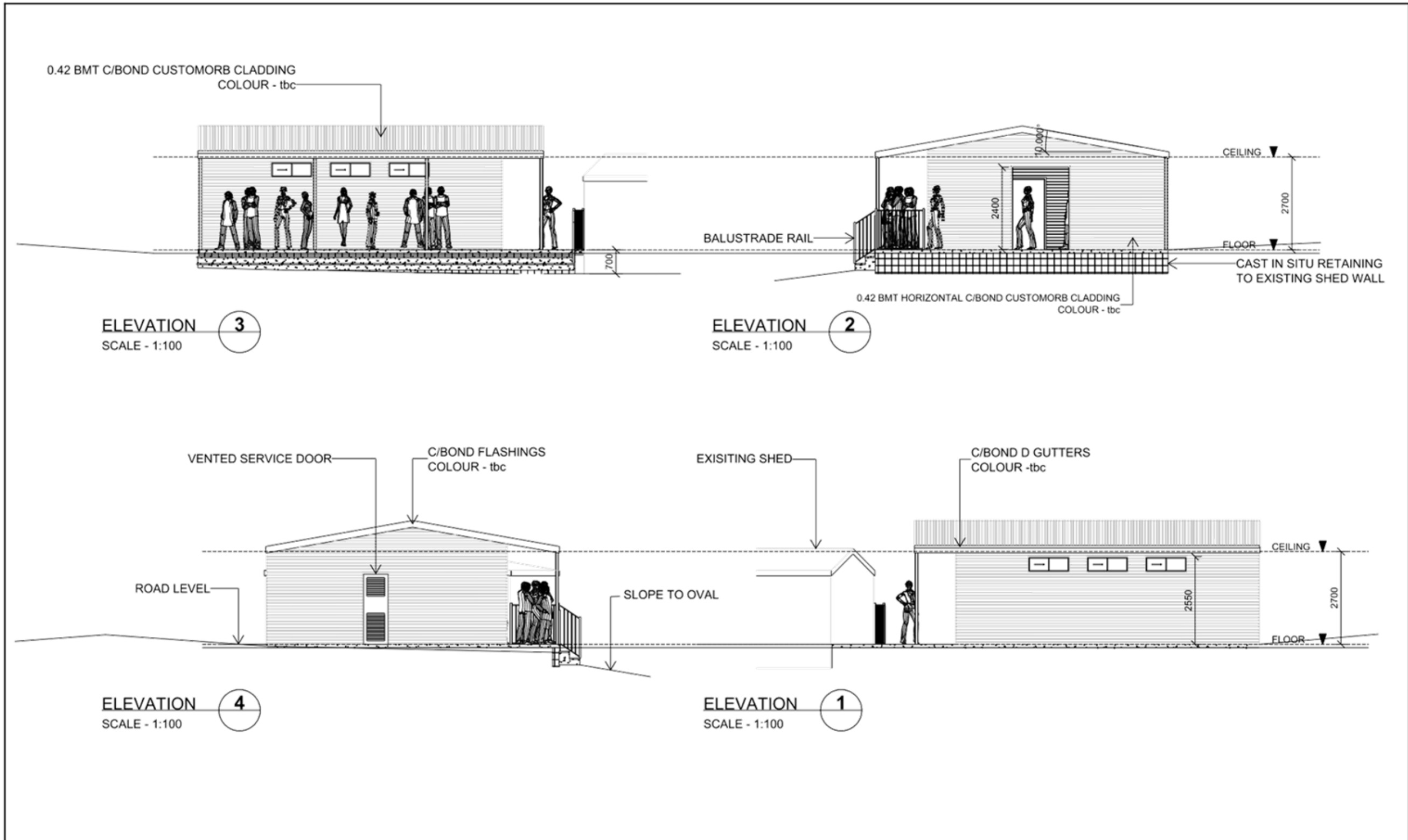


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Residential | Commercial | Industrial
1/105a Commercial St East
Mt Gambier, S.A. 5290

Ph | 0887235184
www.designsbysolly.com.au

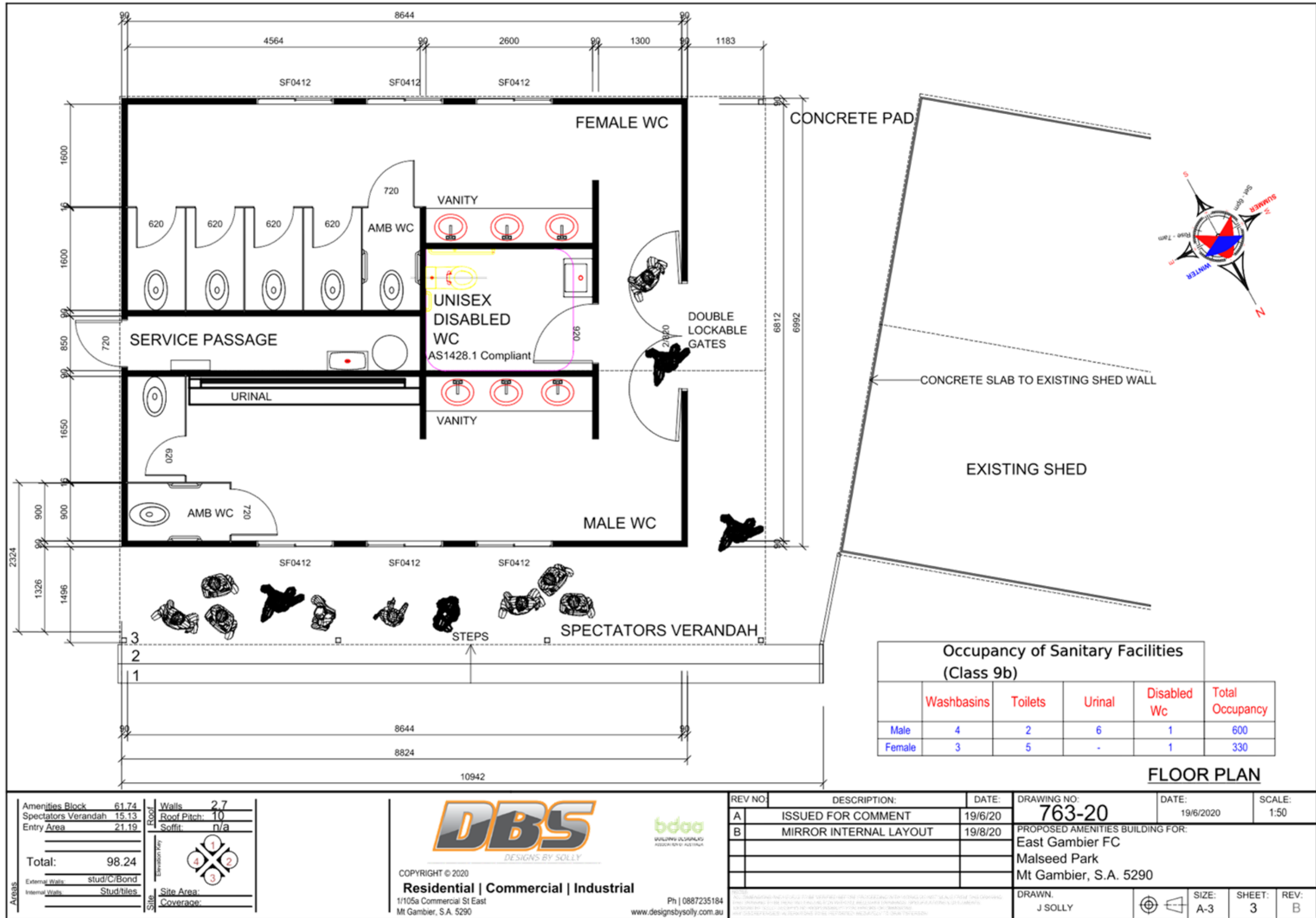
REV NO:	DESCRIPTION:	DATE:	DRAWING NO:	DATE:	SCALE:
A	ISSUED FOR COMMENT	19/6/20	763-20	19/6/2020	1:100
B	MIRROR INTERNAL LAYOUT	19/8/20			
			PROPOSED AMENITIES BUILDING FOR:		
			East Gambier FC		
			Malseed Park		
			Mt Gambier, S.A. 5290		
DRAWN: J SOLLY			SIZE: A-3	SHEET: 1	REV: B





Areas Amenities Block 61.74 Spectators Verandah 15.13 Entry Area 21.19 <hr/> Total: 98.24 External Walls: stud/C/Bond Internal Walls: Stud/tiles		Roof Walls 2.7 Roof Pitch: 10 Soffit: n/a		Site Site Area: Coverage:				 COPYRIGHT © 2020 Residential Commercial Industrial 1/105a Commercial St East Mt Gambier, S.A. 5290 Ph 0887235184 www.designsbysolly.com.au		<table border="1"> <thead> <tr> <th>REV NO</th> <th>DESCRIPTION:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUED FOR COMMENT</td> <td>19/6/20</td> </tr> <tr> <td>B</td> <td>MIRROR INTERNAL LAYOUT</td> <td>19/8/20</td> </tr> </tbody> </table>		REV NO	DESCRIPTION:	DATE:	A	ISSUED FOR COMMENT	19/6/20	B	MIRROR INTERNAL LAYOUT	19/8/20	DRAWING NO: 763-20 DATE: 19/6/2020 SCALE: 1:100		PROPOSED AMENITIES BUILDING FOR: East Gambier FC Malseed Park Mt Gambier, S.A. 5290		DRAWN: J SOLLY		SIZE: A-3		SHEET: 2		REV: B	
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5 MEETING CLOSE