

Alexandrina Council



Aerial Photo of Milang

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Annual Report *2003/2004*

INDEX OF DOCUMENTS

VISION STATEMENT	3
MISSION STATEMENT.....	3
CORPORATE PLAN GOALS	3
FROM THE MAYOR	4
CHIEF EXECUTIVE'S REPORT.....	5
COUNCIL OFFICES	6
DISTRICT DETAILS	7
ELECTED MEMBERS.....	8
SENIOR OFFICERS	8
ALLOWANCES PAID TO MEMBERS OF COUNCIL, SENIOR EXECUTIVE OFFICERS	9
SENIOR EXECUTIVE OFFICERS REMUNERATION	10
CORPORATE INFORMATION.....	10
COUNCIL MEETINGS.....	10
STAFF OVERVIEW	10
STRUCTURE & FUNCTION OF COUNCIL	10
CORPORATE SERVICES	11
FINANCE AND INFORMATION SERVICES DEPARTMENT.....	23
RATE REBATES- RETIREMENT VILLAGES	23
ENVIRONMENTAL SERVICES DEPARTMENT	24
TOURISM REPORT.....	33
TECHNICAL SERVICES DEPARTMENT.....	36
LISTING OF CODES OF CONDUCT OR PRACTICE	41
LIST OF REGISTERS	41
REVIEW OF REPRESENTATION OF ELECTORS	42
MANAGEMENT PLANS FOR COMMUNITY LAND (CHAPTER 11)	42
CONFIDENTIAL AGENDA/MINUTE ITEMS 2003-2004.....	43
FREEDOM OF INFORMATION.....	45
ALEXANDRINA COUNCIL RATING POLICY/STATEMENT 2003-2004	50
LISTING OF COUNCIL POLICIES & PROCEDURES	66
IMPLEMENTATION OF STRATEGIC MANAGEMENT PLANS	69
COMPETITIVE TENDERING AND SERVICE REVIEWS.....	69
DECISION MAKING STRUCTURE OF COUNCIL	69
NATIONAL COMPETITION POLICY	70
STATEMENT OF COUNCIL'S REPRESENTATION QUOTA	70
STATEMENT OF THE AVERAGE REPRESENTATION QUOTE FOR COUNCILS OF A SIMILAR SIZE	70
SERVICES PROVIDED BY COUNCILS	71
FINANCIAL STATEMENTS TO 30 TH JUNE 2004.....	74

VISION STATEMENT

A visionary Council that embraces the needs of the community by protecting and enhancing:

- ◆ our natural environment
- ◆ lifestyles
- ◆ cultures and heritage

through positive economic, social, cultural and environmental initiatives.

MISSION STATEMENT

Our Mission is to provide visionary leadership and serve the local and wider community equitably with efficient and effective services in order to achieve our community's present and future needs.

Preserving the Past - Securing the Future

CORPORATE PLAN GOALS

1. Pro actively attract and facilitate appropriate economic development.
2. Preserve the natural environment through responsible management.
3. Deliver high quality and equitable community services.
4. Establish and maintain a high standard of infrastructure that meets community needs.
5. Provide clear and consistent planning processes to sustain the communities quality of life.
6. Provide open communication with the community

FROM THE MAYOR

Welcome to the Alexandrina Council's 2003 – 2004 Annual Report.

We believe our Community and Council have had another successful year. By far the highlight has been the opening of our redeveloped Library, Council and Community Centre. We believe this redeveloped centre will serve our community well into the future and invite all to use and enjoy the services and facilities it provides.

This year we have also undertaken the most extensive Strategic Planning Community Consultation process ever attempted by Council and have been delighted by the communities participation and valuable input into our "Future Directions" document which will become part of Council's Corporate Plan 2004 – 2009.

Thank you to our many volunteers who contribute to making our community strong, vibrant and caring. Without your help we as a Council could not afford the range and level of services we all enjoy.

We continue to be open and transparent in our operations and I would like to acknowledge the Elected Members and Staff for their continued dedication to our community.

Kind regards
Mayor Kym McHugh



*Mayor McHugh with Hon Alexander Downer & Hon Dean Brown & Residents
Opening of Ashbourne Road*

CHIEF EXECUTIVE'S REPORT

This has been a challenging but yet exciting year for the Alexandrina Council.

We have continued to experience growth within the Alexandrina Council area, in particular Strathalbyn and the coastal areas. As our population continues to grow the requirement for additional services will place increasing demands on Council resources. We are planning accordingly to meet this challenge. During 2003-2004, we commenced a significant consultation process to develop the Alexandrina Council Strategic Plan 2004 – 2009, that will assist Council in ensuring that our development plans and policies reflect changing demands.

Council has continued with its sound financial management and responsible use of resources, underpinned by our infrastructure plans, environmental sustainable initiatives and community development programs.

All Council staff are committed to providing the best possible service to all our community. Together we can work towards achieving one of the great Council areas in Australia.



Alexandrina Council Elected Members 2003 - 2006

Standing L-R: Cr Mary Beckett, Cr Rod Potter, Cr Barry Featherston, Mayor Kym McHugh, Deputy Mayor Cr Anne Woolford, Cr Frank Tuckwell.

Seated L-R: Cr Alan Oliver, Cr Glenda Connor, Cr Geoff Jarrett, Cr Peter Reedman, Cr Jim Davis, Cr Rick Medlyn.

COUNCIL OFFICES

Principle Office	11 Cadell Street GOOLWA 5214
Strathalbyn Office	1 Colman Terrace STRATHALBYN 5255
Postal Address	Post Office Box 21 GOOLWA 5214
Telephone	(08) 8555 7000
Facsimile	(08) 8555 3603
E-mail	alex@alexandrina.sa.gov.au
Web site	www.alexandrina.sa.gov.au

Whilst the principle office is at Cadell Street, Goolwa, Council still provides a full service at the Strathalbyn Office. This service provides general advice on Council and Community issues, processes rate payments, dog registrations, account enquiries and professional staff are available at Strathalbyn by appointment.



Alexandrina Council Library & Administration Centre

DISTRICT DETAILS

Area	167,711 ha
Estimated population	21,000
No. of rateable assessments	15,675
No. of Electors	20,866
No. of Elected Members (Mayor elected at large)	11
Length of sealed road	491 kms
Length of unsealed local roads	876 kms

Major Industries:

Clipsal Manufacturing and Training Centre at Strathalbyn, saleyards and abattoirs, viticulture, general farming and dairying, tourism, primary production, fruit production, local manufacturing, commercial flour mill, electrical engineering, boat building, furniture manufacturing.

Major Tourist Attractions:

Beaches, river, wine growing areas, Signal Point, Heritage Buildings, Cockle Train, Riverboats, surfing, fishing, swimming, sailboarding, South Coast Regional Arts Centre, Coastal walks, Boardwalks, Bike tracks, Community Festivals & Events, Wooden Boat Festival, Trout Farm, Whale watching.



ELECTED MEMBERS

Following the election held in May 2003, elected to the Alexandrina Council for the term of 16th May 2003 to 12th May 2006 were:

Mayor:

Mayor Kym McHugh

Elected Members:

Glenda Rosemary Connor	Nangkita-Kuitpo Ward
Geoffrey James Jarrett	Strathalbyn Ward
Judith <u>Anne</u> Woolford	Strathalbyn Ward
Barry Featherston	Angas-Bremer Ward
Roderick Roy Potter	Angas-Bremer Ward
Mary Elizabeth Beckett	Port Elliot - Middleton Ward
Alan Oliver	Port Elliot - Middleton Ward
Leon <u>Frank</u> Tuckwell	Goolwa-Hindmarsh Island Ward
Rick Medlyn	Goolwa-Hindmarsh Island Ward
Jim Davis	Goolwa-Hindmarsh Island Ward
Peter Reedman	Goolwa-Hindmarsh Island Ward

SENIOR OFFICERS

Chief Executive	John Coombe
Director Technical Services	David Banks
Director Corporate Services	Michael Shelley
Director Finance & Information Services	Kym Yeates
Director Environmental Services	Des Commerford



The Marina Hindmarsh Island

ALLOWANCES PAID TO MEMBERS OF COUNCIL, SENIOR EXECUTIVE OFFICERS

Mayor	Maximum Allowance under Section 76 of the Local Government Act 1999, and Regulations Number 245 of 1999. Motor vehicle Reimbursement expenses incurred on Council business. Telephone line rental, facsimile plus Council calls. Laptop computer plus modem and printer.
Deputy Mayor	Maximum Allowance under Section 76 of the Local Government Act 1999, and Regulations Number 245 of 1999. Reimbursement expenses incurred on Council business. Telephone line rental plus Council calls Laptop computer plus modem.
Councillors	Maximum Allowance under Section 76 of the Local Government Act 1999, and Regulations Number 245 of 1999. Reimbursement expenses incurred on Council business. Telephone line rental plus Council calls Laptop computer plus modem

SENIOR EXECUTIVE OFFICERS REMUNERATION

Chief Executive	Contract package Motor vehicle – full private use Telephone reimbursement for rental plus Council calls, Mobile Phone. Superannuation
Directors of:	Contract package
▪ Environmental Services	Motor vehicle – full private use
▪ Finance & Information Services	Telephone reimbursement for rental plus Council calls
▪ Corporate Services	Mobile Phone
▪ Technical Services	Superannuation

CORPORATE INFORMATION

Auditor	Dean Newbery & Partners
Bank	Bank SA
Solicitor	Lempriere Abbott and McLeod
Debt Collection	Collection House

COUNCIL MEETINGS

Ordinary meetings of the full Council are held in Goolwa on the 1st Monday of each month commencing at 1.30pm and the 3rd Monday of each month commencing at 4.30pm.

All meetings are open to the public and Agendas and Minutes of meetings are on display and available on Council's website for public inspection.

STAFF OVERVIEW

Council as at 30th June 2004 employed:

- 107 Full time staff
- 15 Permanent part time
- 24 Casual staff
- 2 Trainees (Maxima)

STRUCTURE & FUNCTION OF COUNCIL

The Administration includes the functional areas of Governance, Corporate Services; Environmental Services; Technical Services and Finance & Information Services.

CORPORATE SERVICES

Alexandrina Library Services

The 3rd May 2004 was a significant date for the Alexandrina Library Services with the library and customer service centre opening and operating a “One Stop Shop” in Goolwa. The community has positively embraced the new library and customer service facilities, and are making use of what is on offer.



New Library/Administration Customer Service Desk

Library material loans have increased by 58% compared to June last year. A fantastic result and one that the Library Manager, Staff and Elected Members are particularly proud.

In accordance with Council's Strategic Plan and the Library Service Business Plan, the following key performance objectives were achieved:

Customer Service – The Centre maintained a strong customer focus and developed and delivered services that were responsive to community needs, emerging trends and technologies. For example, the One Stop Shop at the main library at Goolwa; improved and upgraded services at the other library service points; new opening hours – closely linked to usage patterns; continuous service provision during building and renovation works; new collections – Family History, Youth and DVD collections introduced; Homework Help; rethinking Dewey implementation to make our collections more customer friendly. New uniform to comply with dress standards.

Alexandrina Library Services
(continued)

Information Technology – Library & Customer Services introduced and maintained information technology systems which are cost effective, reliable and functional. Keeping up with community expectations and providing best practice in a constantly changing environment. For Example, Public Internets upgraded to Broadband ADSL links; ISDN lines to improve communication links at Depots; Email Overdue & Holds Notices; Customer Service Module; Mini Call Centre; On Line Rates and Planning Information.

Human Resources – Library & Customer Services have introduced and maintained staff who are multiskilled and motivated to deliver quality services and able to achieve objectives in line with Corporate goals. For Example: Multi skilling training for all front line officers; cross functional training and new employee induction kits and competency skills assessments have been introduced. The continued emphasis and acknowledgement of volunteers in the provision of services. For Example: new Friends of Goolwa Library Committee which has a strong interest in developing Genealogy and Oral History resources.

Finance – the merging of the Library & Customer Services has created synergies which not only improve service provision but are also cost effective and demonstrate financial accountability. For example, the streamlining of meetings, rosters, training, supervision and line reporting via a Library & Customer Service Manager.

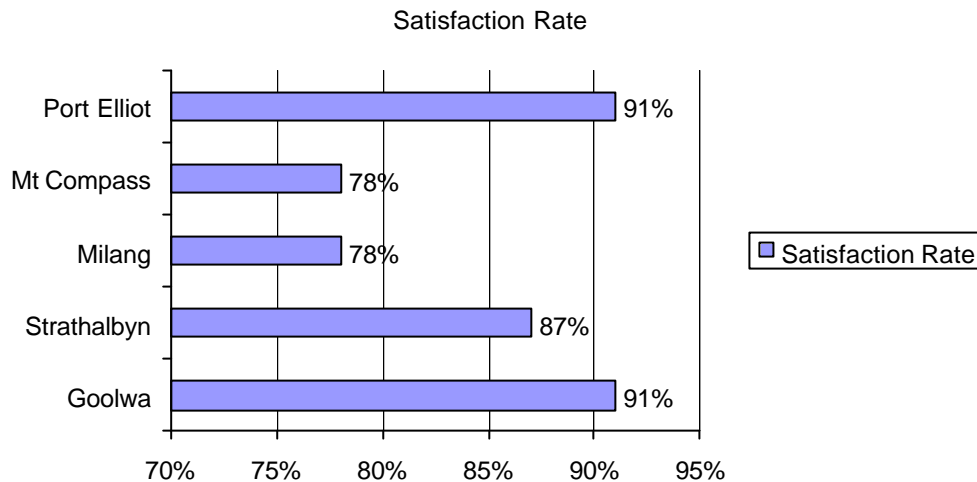


Library Depot at Port Elliot

Marketing and Promotion of Services – The “One Stop Shop” and the “One Library” have been “branded” by ensuring that Alexandrina Council’s logo and motto “*Preserving the past – Securing the Future*” are prominently displayed on all promotional materials. For example: new Library Cards; bookmarks; corporate suite of brochures etc. In addition a State wide marketing campaign “2004@yourlibrary has been utilised. For example, The Big Book Club; treasures@yourlibrary; spook@yourlibrary; fun@yourlibrary; friendspresentationday@yourlibrary. The Library also joined in the 150th Rail Celebrations by organising stories, crafts and facepainting@yourlibrary.

Future Directions – Survey

Alexandrina Council recently carried out a *Future Directions* survey with the intention of ascertaining the community's thoughts to add to other information to help underpin the Council's strategic planning directions for the next five years and beyond. The level of satisfaction in the Council's library service is high. The following lists the % of those who answered YES to the question "Are you satisfied with the existing library service within your area?"



The many positive responses and suggestions for further improvement will be further analysed and will help in the future planning for our service.

Recognition Award

The new Centre at Goolwa was also the proud recipient of a Best Practice in Governance Award by the Local Government Manager's Association (SA).

Where to Now"?

Council's Strategic Planning Document 2004 – 2009 sets out Social, Environmental and Economic Visions, Principles and Rationale with Goals of continuing to promote:

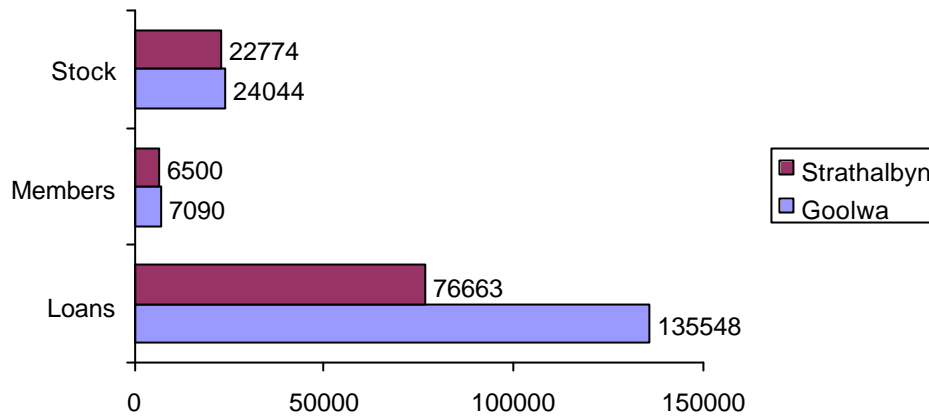
- A community that has confidence in the service delivery of Council, and
- Libraries that support the education, recreation, cultural and information requirements and aspirations of the community.

The Alexandrina Library & Customer Service Centre is looking forward to settling in to its new centre at Goolwa over the next 12 months. The "One Library" and "One Stop Shop" concepts will be closely monitored and, where appropriate, this model will be further explored at other service points.

Closer links are envisaged with all of Council's Customer Service Points, including Tourist and Community Information Service Centres.

The Alexandrina Library Service Business Plan 2002 will be reviewed and updated to include Library and Customer Services.

Statistics 2003-2004



Youth Services

The Youth Development Officer resigned from this position in May 2004 and a new employee commenced at this time.

The Youth Development Officer's role includes being a key liaison between Councils, young people, and youth services in the region. The Officer coordinates a range of local and regional activities including the Annual Regional Youth Art Exhibition, National Youth Week activities, and a range programs and workshops for young people.

A major focus of the Youth Development Officer has been the establishment of the Southern Fleurieu Youth Advisory Committee (YAC) as a formally constituted regional advisory committee to the three councils of the Southern Fleurieu.

The committee is made up of young people from throughout the region as well as elected members from the councils and representatives from the Southern Fleurieu Health Service. The YAC provides a forum for young people to express their views and to discuss and act on relevant youth issues. They have become a key youth consultative group for Council and local services. The YAC is supported at both State and local government levels.

Another highlight of 2003/2004 has been National Youth Week celebrations which took place in April 2004. National Youth Week funding support enabled the young people of the Southern Fleurieu to host a camp for their peers from the Southern Fleurieu and Kangaroo Island as well as other youth groups from surrounding rural regions such as Meningie, Lameroo, Pineroo, Adelaide Hills, Murray Bridge and Mannum – a total of 80 young people.

The camp was called RAVE - "*Relationships and Voicing Emotions*" and held at the Mylor Baptist Camp grounds from April 2-4th. The camp featured workshops and youth lead training aimed at developing skills and awareness about healthy relationships between parents, friends and partners. To ensure that the training was appropriate to the young people's needs; a planning team of young people worked in partnership with workers from SHine (Sexual Health, Information, Networking & Education) and Relationships Australia to develop a program that was informative, interactive and youth friendly. The camp fostered a strong celebratory element, with fun, creative activities and a DJ.



Archery lessons at Youth Week 2004

The young people came away from R.A.V.E 04 with an increased knowledge of resources; they identified and developed coping mechanisms and strong personal support networks. The young people involved in the camp were able to pass credible information on to their peers and are continuing to develop appropriate, youth friendly resources relevant to local young people.

Council has continued with its Recreation and Youth Sports Small Grants Scheme, this year allocating \$15,000 to organisations and individuals that encouraged youth sport participation. Sixteen sporting groups were allocated grants ranging from \$300 to \$4,000 from the fund. Elected Members assisted with involvement on the determination panel and cheque presentations to the successful sporting groups.

This year considerable importance was placed on developing and implementing a Shared Skills program for Strathalbyn and extending the program to Milang through the Milang Old School House Committee.

Again these projects makes practical use of the skills of older residents in teaching and working together with young people for mutual benefits.

Strathalbyn Shared Skills

This year the following programs have been conducted:

- Archery
- Look your Best
- Haircare & Maintenance
- Mosaic Art
- Beauty Therapy
- Chocolate Making
- Judo
- Working with Wood
- Beading
- Self Defence

Goolwa Skill

In November 2003, the Goolwa Skill program won the SA Great Regional Community Award. The program has continued to develop and programs for the year included:

- Auto electrics
- Sailing
- Bird watching
- Hairdressing
- Carpentry
- Jewellery making
- Surfing
- Craft
- Cooking
- Make-up
- Drawing
- Judo



Opening of Goolwa Skate Park 2003

Hangn at the MOSH

- Beading and Textiles
- Mosaic Art
- Working with Wood
- Self defence

Human Resource Management

Council has continued its strong commitment to Occupational Health, Safety and Welfare for all employees and had excellent results with its 2003/04 OH & S Program. The OH & S Committee met on 4 occasions during 2003/04 and has continued to be a valuable resource for employees and Council. As well as management and employee representatives to the Committee, Council has additional staff supervisors attend committee meetings as observers.

A number of training/education/awareness sessions relating to employee health, safety and welfare issues were held during 2003/04. These activities include:

- Confined Spaces
- Contract Management
- First Aid Awareness
- Eating for your Heart Nutrition Seminar
- Healthy Lifestyle Assessments
- Benefit of Teams Seminar
- Getting Started & Staying Motivated Fitness Seminar
- Manual Handling Training
- Skin Cancer Screening
- Workzone Traffic Management Course

During 2003/04 period, Council employees participated in job and career related training and education programs. These included formal study programs, conferences and seminars and training/education programs conducted under the auspices of the Local Government Association.

The Enterprise Bargaining Agreement covering employees under the Local Government Employees Award expired on 31st December 2004.

This year has seen a complete review of the Council's Human Resources Policy and Procedures Manual. The manual provides direction on matters of a general nature regarding conduct and behaviour of employees, and a step by step procedure for managing the employment relationship.



Residents enjoying a craft session at the Alexandrina Centre for Positive Ageing

Aged Services

The Alexandrina Centre for Positive Ageing has reported significant growth in the number of Home and Community Care (HACC) clients accessing services. Fifty eight new HACC clients have registered to the 30th June 2004 of which approx. 46 access services regularly. The Centre for Positive Ageing has 547 registered consumers and of those, 384 are HACC clients or frail aged. Carers of these 280 people accessed services regularly in the last quarter.

This year a Consultative Committee was formed in January with membership consisting of volunteers and frail aged consumers with a brief to review all programs at the Centre and provide a report to the Management Committee.

During the year a Community Exercise Leader was appointed to coordinate and conduct exercise classes for senior members of the community who have no further need for the type of exercises and wellness programs, conducted at the Goolwa Sports Stadium have proved to be successful and will look to expanding from one to five days a week.

This year the Centre has planned for a "Better Practice Project" which will service people whose perceived needs are not critical enough to be admitted to the Centre programs but who may be at risk in the imminent future. It is anticipated that the Centre, through its staff and volunteers, will identify older people needs and, where practical, utilise local services to respond to their needs and therefore enhance their independence.

The Centre has 90 volunteers who assist in the provision of services and programs. Volunteers attend regular training and information sessions and have made a significant contribution to the operation of the Centre.

The Centre for Positive Ageing is registered with Centrelink and Workskil to promote placements for older unemployed people who need to work under the Voluntary Work Initiative or younger people for Work for the Dole in order to access their entitlements.

In June 2004 Council was allocated \$88,000 over 2 years to fund Home and Community Care project for Milang and Clayton. The funding will be used to provide home assist services such as cleaning and home maintenance, transport, social activities and referrals with the aim of assisting older frail people, carers and people with a disability to live independently at home. The program will be administered by a coordinator working from the Milang Old School House Community Centre.



*Milang Old School House Community Centre
Coordinator - Karyn Bradford*

The Strathalbyn Home Assist program has again proved to be very successful and demand for the service has significantly increased over the last 12 months. The program provides assistance to frail aged, younger disabled persons and their carers who are living in their own homes. Assistance can be provided with home maintenance, home security/safety and home support.

In the last 12 months we have provided assistance to 45 people residing in Strathalbyn, Milang, Clayton and Langhorne Creek. The services provided included house cleaning, laundry and shopping as well as some garden cleaning and rubbish removal.

Some transport assistance was provided to eligible people for medical purposes or those socially disadvantaged.

Community Development

There has been significant achievement and community benefit under the Community Development area of Council's operation during the year 2003/04.

A Strathalbyn Community Art Project was created involving a local professional artist, the Angas River Catchment Group, Strathalbyn school students and the Strathalbyn community. All groups came together to create a public art using the mediums of paint and mosaic that highlighted the diversity of Strathalbyn's culture and natural environment. The art piece located on a wall in the Strathalbyn Memorial Gardens will feature the River Angas flowing through the park linking cultures both past and present while sustaining the life of plants, animals and people. The project was funded by Country Arts and the Alexandrina Council.



Strathalbyn Community Art Project

The youth skills programs continue to grow and develop across the Council area. In November 2003 the Goolwa Skill program won the S.A. Great Regional Award for the Community category. Two young people accepted the Award on behalf of Council, the Centre for Positive Ageing and all the volunteers and participants who have made this program a success.

Following a successful consultation process in Strathalbyn involving school students, teachers and various community groups and organisations, the Strathalbyn Shared Skills program got underway in November 2003. The program has proved very successful with 119 youth participating and 10 people volunteering their time as teachers and mentors.

In February 2004 the Goolwa Skate Park Committee organised a Skate Park exhibition and competition. In competition, three categories included Under 13, Under 15 and Open Section. Approx. 50 entries were received with about 200 spectators enjoying a day of competition and exhibition skating by skate professionals. The theme of the day was safety awareness.



Members of the Goolwa Skate Park Committee with Mayor McHugh

Full support, sponsorship and prizes was provided by Barrell Surf and Skate & Goliath Skate. The Goolwa Skate Park Committee assisted with a design, construction and erection of a shelter located at the park.

During the summer school holidays Council organised a Holiday Program with workshops across the Council area with a theme of Reduce, Re-use and Re-cycle. The Workshops were attended by many young people with parents also learning new skills and what can be done with recycled materials.

In December Council acknowledged and celebrated volunteer involvement in so many programs and areas of community life with a luncheon at Glenbarr, Strathalbyn. Council combined the Senior Citizens Christmas Party and Volunteer recognition in the one event acknowledging the significant contribution of our Senior Citizens and Volunteers in improving our communities across the Council area.

The Stationmasters (Respite for Carers) House in Port Elliot continues to be fully utilised and is generally booked months ahead. The facility is a joint venture between State and Local Government to provide safe and affordable respite accommodation for carers.



Respite House at Port Elliot

The house has been refurbished with the comfort of carers in mind and is managed by Whalers Housing on behalf of the Alexandrina Council Housing Association.

In February 2004 the Fleurieu Region Community Services Advisory Committee considered applications for funding under their annual community group program. Approx. \$13,000 was allocated to 21 groups across the Council area and Fleurieu region.

During the year, Council's Fleurieu Region Community Services Advisory Committee supervised the development of a Family Strategy for the three southern Fleurieu Councils.

The aim of the project was to develop a plan with the outcome of improving the well being of individual families and children by:

- Making our community a better place for families
- Achieving stronger links between families and their communities
- Strengthening the effectiveness of services to families and children

The first component of the Family Strategy project was a survey of families across the Southern Fleurieu. A total of 402 surveys were analysed, representing 10.36% of families residing in the Southern Fleurieu region. The results of the family survey will be used to guide the process of establishing a series of stakeholder groups who will have the task of exploring the issues raised by families and formulating strategies and actions to support families and children in the southern Fleurieu region.

FINANCE AND INFORMATION SERVICES DEPARTMENT

New building activity stimulated plenty of activity in the Finance and Information Services Department for the year just passed. During this period, continuous service was maintained to all IT users, especially the new library, in difficult situations together with new work areas populated with new partitioning, equipment and additional records storage installed. Our I.T. focus has been directed on maintaining services with Server and PC replacement occurring as per our nominated replacement cycle. Our new redeveloped WEB site is almost complete and will be launched early in the 2004/05 financial year.

The Finance area also has been active in compiling data required for our updated 3 year Corporate plan, which is nearing completion together with complying with our statutory requirements. The Council this year commenced its budget process several months earlier (in April) which allowed for more detailed consideration of the document and provided more debate time overall. This process will be reviewed on an annual basis.

Rates growth continues to be strong with high levels of building activity, continued expansion of our viticulture industry and development on Hindmarsh Island being at its peak. Additional revenue generated from these areas is being directed into service provision and expansion of asset renewal strategies. Over the past twelve months Council has spent a lot of time considering alternative rating options in which they finally resolved to commence a community consultation process during 2004/05. Financially the Council continues to head in a strong financial position, with debt strategies updated regularly, asset renewal a priority and sensible rating supported by our elected members.



Murray Mouth

RATE REBATES- RETIREMENT VILLAGES

Council has not provided any organization with rate rebates over the past three years.

ENVIRONMENTAL SERVICES DEPARTMENT

This year has been a year of high growth with some 1700 applications lodged with Council having a value in excess of \$80 million. Some 120 land divisions were received to cater for increased populations of various towns. It is generally considered that a thousand people a year are moving into Alexandrina Council and the high growth is expected to continue particularly along the coastal strip between Port Elliot and Goolwa.

The priorities for the department in addressing this growth during the year has been to ensure that our natural resources are not compromised and the character of our towns will be maintained. The issue of sustainability has been a focus for the department, particularly in the areas of environmental management and assisting community groups in such programs as landcare and revegetation programs.

Projects of significance that have involved the department include the Horseshoe Bay redevelopment, the Strathalbyn Strategic Town Action Plan, the Goolwa Wharf redevelopment and the preparation of the Residential zoning revision for the whole of the Alexandrina Council.



Tourism events continue to be a priority and during the year have contributed to the economic advancement of the district. It is estimated that some \$80 million dollars is generated from tourism into the Alexandrina Council economy per year. The highlight of tourism events were the 150th Railway Celebrations, 2004 Tour Down and Classic Adelaide.

Environmental Health

Council's Environmental Health Team has enjoyed many successes both as a team and individually over the past year. As a team the section has successfully implemented a variety of innovative projects while Adam Faulkner was successful in winning the AIEH SA Division award for Outstanding Individual Environmental Health Professional of the year.

Council has continued to conduct its legislative responsibilities and have established best practice approaches to food safety, pest control, immunisation, water quality and waste management.

The trend has continued with Alexandrina Council assessing over 700 waste control systems, the highest number of waste control systems in South Australia. A total of 135 Food Premise inspections were conducted for the year covering 115 food premises. European wasp education has been of a high priority with another 50 nests located and destroyed over the past year.

Food safety education has been of a high priority with Council's EHOs conducting regular school visits educating students in the principals of food safety and hygiene. Alexandrina Council took the opportunity for *Food Safety Week 2003* to take a very "hands on" approach to educate the community in food safety and hygiene practices. The idea was to give a practical demonstration on how to conduct a BBQ or other community event, while limiting the risk of food borne illness.

Invitations were sent out to all the local community groups that sell food as a means of fundraising, and advertisements were placed in the local papers promoting *Food Safety Week 2003* through a series of free BBQ's. An information display board was filled with food safety information, and brochures were available to help spread the food safety principles. The BBQ's were well received by the community, and representatives from the various sporting and community groups took away some handy tips for their next fundraiser.



The Environmental Health Team recently provided the City of Victor Harbor with a food safety package including food safety education for businesses & the community and routine food premise inspections. This short term project aimed at providing the City of Victor Harbor with a Food Safety Package in which they could adopt and continue into the future.

Finally, the regional Meningococcal C initiative "*The coastal run*" proved to be a success with immunisation clinics strategically placed to expose the largest population of 15-19 year olds, in order to reduce the number of meningococcal c infections in this susceptible group.

Building Report

The following activities were undertaken by the Building department to comply with the Building Rules under the Development Act and Regulations and associated activities undertaken by Council Building Section:

- Check all Building Rules Assessment applications lodged with Council for compliance with the Development Act and Regulations, the BCA/SA Housing Code and associated relevant Australian Standards.
- Undertake inspections of building work under construction in accordance with Council's Building Inspection Policy.
- Attend to a wide range of customer service issues, both internal and external, relating to the building section and other areas.
- Organise and administer Council's responsibilities and obligations under the Act relating to its Building Fire Safety Committee.
- Maintain all administrative procedures associated with the above activities. Including providing support and advice to all sections/departments of Council's operations.

Development Assessment Panel

Print outs are provided each month to councillors in their agendas indicating the number, type and estimated value of approved developments, including an accumulative total value for the current financial year. Last financial year (03/04) the figures indicate over 1,400 building approvals were issued having a conservative value of around 79 million dollars.

Such a rate of development puts continuing pressure on almost all of Council's services and responsibilities. Such figures along with the, fortunately rare, occurrence of such events as a fire in a backpackers hostel or the collapse of a golf club-house roof, also provide a sobering reminder of Councils accumulating liability and of the need for Council and its officers to carry out their duties and responsibilities in a professional and accountable manner.

Building Fire Safety Committee

Local Councils play an important role in protecting the ongoing safety of buildings as well as the occupiers and users of those buildings through the provisions of the Development Act and Regulations.

Section 71 of the Act provides the power for Council to investigate whether building owners are maintaining a proper level of fire safety in their buildings for the protection of all who occupy and/or visit them.

An 'Authorised Officer' (Building Surveyor) from Council can inspect existing buildings to check if the fire safety is adequate. If not, the Building Fire Safety Committee can take action to require the owner to upgrade the fire safety of the building to an appropriate level.

During the 2003-2004 financial year the Committee has continued with a programme of inspections of accommodation buildings within the Council area, with the objective of achieving an acceptable standard of fire safety in these buildings.

In this period 6 buildings in Port Elliot and Goolwa have been inspected by the Committee. In all cases there have been issues identified that could possibly compromise the safety of the occupants. The owners of these buildings have been directed by the Committee to implement remedial action to ensure that an acceptable standard of fire safety is achieved for the occupants of the buildings. All buildings will be subject to a follow-up inspection when the time for implementation of the fire safety upgrade measures has expired.

Currently there are 10 buildings listed on the Committee's agenda in various stages of the upgrade process.

At present the Committee have been concentrating on buildings providing accommodation however all commercial buildings are called up under the Act and our involvement in this area will need to be increased.

Inspection of Building Work Under Construction

In response to community concerns, the Development Act was amended to clarify Councils role and responsibilities regarding inspections of building work in progress in an effort to ensure safer buildings.

The Act requires Council to prepare and adopt an inspection policy for inspecting building work in its area.

The Act also requires Council's Policy to set a target level of inspections for each building class and consequently we have adopted the recommended minimum level of 20% of approvals for Class 1 and 2 buildings – irrespective of whether or not the plans have been checked by Council or a Private Certifier. Such residential buildings represent more than 37% of approvals issued in this Council area and if you add in the class 10 buildings which are mainly associated with a dwelling the percentage rises to more than 88% of approvals.

The following figures are interesting and of some concern:

Class 1 (Dwelling) - Footings :	Notifications	190
	Inspections	93
Class 1 (Dwelling) – Frame work :	Notifications	178
	Inspections	138
Class 10 (Out Building) – Footings :	Notifications	109
	Inspections	57
Class 9 (Public Assem.) – Footing & Frame	Notifications	4
	Inspections	3
Class 8 (Factory) – Footings:	Notifications	1
	Inspections	1
Class 7 (Storage) – Footings:	Notifications	2
	Inspections	1
Class 6 (Shop) – Footings:	Notifications	1
	Inspections	1
Response to storm water complaints		21
Response to illegal building work		9

Thus : 49% of Dwelling footing notifications where inspected, 77.5 % of Dwelling frames & 52% of out building footings where inspected.

Whilst it can be seen that we are inspecting over 50% of notifications received with a deliberate concentration on the framework, the number of inspections carried out in relation to the number of approvals issued is not that high.

Of particular concern is the number of **notifications** received in relation to the number of buildings **approved** and how that relates to Council's Inspection Policy.

Council's records indicate that 531 new houses and 58 additions approved where issued with 231 inspections being undertaken, this represents approximately 39% of the approvals issued and if you consider that a significant number of the footing and frame notifications related to the same building, the percentage of approved buildings being inspected could be as low as around 24%. Our recording system and surveillance of building under construction does enabled us to identify the builders who are not providing the required notifications however the compliance and enforcement procedures set out in the Act are quite ineffective, leaving us with constant reminders and encouragement to do the right thing as our only practical course of action. With regards to actual building defects the great majority of remedial work is able to be achieved without the need to issue legal notices and at this stage there has not been a need to proceed to court action.

Co-operation with Brian Hill on a range of inspectorial issues including builders rubbish has been greatly appreciated.

Planning Department

The Planning Department has had a busy year, with steady development pressures, staff changes, and strategic planning and community consultation exercises.

The department has continued its work in the assessment of increasing numbers of increasingly complex development applications, including:

- Assessment of over 1800 Development Applications, including an unusually large number of significant residential developments,
- Professional planning advice to the Development Assessment Panel, including the introduction of coordinated site visits for Development Assessment Panel members,
- Detailed and comprehensive preliminary advice to developers and the public on a daily basis,
- Introducing a more formal process for preliminary advice, particularly on larger land divisions to ensure the co-ordination of Planning and Technical Services comments,
- Representing Council in a number of cases in the Environment Resources and Development Court, including compulsory conferences and full hearings.

The department has introduced a number of innovations over the past financial year to deal more efficiently with increasing workloads, including;

- A rotating roster system for general incoming calls to the department, to ensure all staff get time to focus on the smooth and timely processing of development applications.
- A rotating roster system for incoming development applications to ensure new applications are distributed evenly within the team,
- Regular 'Land Division Meetings' with the Technical Services Department to co-ordinate Council responses to these applications,
- Continuing success of weekly 'Planners Meeting' to discuss the progress of complex applications, share knowledge and issues that have arisen in the last week, and mentor new members of the team.

Other achievements within the department over the past year have included;

- Key driver for Council's new web page,
- Key driver working with IT Vision to create new windows based software to manage development applications,
- Developed skills in drawing out complex reports from Council's database,
- Organised training day on 'Handling Difficult Customers in the Planning and Building' which was very successful, and attended by other departments as well as some staff from Victor Harbor Council.

Increasing development pressures, new legislation and changing State Government Policy have prompted Council to commence a review of its Development Plan.

Section 30 of *The Development Act 1999* requires Council to review its Development Plan every 3 years so as to:

1. align with current State Government strategies, plans and policies
2. ensure its local relevance and
3. engage the community in consultation regarding any proposed changes.

The Planning Strategy for Regional South Australia was reviewed in 2003 setting out new objectives including the development of an **Inner Region Strategy** to cover the Mt Lofty Ranges including the Fleurieu Peninsula and eastern Mt Lofty Ranges.

Planning SA's new policy, **Better Development Plans**, proposes greater uniformity in Development Plans through the introduction of *Planning Modules* which will accompany The Inner Region Strategy.

Furthermore, recent changes to the State Government's Planning Policy has resulted in a push to improve Local Government development assessment and planning policy through the introduction of The **Development (Sustainable Development) Amendment Bill**.

Council's Development Plan still reflects the consolidation of the District Council of Strathalbyn, The District Council of Pt Elliot and Goolwa and Willunga. Here is an opportune time to develop a more coherent and up to date Development Plan that will meet the community's needs for the next 3-5 years.

The Process

The Development (Sustainable Development) Amendment Bill when enacted will require Councils to establish **Strategic Planning and Development Policy Committees** to:

- provide advice to the Council on its strategic planning and development policies and that these accord with the Planning Strategy,
- assist the Council to undertake strategic planning and monitoring; and
- provide advice to Council when preparing a *Strategic Directions and Infrastructure Report* or a *Plan Amendment Report*.

Such a committee would benefit by being involved in the total review of Council's Development Plan now rather than after the plan had been amended. *It is therefore proposed that Council form a Strategic Planning and Development Policy Committee now to drive this review of its Development Plan.*

Themes

The strategic planning, research and detailed policy investigation for the Development Plan review should focus on six main themes. Some of these have been explored in previous council research, and others will be 'starting from scratch'. The process will use the concept of a 'Town Plan' similar to that currently under way in Strathalbyn, to investigate each of these themes in relation to a particular town or area.

The results of these investigations will then need to be integrated with the *Better Development Plan Modules* and Planning SA's *Inner Region Strategy*, and it is intended that each will then form the basis of investigations for a Development Plan Amendment Report (PAR).

Those themes are:

1. **Town vision statements** (will relate directly to the recent Strategic Planning community consultation, town planning exercises, and finer level of *desired future character statements for policy areas/zones*)
2. **Residential** (fine tune Residential PAR policy, increasing clarity, accuracy and level of detail)
 - Land division
 - Building design
3. **Heritage**
 - Local Heritage Listings
 - New Local Heritage Zones/Areas
 - Update existing zones/areas and add finer detail and clarity to controls.
4. **Industrial/Enterprise**
5. **Town boundaries**
 - Town containment
 - Edge protection
6. **Waterfront/conservation**
 - Hindmarsh Island
 - Lower lakes
 - Ramsar and 199 Sustainable Lower lakes study

The focus of the review is to update and improve the Development Plan policies, not to re-zone land. Minor or previously planned re-zonings will be incorporated where possible, however in general we plan to separate the updating of policies from the rezoning of land. This should reduce the recent problems of policy updates being held up by debates over the re-zoning of land.

Updating Policy:

- a. Fix minor inconsistencies and errors (PAR may not be required):
Eg. Dwellings are non-complying in the Country Township Zone, and group dwellings are not non-complying in the Coastal Zone.
- b. Consolidation PAR:
Integrate districts and identical zones (eg. General Farming (Strathalbyn and General Farming (Port Elliot & Goolwa).

Strategic Planning and re-zoning:

- c. Investigation of themes and setting of strategic directions for each town.
- d. Integration of research on themes with *Better Development Plan Modules (updated policy)* to create PARs.

The committee and staff will ensure appropriate and adequate community consultation is undertaken throughout this process.

Fire Prevention Report

There is a commitment to the District Bushfire Prevention Committee by Fire Prevention Officer to call meetings, organize agendas and complete minutes of meetings and to fulfill all duties generated by such meetings.

Also required to update the Bushfire Prevention Plan annually and to generate a Works Program with the committees input, then complete such program within budget requirements.

Prior to the fire danger season starting publicity is placed in local papers advising people to clean up and advise of the starting dates of the forthcoming fire danger season. At this time if not before, fire prevention signs are erected around the Council area. There are twenty two sign frames to utilize. Once the fire danger season is declared the signs are again changed advising of the commencement of the season. Throughout the year when the frames are not used for fire prevention purposes a number of community groups advertise special events, usually for about four weeks prior to the event.

Depending on seasonal conditions the Works Program in the form of roadside slashing is commenced, usually late October, early November. It is left this late to try avoid re growth, with the intention of finishing prior to Christmas.

Three contractors undertake the work in various areas of the council area. This past year nearly the entire budget of \$60,000 was spent on slashing with very little on tree trimming.

The Section 40 (block slashing) program has been undertaken by inspecting all township blocks as well as small holdings. Blocks identified as being a potential hazard are the issued with a notice advising them of actions that need to be taken to reduce such hazard. This ranges from fire breaks on larger areas slashing entire blocks or to remove heaps of combustible tree prunings.

Council is currently updating the RAPID system so that it can be placed on Councils property data base so that a number is permanently assigned to a property. This will enable the system to be regularly updated onto the Fleurieu RAPID System in regard to ownership changes etc. All emergency services in our area with computer access have availability to the Rapid system and constant updates will assist in effective incident management.

General Inspectors Report

The primary focus of the General Inspector over this period has been animal management. This is mainly problems created by dogs and cats but also includes nuisance caused by possums and stock wandering onto roads.

In the area of cat management we have initiated a program to impound cats that have been trapped but are not wild or feral, to enable an owner time to reclaim their missing pet. Unclaimed cats are relocated or euthanased

Changes to the Dog & Cat management Act 1995 have finally been passed by parliament with an increase in dog registration fees being the major change. All income collected by Council from dog registration must be expended on animal management so new initiatives can be expected.

The new registration fee structure offers incentives for responsible dog owners by offering rebates to the ordinary fee for trained and/or micro-chipped dogs as well as the existing rebate for desexed dogs.

Alexandrina Council had 5207 registered dogs in the 2003-04 year and collected \$51,500 from dog registrations and a further \$4,800 from dog offence expiations.

Under the changes to the Act, Councils will have to introduce an Animal Management Plan including the provision of leash free exercise areas for dogs.

We have continued to provide dog tidy bins and bag dispensers throughout the area and will be installing further dispensers next year. The dog tidy bags used are fully bio-degradable.



Middleton Beach

TOURISM REPORT

A busy year for tourism with a number of events and new initiatives.

Events

Besides the normal annual events the big event in this years calendar was the 150th celebrations of Australia's first railway. This event was sponsored by council and the South Australian Tourism Commission and involved a number of communities in the council area. The event attracted visitors from both within this state and from interstate and its success was a great tribute to the communities and volunteers which took part.



Steam Train at Station during 150th Railway Celebrations

Visitor Information

The two Visitor Information Centres in Goolwa and Strathalbyn once more earned their national accreditation for the level of service they provide and visitor information outlets now operate in Mount Compass, Port Elliot, Middleton, Hindmarsh Island, Clayton, Milang and Langhorne Creek.

Goolwa Wharf

There are a number of things happening in the further development of the Goolwa Wharf as a tourism precinct. The new public toilets behind the wharf shed have been approved and council has received a Heritage Grant for the restoration of the railway goods shed. The Oscar W is also being slipped to complete the restoration of the hull and future plans will hopefully bring the boat to survey standard.



Shed at Goolwa Wharf

Recreational Boating

Council have been involved in discussions with government agencies to try to free up boating access across the Murray Mouth into the Coorong. A grant has been received from the Boating Facilities Levy Fund to seal the ramp and carpark at the Mundoo Channel Boatramp.



Work being undertaken on Mundoo Channel Boat Ramp



Completed Boat Ramp – December 2003

TECHNICAL SERVICES DEPARTMENT

Another exciting busy year has escaped us with enormous efforts by all staff in policy and budget implementation. Each year I have to refer to the Asset Infrastructure Plan and again Council budgeted for and expected a general achievement in actioning. Some variation on the plan occurred with a failed timber bridge structure on Kirkham Road having to be replaced by a prefabricated concrete structure for approximately \$90,000.



Installation of deck on Kirkham Rd Bridge May 2004

Works were brought forward on the construction of the million dollar upgrade of Ashbourne Road from Dawson Creek out 1.1km. This work has, with the implementation of stormwater retention work on the edge of the town and the upsizing of pipes within a private subdivision, flood proofed as much as possible a section of the township of Strathalbyn that was inundated in the floods of 1992. Ashbourne Road has seen a major focus of the Council's allocation of Roads to Recovery funding and although the full extent of the road is not completed it is anticipated that the first two hundred metres will be completed in two to three years.



Ashbourne Road Constructed

Significant road reconstruction funds were allocated to a section of Nangkita Road, Mt Compass with the view that future allocations are expected from the Special Local Roads Fund. Following the works difficulties associated with the surface treatment due to the lateness of sealing, some springs have appeared with failures occurring in the new work. Although disappointing, the area is experiencing a wet year and typically springs will appear in areas that they have not been seen in the past.

Following flooding through the rail line at the rear of Lime Street, Strathalbyn Council adopted an approach where money was transferred from Milang drainage to Lime Street drainage with the commitment to include Milang in the following year.

Road construction works associated with the budget were generally on or over budget for various reasons. Council has chosen in the past to limit its planning practice and therefore expenditure on developing construction concepts. This year has shown that more attention needs to be paid to the planning and design aspects of projects so as to ensure better cost models.

The years footpath construction budget will see some carryover for Mt Compass and Langhorne Creek with significant success in constructing footpaths on North, East and West Terrace, Strathalbyn.

Stage one of Port Elliot Power Line under-grounding has occurred with the ultimate total project cost including the work in front of the old drive-in site exceeding one million dollars. ETSA are having difficulty with coordinating their efforts to maintain supply and may carry forward work to Stage 2 to be completed 2004/2005.



North Terrace Port Elliot

Significant staffing changes have occurred within the Parks and Reserves area with two new trainees and a new Parks and Gardens Supervisor appointed. The Council's sea foreshore area has been and will continue to see major focus on facility, path and access upgrades. Several sets of stairs down to the foreshore level have been constructed at Middleton Point and Port Elliot with a new public convenience partly completed by the end of the financial year at Mill Terrace, Middleton.

There has been a wide range of projects managed by the Infrastructure side of the Department which include the following:-

Pt Elliot Drive In, Bridge live load testing, Goolwa North PAR structure plan, Milang Foreshore works, Ashbourne Road culvert with Transport SA, Lime Street Drainage, Dawson Street traffic management, stormwater Coddington Street, Bridge design and placement Kirkham Road, Footpath and kerb asset recognition, STEDs mapping updates and the implementation of a Risk Management Committee.

The Common Effluent and water supply section were again subjected to ever mounting failures of obsolete electronic equipment. The Council has had an ongoing programme of electronic replacement and the fitting of telemetry dialup linked to alarms. This programme has gone a long way in reducing call outs for staff as the various sites become more reliable. The section now has efficient back up plans and support for when significant failures do occur and the risk of losing effluent to the natural environment is classed as minimal.



STEDS Maintenance Officer alongside pump station

Technology for the systems has been developed in house with staff having designed and constructed the standard Programmable Logic Controller that is currently being fitted to all of our pump stations. Council staff have all but concluded the collection by GPS of the location of plant and equipment on the ground so that the mapping that has now been converted to digital is supported in fact by what's actually there. Council schemes are suffering under the enormous pressure of growth and it will be this capacity to respond proactively that will need to show through from the staff.

Council's three water schemes are all considered to have elements that make them difficult to deal with and promote user angst. Clayton aquifer recharge scheme does not have a defined life as the technology is not tested over the long term. The water placed in the aquifer does leave the aquifer much clearer but it does not remove the saline nature. As Clayton grows and people forget the limited nature of the scheme this water is used on gardens at peak times causing shortages in supply. Langhorne Creek water is pulled directly from the aquifer and its quality and pressure is suspect at most times. Finnis water is supplied from a private pipe from an SA Water main. This water is charged at excess rates and suffers pressure loss when too many turn on at the same time.

Council's landfills continue to be subject to upgrades to meet the ever increasing environmental demands set by the EPA. Goolwa Landfill has a short term life for putrescible waste and planning is underway to transfer this waste offsite to a Major Landfill. Income from the operation has substantially contributed to off setting costs and some of this will be lost with the proposed changes. Composting is now big business at the site with 5,000m³ of green waste shredded for the year and composted on the new hotmix site. Landfill gas monitoring has been introduced to the site to compliment the groundwater testing that occurs twice yearly. The Strathalbyn Landfill cantilever cover for the domestic drop off was placed this year with significant re shaping of the old Landfill occurring. The site is being prepared for the implementation of the post closure plan and ultimately the sites conversion to a transfer station. The Goolwa Landfill has seen a diversion of waste from landfill through recycling of 5,000 tonnes this financial year.



Goolwa Landfill Aerial shot

Council's built assets have again seen substantial improvement in amenity with four new Public Convenience facilities replacing poorly functioning units. All building work for 2003 2004 has come in under budget with competitive tendering providing these good results. In June a qualified builder was appointed as part of the maintenance team and this position is to allow the built asset coordinator to focus more on the contract management of the whole Council. The next twelve months will see the matter of conditioned based depreciation being high on the agenda in an attempt to deal with building valuations.



Middleton Institute Renovation 2004

Development within the towns and district has placed greater pressure on maintenance funding levels and these will need to increase especially on the unsealed roads. Traffic Management will be a commanding need into the medium term as traffic numbers increase at junction hot spots. Council does recognize its obligations with regard to funding asset depreciation and is I believe setting a standard for all other Regional Rural Local Government to follow.

LISTING OF CODES OF CONDUCT OR PRACTICE

Code of Conduct for Elected Members and Staff

Code of Practice for Access to Council Documents, Council Committees & Council Meetings

LIST OF REGISTERS

Register of Primary Interest – Elected Members

Register of Ordinary Interest – Elected Members

Register of Allowances & Benefits – Elected Members

Register of Remuneration, Salaries & Benefits – Employees

Register of By-laws

Register of Public Roads

Register of Community Land



Coastline at Port Elliot

REVIEW OF REPRESENTATION OF ELECTORS
(Chapter 3 Pt 1 Div 2)

During the latter half of 2002, Alexandrina Council undertook a review of representation of electors under the provision of the new Local Government Act 1999.

Council elections held on 12th May 2003 were based on the outcomes of the review that retained the Mayoral position and saw an additional Ward Councillor.

Council was then formed by the following representation:

Mayor and 11 Ward Councillors representing 5 wards:

1.	Nangkita-Kuitpo Ward	1 member
2.	Strathalbyn Ward	2 members
3.	Angas-Bremer Ward	2 members
4.	Port Elliot-Middleton Ward	2 members
5.	Goolwa-Hindmarsh Island Ward	4 members

For the May 2003 Elections, there were 20,318 electors with an average representation quota of 1,693 electors per Councillor which was consistent with larger non-metropolitan councils in the State.

The Review conducted in 2002 complies with current quota tolerances prescribed by the Act.

A Review pursuant to these provisions is not expected until after the next periodic election due May 2006.

MANAGEMENT PLANS FOR COMMUNITY LAND (CHAPTER 11)

Council has prepared specific management plans for precincts that have required immediate attention or have been the subject of redevelopment in particular the Goolwa Wharf Precinct.

Management Plans are being developed for all Community Land that will include foreshores, public reserves, parklands and other land and buildings under Council's care and control that may be leased to community groups or individuals.

These plans will identify each land parcel and include any existing plans that may affect the land, such as the Development Plan and its zoning criteria. They will also identify any trusts or dedications over the land that may affect the use of the premises and they will identify any relevant legislation that applies to the land, including State and Federal Acts and regulations and relevant local by-laws.

Draft Management Plans will be available for public comment with final drafts being completed and adopted by Council prior to December 2004.

CONFIDENTIAL AGENDA/MINUTE ITEMS 2003-2004

7 th July 2003	Goolwa Wharf Precinct Ombudsman – Blatchford Goolwa Landfill Waste Depot
4 th August 2003	Strath Hub
7 th October 2003	Performance Review of Directors
3 rd November 2003	Machinery Committee Signal Point/Goolwa Wharf Randell Road Offer
17 th November 2003	Signal Point Café Dept for Business, Manufacturing & Trade – Regional Development Infrastructure Fund CED Scheme Strathalbyn (from Workshop)
1 st December 2003	Australia Day Awards Rates Rebates
15 th December 2003	AWU Enterprise Bargaining Agreement Port Elliot Caravan Park
19 th January 2004	Alexandrina Library and Community Centre Redevelopment SteamRanger Dwelling Restructure Alleged Breaches of Conditions 67 – 62 – E.P.A. Order Fleurieu Animal & Plant Control Board
16 th February 2004	Steam Ranger Development Assessment Meeting 17 th February 2004 Strathalbyn Stationmasters Gallery Committee
1 st March 2004	Southern Cross Care Partially Constructed Dwelling – 41 Hero Ave., Middleton Personal Business Operations – Town Crier Goolwa Ratepayers & Residents Association

...cont'd

Confidential Agenda/Minute Items 2003-2004
(continued)

15 th March 2004	Redevelopment Options for Signal Point Site
5 th April 2004	South Coast Townships Local Heritage Survey Expiation – Dog and Cat Management Act Addendum to Kungun Yunnan Ngarrindjeri Agreement
19 th April 2004	Contracts for Chief Executive & Directors
3 rd May 2004	Lease Opportunities at Goolwa Wharf Port Elliot Oval Facilities Ngarrindjeri Land and Progress Association Goolwa Centenary Hall Supper Room Booking Elected Member Comments
31 st May 2004	Southern Cross Care – Aged Care Facility Signal Point Café
7 th June 2004	Kumurangk Ferry Project Southern Cross Care – Aged Care Facility
21 st June 2004	Dog & Cat Management Act – Proposed Increase in Registration Fees Use of Elected Member Laptops Proximity Card Protocols for Elected Members Ngarrindjeri Agreement Valuation of Signal Point

FREEDOM OF INFORMATION

Applications

Six (6) applications for the provision of information under the Freedom of Information legislation were received during the year.

Freedom of Information Act Statement

This Information Statement is published by Alexandrina Council in accordance with the requirements of the Freedom of Information Act.

Alexandrina Council is pleased to comply with the legislation and welcomes enquiries.

An updated Information Statement will be published every twelve months.

1. Structure and Functions of Council

1.1 Council

Council, consisting of 11 Ward Councillors and the Mayor is the decision making body on all policy matters. Ordinary meetings of the Council are held on the first & third Monday of every month. In the event that such Monday is a public holiday, the meeting is deferred to the next day (Tuesday). Members of the public are welcome to attend.

1.2 Council Committees:

The following are Committees of Council including Advisory Committees, Boards as formed under Section 41 of the Local Government Act 1999 as such members of the public are welcome to attend meetings.

Friends of the Oscar 'W' Society
Local Agenda 21 Working Party
Strategic Planning Committee
Cultural (Built) Heritage Advisory Committee
Basham Beach & Horseshoe Bay Advisory Committee
Wooden Boat Festival Committee
150th Anniversary Goolwa – Port Elliot Railway Steering Committee
Armfield Slip Committee
Strathalbyn Soldiers Memorial Garden Management Committee
Corella Task Group
Development Assessment Panel
Port Elliot RSL Hall Management Committee
Alexandrina Volunteers Committee
Goolwa Sports Stadium Management Committee
Friends of the Goolwa Library
Currency Creek Cemetery Advisory Committee
Machinery Committee
Milang Cemetery Advisory Committee
Waste Minimisation Committee
Goolwa Wharf Precinct Committee
Project Control Group

Freedom of Information Act Statement

(continued)

1.3 Agendas and Minutes

Agendas of all Full Council meetings are placed on public display no less than three days prior to those meetings. Minutes of each meeting are available for public inspection within five days of the meeting.

Minutes of Council Committee meetings and any recommendations made are included in the agendas for the meetings of the Full Council.

1.4 Delegations

The Chief Executive and other Officers have the delegated authority from Council to make decisions on a number of specified administrative and policy matters. These delegations are listed in the Policy Manual and are reviewed annually by Council.

In keeping with the legislative requirement;

- To determine policies to be applied by Council in exercising it's discretionary powers,
- To determine the type, range and scope of projects to be undertaken by the Council, and
- To develop comprehensive management plans, budgets, financial controls and performance objectives and indicators for the operations of Council,

the Council makes decisions which direct and/or determine its activities and functions.

Such decisions include the approval of works and services to be undertaken, and the resources which are able to be made available to undertake such works and services.

Decisions are also made to determine whether or not approvals are to be granted for applications from residents for various forms of development.

Freedom of Information Act Statement (continued)

2. Services for the Community

Council makes decisions on policy issues relating to the services that are provided to ratepayers, residents, and members of the public. These services include;

Roads, Footpaths and Kerbing	Stormwater Drainage
Traffic Control Devices	Bicycle Tracks
Parking Controls	Effluent Drainage
Public Cemeteries	Street Lighting
Car Parks	Street Sweeping
Street Tree Planting	Litter Bins
Public Toilets	Garbage Collection
Public Seating	Public Libraries
Parks, Gardens & Reserves	Boat Ramps & Jetties
Playground Equipment	Immunisation Programs
Community Halls	Dog Control
Foreshore Facilities	Aged Care Centres
Environmental Health Matters	Clean Air Controls
Sporting & Recreation Facilities	Development Controls

3. Public Participation

3.1 **Council Meetings**

Members of the public have a number of options whereby they may put forward their views on particular issues before Council.

- (1) **Deputations:** With the permission of the Mayor, a member of the public may address the Council personally or on behalf of a group of residents.
- (2) **Presentations to Council:** With prior notification and arrangement with the Mayor, a member of the public may address the Council for up to ten (10) minutes on any issue relevant to Council.
- (3) **Petitions:** Written petitions can be addressed to the Council on any issue within the Council's jurisdiction.
- (4) **Written Requests:** A member of the public can write to the Council on any Council policy, activity or service
- (5) **Elected Members:** Members of the public can contact their Elected Members of Council to discuss any issue relevant to Council.

3.2 **Community Consultation:**

Alexandrina Council consults with ratepayers and local residents on particular issues which affect their neighbourhood.

- (1) **Reserve Development:** Property owners and residents may be consulted on the types of facilities and equipment required during the design of public reserves.

Freedom of Information Act Statement

(continued)

- (2) **Meetings of Electors:** All residents and electors are eligible to attend meetings and vote on any proposals to lease Council reserves to local community groups.
- (3) **Community Forums:** Forums are held from time to time to allow residents to view plans and proposals and to voice their views on any issue affecting their ward or the District generally.
- (4) **Development Applications:** Residents and ratepayers are notified of some Development Applications requiring the approval of Council. Some types of applications are exempt from public notification by the Development Act. When an application is publicly presented, residents and ratepayers have the opportunity both to write to Council expressing their view of the application and to subsequently address the Council before a decision is made.

4. Access to Council Records

4.1 Documents Available for Inspection

The following documents are available for public inspection free of charge at the Council Offices. Copies of the documents may be purchased at the fees listed below.

Description	Unit	Price
Complete copy of Assessment Book on Compact Disc or Floppy Disk	each	\$836.50
Complete copy of Council's policy manual and delegations	per document	\$27.00
Council Meeting Agenda Copy	per page	\$0.25
Council Meeting Minutes Copy	per page	\$0.25
Committee Agendas and Minutes Copy	per page	\$0.25
Council Policy Manual copy	per page	\$0.25
Code of Conduct copy	per page	\$0.25
Council's Budget Statement copy	per page	\$0.25
Annual Report Copy	per page	\$0.25
Annual Financial Statements copy	per page	\$0.25
Council By Laws copy	per page	\$0.25
Development Register copy	per page	\$0.25
Supplementary Development Plans – previously on display copy	per page	\$0.25
Register of Fees and Charges copy	per page	\$0.25
Bushfire Prevention Plan copy	per page	\$0.25
Rate Assessment Book copy	per extract	\$1.10
Register of Public Streets and Roads copy	per extract	\$1.10
Register of Elected Members allowances and benefits copy	per document	\$1.10
Register of Employees Salaries Wages and Benefits copy	per document	\$1.10

Freedom of Information Act Statement (continued)

4.2 Other Information Requests

Requests for other information not included in clause 4.1 above will be considered in accordance with the Freedom of Information provisions of the Local Government Act. Under this legislation an application fee and, where appropriate, a search fee must be forwarded with the completed request form, unless the applicant is granted an exemption.

Should the applicant require copies of any documents inspected pursuant to a Freedom of Information request, the charges as set out under the Act will apply.

Freedom of Information requests should be addressed to;

The Freedom of Information Officer
Alexandrina Council
PO Box 21
GOOLWA SA 5214

Forms are available from the Council Offices.

Applications will be responded to as soon as possible within the statutory 30 days of Council receiving the properly completed Freedom Of Information request form together with the appropriate application and search fees.

5. Amendment to Council Records

A member of the public may request access to Council documents containing reference to their personal affairs by making a request under the Freedom of Information Act. They may then request a correction to any information about themselves that is incomplete, inaccurate, misleading or out of date.

To gain access to such Council records, a member of the public must complete a Freedom of Information Request Form as set out in clause 4.2 above, outlining the records that he or she wishes to inspect.

ALEXANDRINA COUNCIL RATING POLICY/STATEMENT 2003-2004

Introduction

This document sets out the policy of the Alexandrina Council for setting and collecting rates from its community.

The policy covers:-

- method used to value land;
- adoption of valuations;
- business impact statement
- Councils revenue raising powers
- Differential general rates;
- minimum rate;
- service charges;
- water charges;
- water catchment levy (the Council's collection role);
- pensioner and retirees concessions;
- unemployed persons concessions;
- payment of rates;
- late payment of rates;
- sale of land for non-payment of rates;
- remission and postponement of rates; and
- rebate of rates.
- disclaimer

Strategic Focus

In setting its rates for the 2003/2004 financial year the Council has considered the following:-

- Its current corporate plan, *Alexandrina Council – Corporate Plan 2001-2004*, which was adopted in 2001 and will be reviewed this year. The strategic corporate plan was developed following an extensive series of public meetings and community consultation with local businesses, community groups and interested citizens.
- The current economic climate in which the major factors are unemployment prospects generally, inflation, high growth and interest rates.
- The specific issues faced by our community, which are:
 - The need over the next ten years for a significant capital works asset renewal program to replace and upgrade infrastructure assets which were constructed in the 1950's;
 - the identification and review of all Council assets;
 - improvement of library facility access;

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Alexandrina Council Rating Policy/Statement 2003-2004
(continued)

- the development of new aged care facilities; and
- the development of sport and recreation centres and other programs for the youth of the area;
- The budget for the 2003/2004 financial year.
- The impact of rates on the community, including:
 - householders, businesses and primary producers;
 - the broad principle that the rate in the dollar should be the same for all properties except where there is clearly a different level of services available to ratepayers or some other circumstance which warrants variation from the broad principle (refer section on General Rates); and
 - minimising the level of general rates required by levying fees and charges for goods and services on a user pays basis, where that is possible to recover the full cost of operating or providing the service or goods, with provision for concessions to those members of the community unable to meet the full cost.
- For the 2003/2004 financial year the Council has decided to increase the general rates by 4%, above inflation (other than adjustments resulting from the five-year equalisation program) to offset required Asset renewal costs. A general growth in property values of approximately 19.35% residential and 12.67% rural, together with the added value of new development will provide the Council with sufficient additional revenue to meet cost increases.

The strategic management plans and the Council's budget are available for inspection at:-

Alexandrina Council Administration Centre
11 Cadell Street
Goolwa SA 5214

Alexandrina Council Branch Office
1 Colman Terrace
Strathalbyn SA 5255

Alexandrina Council Library
11 Cadell Street
Goolwa SA 5214

Strathalbyn Community Library
Callington Road
Strathalbyn SA 5255

With restricted data available on Councils Web site www.alexandrina.sa.gov.au

The Council regularly conducts public consultation on a broad range of issues relating to the future directions of the area. These meetings are always advertised in local papers. Ratepayers and interested parties are welcome to attend.

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Alexandrina Council Rating Policy/Statement 2003-2004
(continued)

The Council also encourages feedback at anytime and such comments may be sent to:

Mr John Coombe
Chief Executive
Alexandrina Council
PO Box 21
GOOLWA SA 5214
or
Email: john.coombe@alexandrina.sa.gov.au

Annual Adoption of the Rating Policy

Section 171 of the Local Government Act 1999 requires a Council to prepare and adopt each year, in conjunction with setting the rates, a rating policy. The policy must be available at the principal office of the Council and a summary version must be distributed with the rates notice. This policy is available for inspection at contact locations listed on page 2

Method Used to Value Land

The Council may adopt one of three valuation methods to value the properties in its area.

They are:-

- *Capital Value* – the value of the land and all of the improvements on the land;
- *Site Value* – the value of the land and any improvements which permanently affect the amenity of use of the land, such as drainage works, but excluding the value of buildings and other improvements; and
- *Annual Value* – a valuation of the rental potential of the property.

The Council has decided to continue to use capital value as the basis for valuing land within the council area. The Council considers that this method of valuing land provides the fairest method of distributing the rate burden across all ratepayers on the following basis:-

- 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 a relatively good indicator of wealth, and capital value, (which closely approximates the market value of a property) provides the best indicator of overall property value; and

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Alexandrina Council Rating Policy/Statement 2003-2004
(continued)

- the distribution of property values throughout the Council area is such that few residential ratepayers will pay significantly more than the average rate per property.

Adoption of Valuations

The Council has adopted the most recent valuations available from the Valuer-General as at the 3rd July 2003. If you are dissatisfied with the valuation made by the Valuer-General then you may object to the Valuer-General in writing, within 60 days of receiving this notice of the valuation, explaining the basis for the objection - provided you have not: (a) previously received a notice of this valuation under the Local Government Act, in which case the objection period is 60 days from the receipt of the first notice; or (b) previously had an objection to the valuation considered by the Valuer-General.

The address of the Office of the Valuer-General is:-

Office of the Valuer-General
GPO Box 1354
ADELAIDE SA 5001
Email: objections@saugov.sa.gov.au

Phone: 1300 653 345

The Council has no role in the valuation review process. **It is important to note that the lodgement of an objection does not change the due date for payment of rates.**

Notional Values

Certain properties may be eligible for a notional value under the Valuation of Land Act 1971. This can relate to certain primary production land or where there is State heritage recognition. A notional value is generally less than the capital value and this will result in reduced rates, unless the minimum rate already applies.

Application for a notional value must be made to the Office of the Valuer-General.

Business Impact Statement

The Council has considered the impact of rates on all businesses in the Council area, including primary production. In considering the impact, Council will be assessing or has assessed the following matters:

- Those elements of the Council's strategic management plans relating to business development:
 - The Economic Development and Tourism Plan; and
 - The Regional Development Plan

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Alexandrina Council Rating Policy/Statement 2003-2004
(continued)

- The equity of the distribution of the rate burden – apart from the decision to provide a differential rate for primary production properties and urban fringe properties, as outlined under the heading “Differential General Rates”, the Council considers that all ratepayers receive broadly comparable services and are generally similarly impacted upon by prevailing economic conditions.
- Council’s proposed policy on facilitating local economic development:
 - ❑ The Business Incentive Project, where Council is assisting in the start-up of local businesses;
 - ❑ The Business Training and Development Project, where Fleurieu Regional Development facilitates the provision of seminars and workshops that enhance the capacity of local businesses to provide quality goods and services for domestic and export markets; and
 - ❑ Preference for local suppliers where price, quality and service provision are comparable to suppliers outside the Council area;
 - ❑ Information from the Australian Bureau of Statistics on business and farm incomes, compared with average resident incomes
- Current local, state and national economic conditions and expected changes during the next financial year. The general economic climate is stable and appears likely to continue to be stable over the next twelve months. The major concern is the continued limited employment prospects for school leavers and other persons currently unemployed. The prospect is good for a continuation of a low rate of inflation and stable/low interest rates.
- Changes in the valuation of business and primary production properties from the previous financial year. Generally, property values have experienced inconsistent increases with Valuation hotspots being Goolwa, Pt Elliot and Middleton where properties in the low to middle ranges experiencing above average increases.
- Specific Council projects for the coming year that will solely or principally benefit businesses and primary producers – The FRD also researches the local economy and provide support and assistance to local associations and individual businesses in the Council area.
- Specific infrastructure maintenance issues that will solely or principally benefit businesses and primary producers – Council will be:
 - ❑ Upgrading the pavement structure and sealing a number of rural roads as a result of increases in farm production in the dairying and viticulture sectors;
 - and
 - ❑ Encouraging the constructing of additional off-street parking facilities to reduce congestion in main streets and improve the turnover of parking availability to assist local businesses.

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Alexandrina Council Rating Policy/Statement 2003-2004 **(continued)**

Council's Revenue Raising Power

All land within a Council area, except for land specifically exempt (e.g. Crown Land, Council occupied land and other land prescribed in the Local Government Act 1999 – refer Section 147 of the Act), is rateable. The Local Government Act provides for a Council to raise revenue for the broad purposes of the Council through a general rate, which applies to all rateable properties, or through differential general rates, which apply to classes of properties. In addition, Council can raise separate rates, for specific areas of the Council or service rates or charges for specific services.

The Council also raises revenue through fees and charges, which are set giving consideration to the cost of the service provided and any equity issues. The list of applicable fees and charges is available at the contact locations listed on Page 2.

Rating Equalisation

Council is in the final years of its alignment strategy following the amalgamation of Councils with Hindmarsh Island Residential Marina, Residential, Residential West and portions of Rural Waterfront and Conservation zones within sections 2,6 and 10 Hundred of Nangkita being aligned to the full Urban rate by the year 2004/05. This year their rates will increase 5% more than the general rise for the area.

This will further be reviewed annually for minor amendments. Full details are contained within the 2003/2004 Budget document.

General Rates

All land within a council area, except for land specifically exempt (e.g. crown land, council occupied land and other land prescribed in the Local Government Act – refer Section 168 of the Act), is rateable. The Local Government Act provides for a Council to raise revenue for the broad purposes of the Council through a general rate, which applies to all rateable properties.

At its meeting of July 3rd, 2003 the Council decided to raise rate revenue of \$12,241,878 in a total revenue budget of \$25,279,489 As a result of this decision the Council has set differential general rates as set out in this document to raise the necessary revenue.

Minimum Rate

The Council has decided to impose a minimum rate of \$483, which will affect 3,810 (25%) of rateable properties. The minimum rate is levied against the whole of an allotment (as defined in the Act) and only one minimum rate is levied against two or more pieces of adjoining land (whether separated by a road or not) if they are owned by the same owner and occupied by the same occupier.

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Alexandrina Council Rating Policy/Statement 2003-2004
(continued)

The reasons for imposing a minimum rate are:-

- the Council considers it appropriate that all rateable properties make a contribution to the cost of administering the Council's activities; and
- the Council considers it appropriate that all rateable properties make a contribution to the cost of creating and maintaining the physical infrastructure that supports each property.

Differential General Rates

The Alexandrina Council recognises the wide variety of lifestyles that are represented within our district. To reflect this diversity, the Council has adopted three rating categories, which are identified by "locality" as defined by planning zone and land use.

These are:-

- *Urban* – Properties which are located within townships as defined by Councils Development Plan and which ratepayers generally enjoy full access to a higher level of service provision;
- *Urban Fringe* – Properties that are located in proximity to the townships, with semi-rural character and enjoying access to most of the services provided to town residents. The Council has assessed the reduced level of available services for Urban Fringe properties at approximately 10% and consequently the rates have been set at 90% of the urban rate in the dollar, subject to the rate equalisation process resulting from the amalgamation; and
- *Rural* – Council recognises the economic and social importance of primary production to the district, and to support the long term viability of this group, also allows benefit of the "rural" rate to properties which are used for primary production but which are located in Urban and Urban Fringe areas. Council has assessed the reduced level of available services for rural properties and consequently the rate in the dollar for these properties has been set at between 70% and 80% of the Urban rate, subject to the rate equalisation process resulting from the amalgamation. Ratepayers within the old Willunga area pay an additional 5% in rates beyond those levels to offset their special recycling collection pickup. Generally land in this category is classified on the basis as being:-
 - the land tends to be remote from many of the services provided by Council in townships;
 - most rural properties do not receive a door to door waste collection or recycling service, but do have access to a collection service;
 - most rural properties do not have footpaths or street lighting; and
 - most rural properties are served by gravel, rather than sealed roads.

There are 9,871 Urban properties, 1840 Urban Fringe properties and 3600 rural properties within the Council area with rates payable being apportioned at 57%, 11% and 32% respectively.

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Alexandrina Council Rating Policy/Statement 2003-2004
(continued)

Land use and locality are factors jointly used to levy differential rates. If a ratepayer believes that a particular property has been wrongly classified as to its land use, then they may object (to the Council) to that land use within 21 days of being notified. A ratepayer may discuss the matter with our Rates Officers, on 85557041 in the first instance. The Council will provide, on request, a copy of Section 156 of the Local Government Act, which sets out the rights, and obligations of ratepayers in respect of objections to a land use.

The objection must set out the basis for the objection and details of the land use that should be attributed to that property. The Council may then decide the objection as it sees fit and notify the ratepayer. A ratepayer also has the right to appeal against the Council's decision to the Land and Valuation Court. Objections to the Council's decision may be lodged with Mr John Coombe, Chief Executive, Alexandrina Council, PO Box 21, Goolwa, S.A. 5214. **It is important to note that the lodgement of an objection does not change the due date for payment of rates.**

Declared rating levels adopted were:

1. Urban

1.1 For rateable land in the following zones delineated in the Alexandrina Council Development Plan as:-

- Residential
- Residential (Goolwa)
- Residential (Strathalbyn)
- Residential (Milang)
- Residential (Golf Course)
- Residential (Mount Compass)
- Industry
- Industrial
- Light Industry
- Light Industrial
- Home Industry
- Tourist Accommodation
- Tourist Commercial
- Local Centre
- District Centre
- Country Township (Langhorne Creek)
- Waterfront (Sections 183, 213 to 325, 331 & 447 Hd Alexandrina)
- Local Centre
- Country Township (Clayton)
- Town Centre (Mount Compass)

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Alexandrina Council Rating Policy/Statement 2003-2004
(continued)

- Historic Conservation - Centre
- Historic Conservation - Residential
- Historic Conservation - Tourism Accommodation
- Historic Conservation - Coastal
- Historic Waterfront
- Centre
- Centre Conservation
- Commercial
- Centre (Goolwa)
- Recreation (Goolwa)
- Urban Waterfront

A differential rate of 0.4344 cents in the dollar of capital value of rateable land with land use categories 1, 2, 3, 4, 5, 6, 8 and 9 as described in the Local Government (Land Use) Regulations.

1.2 For rateable land in the following zones delineated in the Alexandrina Council Development Plan as:-

- Residential Marina (Hindmarsh Island)
- Residential (Hindmarsh Island)
- Residential West (Hindmarsh Island)
- Portions of Rural Waterfront (Hindmarsh Island) and Conservation (Hindmarsh Island) Zones within Sections 2,6,and 10 Hundred of Nangkita.

A differential rate of 0.4127 cents in the dollar of capital value of rateable land with land use categories 1, 2, 3, 4, 5, 6, 8 and 9 as described in the Local Government (Land Use) Regulations.

2. Urban Fringe

For rateable land in the following zones delineated in the Alexandrina Council Development Plan as:-

- Rural Living (Strathalbyn District) Policy areas 7,8,9
- Future Urban
- Rural Living (Port Elliot Goolwa District)

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Alexandrina Council Rating Policy/Statement 2003-2004
(continued)

- Rural Fringe
- Country Living
- Rural (Deferred Urban)
- Rural Waterfront (Hindmarsh Island)
- Holiday House (Hindmarsh Island)
- Conservation (Hindmarsh Island)
- General Farming (Hindmarsh Island)
- Country living (Hindmarsh Island)

A differential rate of 0.3910 cents in the dollar of capital value of rateable land with and use categories numbered 1, 2, 3, 4, 5, 6, 8 and 9 and described in the Local Government (Land Use) Regulations.

3. Rural

3.1 For all rateable land in the Willunga (OM) district as delineated in Map ALEX/68 of the Alexandrina Council Development Plan:-

A differential rate of 0.3648 cents in the dollar of capital value of rateable land

3.2 For all other land in the Alexandrina Council District, which is not, described in categories 1 (Urban) and 2 (Urban Fringe) or 3.1(Rural ex Willunga) a differential rate of 0.3475 cents in the dollar of capital value

Minimum Rate

A minimum amount by way of general rates of \$483.00 is fixed in respect of rateable land in accordance with section 158 of the Local Government Act 1999

Service Charge

The Council provides a septic tank effluent disposal system to properties in portions of the townships of Strathalbyn, Goolwa, Pt Elliot, Pt Elliot (Waterport), and Milang.

The full cost of operating and maintaining these Schemes for this financial year is budgeted to be \$1,181,300. This includes setting aside \$218,400 for depreciation costs for the future replacement of infrastructure of the schemes. The Council will recover these costs through the imposition of service charges of \$176.00, \$251.00, \$243.00, \$275.00 and \$289.00 respectively for each occupied unit and \$132.00, \$188.00, \$182.00, \$206.00 and \$217.00 respectively for each unoccupied unit.

Where the service is provided to non-rateable land, a service charge is levied against the land.

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Alexandrina Council Rating Policy/Statement 2003-2004
(continued)

Details on what constitutes a 'property unit', and other information about the scheme, are available from our Rates Officers or Environmental Health/STEDS Officer on 85557000.

Water Schemes

The Council operates three water schemes located in Clayton, Langhorne Creek and Finniss. The full cost of operating these schemes amounts to some \$126,500 in 2003/2004 including a depreciation allowance of \$31,000. Charges adopted for the year are:-

1. Clayton Water Scheme

- (a) An access charge of \$135.00 for properties connected to the scheme with an additional charge of 42 cents per kilolitre for consumption up to a maximum of 125 kilolitres per year, and an excess rate of \$1.00 per kilolitre for usage above 125 kilolitres.
- (b) An access charge of \$135.00 for properties to which the water service is available, but not connected.

2. Langhorne Creek Water Scheme

- (a) An access charge of \$135.00 for properties connected to the scheme with an additional charge of 42 cents per kilolitre for consumption up to a maximum of 125 kilolitres per year, and an excess rate of \$1.00 per kilolitre for usage above 125 kilolitres.

3. Finniss Water Scheme

An access charge of \$152.00 for properties connected to the scheme with an additional charge of \$1.50 per kilolitre for consumption

Water Catchment Levy

Portion of the Council is in the Angas Bremer Water Catchment well area. No ratepayer funding is required under the Water Resources Act to fund the operations at present.

Pensioner Concessions

An eligible pensioner may be entitled to a State rebate on Council rates and water and effluent charges where applicable. Application forms, which include information on the concessions, are available from the Council at the contact locations listed on the first page. They are also available from SA Water Corporation and its District Offices or the Department of Human Services.

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Alexandrina Council Rating Policy/Statement 2003-2004
(continued)

An eligible pensioner must hold a Pension Card, State Concession Card or be a T.P.I. Pensioner. They must also reside at and be responsible for the payment of rates on the property for which they are claiming a concession.

The State Government administers applications. Payment of rates should not be withheld pending assessment of an application by the State Government as penalties apply to unpaid rates. A refund of rates will be paid to an eligible pensioner if Council is advised that a concession applies and the rates have already been paid.

Self Funded Retirees

This is a new concession available from the 1st July 2001 and is administered by Revenue SA. If you are a self-funded retiree and currently hold a State seniors card you may be eligible for a concession towards Council Rates. In the case of couples, both must qualify, or if only one holds a State Seniors Card, the other must not be in paid employment for more than twenty hours per week. If you have not received a concession on your rates notice or would like more information please contact the Revenue SA call centre on 1300 366 150.

Unemployed Persons Concessions

The Department of Human Services may assist with the payment of Council rates for your principal place of residence (remissions are not available on vacant land or rental premises). Please contact your nearest Department of Human Services office for details.

Payment of Rates

Rates can be made by single payment (due by 1st September) or by paying their rates off over four quarters. This year the first instalment must be paid by the 1st September 2003, with subsequent instalments due on 1st December 2003, 1st March 2004 and 1st June 2004. Council will send out instalment notices to ratepayers advising them of their next instalment due day at least 30 days prior.

Rates may be paid:-

- At any Post Office in Australia;
- by telephone, by using the BPAY service through participating banks or phoning DEFT Payments Systems on 1300 130 833;
- By internet payment at www.alexandrina.sa.gov.au
- by mail by posting to PO Box 21, GOOLWA SA 5214; or
- in person, at the Council offices:-

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Alexandrina Council Rating Policy/Statement 2003-2004
(continued)

Alexandrina Council Administration Centre
11 Cadell Street
GOOLWA SA 5214

Or
Strathalbyn Office
1 Colman Terrace
STRATHALBYN SA 5255

During the hours of 9.00am to 5.00pm, Monday to Friday with the exception of the Strathalbyn Office which is closed for lunch daily between 12.30pm and 1.30pm. EFTPOS facilities are available for payments.

Council will not accept telephone payments at our Council Office.

Any ratepayer who may, or is likely to, experience difficulty with meeting the standard payment arrangements is invited to contact our Rates Staff, on 85557041 to discuss alternative payment arrangements. The Council treats such inquiries confidentially.

Late Payment of Rates

The Local Government Act requires that Councils impose a penalty of a 2% fine on any payment for rates, whether instalment or otherwise, that is received late. The purpose of this penalty is to act as a genuine deterrent to ratepayers who might otherwise fail to pay their rates on time, to allow Councils to recover the administrative cost of following up unpaid rates and to cover any interest cost the Council may incur because it has not received the rates on time. Rates remaining unpaid will be charged interest each month at a rate prescribed in the Act

The Council may at its discretion remit penalties for late payment of rates where ratepayers are experiencing genuine hardship.

The Council issues a final notice for payment of rates when rates are overdue i.e. unpaid by the due date. Should rates remain unpaid more than 21 days after the issue of the final notice then the Council may refer the debt to a debt collection agency for collection. The debt collection agency charges collection fees that are recoverable from the ratepayer.

When the Council receives a payment in respect of overdue rates the Council applies the money received as follows:

- first – to satisfy any costs awarded in connection with court proceedings;
- second – in payment of debt collection costs;
- third – to satisfy any interest costs
- fourth – in payment of any fines imposed; fifth – in payment of rates, in chronological order (starting with the oldest amount owing)

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Alexandrina Council Rating Policy/Statement 2003-2004
(continued)

Postponement of Rates

Under Section 182 of the Local Government Act a postponement of rates may be considered if Council is satisfied that the payment of these rates would cause hardship. Council may, on application and subject to the ratepayer substantiating hardship, consider granting a postponement of payment of rates in respect of an assessment on the condition that the ratepayer agree to pay interest on the amount affected by the postponement at the cash advance debenture rate and if the ratepayer satisfies the following criteria:

- The property is the principal residence of the ratepayer and is the only property owned by the ratepayer, and
- The property has been owned by the ratepayer and has been their principal residence for a minimum of 10 years, and
- The rateable value of the property exceeds \$200,000, and
- The ratepayer is able to produce one of the following identification cards:
 - Pensioner Concession Card-Centre link
 - Pensioner Concession Card-Veteran Affairs
 - T.P.I Card _ Veteran Affairs;

Or can demonstrate to Council that they are a self funded retiree earning less than \$25,000 per year .

Or

- any other financial hardship reason as approved by Council

The amount postponed will not exceed 30% of the rates payable for the assessment (prior to deducting pensioner concessions) and shall accrue interest at the cash advance debenture rate published by the LGFA for 1st July each year.

All applications for rebates, remissions or postponements must be in writing, addressed to the Chief Executive, Alexandrina Council PO Box 21 Goolwa SA 5214

Rebate of Rates

The Local Government Act requires Councils to rebate the rates payable on some land. Specific provisions are made for the land used for health services, community services, religious purposes, public cemeteries, the Royal Zoological Society and educational institutions. The Council under Section 166 of the Act may apply discretionary rebates.

Council also rebates rates to community organisations that encourage, enhance and foster the well being of our community, especially the youth and aged.

Enquiries can be made through our Rates office on 8555 7000.

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Alexandrina Council Rating Policy/Statement 2003-2004
(continued)

Rate Capping

Due to advice received from Valuation Services indicating disproportionate increases in valuations occurring in parts of the Council area resulting in above average increases in rates payable by some properties, Council has resolved to introduce rates capping for 2003/04.

A rebate of general rates for the 2003/04 financial year will be granted to a ratepayer under section 166 (1)(l) of the Local Government Act in respect to the following properties:

A rebate of general rates for the 2003/04 financial year will be granted to a ratepayer under section 166 (1)(l) of the Local Government Act in respect to the following properties:

- Residential properties on which the principal ratepayer receives a State Pensioner rebate (as approved by S.A.Water) or a Self Funded Retirees rebate (as approved by Revenue S.A.) – A rebate of the amount by which the general rate amount payable exceeds the 2002/03 general rate payable x 115%*
- Residential properties which are the owners' principal place of residence (other than pensioners and self funded retirees). A rebate of the amount by which the general rate amount payable exceeds the 2002/03 general rate payable x 120%*
- Commercial and Industrial Properties; A rebate of the amount by which the general rate amount payable exceeds the 2002/03 general rate payable x 120%*
- Primary production properties ; A rebate of that amount by which the general rate amount payable exceeds the 2002/03 general rate payable x 120%*

Council has used the various categories of land use prescribed by Regulation 10 of the Local Government (General) Regulations, 1999 (the "Regulations") for property identification.

*The rebate will not apply where:

- The property has been acquired by the ratepayer or has become their principal place of residence after 1st July 2003
- The increase in General rate payable is due in whole or in part to an increase in valuation of the property attributable to improvements (including maturing vines) made to it valued in excess of \$10,000.
- The increase in General rate payable is due in whole or in part to an increase in valuation of the property attributable to a change in the zoning of the land under the Development Act.

Rebates will be calculated automatically by Council from the best information available to Council and shown on the 2003/04 Rates notice. Ratepayers who believe they have not been granted a rebate to which they are entitled should contact our Rates officers on 85 557000 within 30 days of the date of notice to verify their eligibility, and if eligible lodge a written application for the rebate.

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Alexandrina Council Rating Policy/Statement 2003-2004
(continued)

Sale of Land for Non-Payment of Rates

The Local Government Act provides that a Council may sell any property where the rates have been in arrears for three years or more. The Council is required to notify the owner of its intention to sell the land if payment of the outstanding amount is not received within one month, and must provide the owner with details of the outstanding amounts.

Except in extraordinary circumstances, the Council enforces the sale of land for arrears of rates and a copy of the Council's policy is available from Rates staff on 85557041 or by writing to Alexandrina Council, PO Box 21, GOOLWA SA 5214.

Hindmarsh Island Bridge Act

Levies and contributions payable under this Act for persons affected have commenced from the 1st of July 2002. This is a Government of S.A. charge collectable by this Council only. Enquires should be directed to the Rates section of Council on 85557041.

Disclaimer

A rate cannot be challenged solely on the basis of non-compliance with this policy and must be paid in accordance with the required payment provisions.

Where a ratepayer believes that the Council has failed to properly apply this policy it should raise the matter with the Council. In the first instance contact our Rates Officers on 85557041 to discuss the matter. If, after this initial contact, a ratepayer is still dissatisfied they should write to Mr John Coombe, Chief Executive, Alexandrina Council, PO Box 21, GOOLWA SA 5214.

LISTING OF COUNCIL POLICIES & PROCEDURES

Aboistop Collar, Hire of
Access to Council Meetings, Council Committees & Council Documents – Code of Practice
Acknowledgement of Traditional Owners
Assessment Book – Changes to
Australia Day Awards
Badge Days; Raffles; Street Stalls; Trading Tables
Bees – Snakes – Wasps (Pest Control)
Building Work, Inspection of
Cat Traps, Hire of
Cemeteries
Citizenship Ceremonies
Committees, Membership – Mayor and C.E.
Community Events/Functions - Budget
Community Groups - Payment of Fees
Complaints, Anonymous
Computer Systems Usage Policy
Consultants
Contracts, Leases, Licences, Permits and Tenders
Contracts, Tenders and Purchasing
Correspondence – Late
Council Chamber, Use of
Council Cheques, Signing of
Council Equipment
Council Fees and Charges, Review of
Credit Cards - Corporate
Crossover to Properties
Dead Animals on Road Reserves
Depot Security
Deputy Mayor
Development Applications – Refund of Fees following Withdrawal of
Donations
Donations & Rebates to Halls and Community Groups
Drivers Licence, Loss of
Elected Members – Agenda Enquiries
Elected Members – Expenses and Benefits
Elected Members – Certificate of Service
Elected Members - Grievance against Employees
Elected Members – Protocols for Proximity Cards
Elected Members and Staff – Code of Conduct
Election Signs, Control of
Electricity – Undergrounding of Cables – Private Supply Service
Electricity Mains, Approval of Extensions to
Employee & Community Plant Hire
Employees - Casual
Employees – Study Leave
Events, Sponsorship of

...cont'd

LISTING OF COUNCIL POLICIES & PROCEDURES

(Continued)

Fees – Fines
Fees - Legal
Fees – Parking
Fencing
Financial Statements/Budget - Annual
Freedom of Information Act Statement
Garbage Collection - Private
Golf – On Reserves
Graffiti
House Numbering
Human Resource Policy & Procedures
Industrial Representation
Information Policy
Insurance – Council Assets
Insurance – General
Internal Control Procedures
Internal Review of Council Decisions
Liquor Licence Approvals - Temporary
Litter - General
Long Service Leave
Machinery, Use in a Major Disaster
Media – Documents Available to the Local Media
Media – Response to Media Statements
Meetings and Seminars
Memorial Seat Sponsorship
Mobile Phone Policy
Money, Acceptance of
Occupation of Two Dwellings on a Rural Allotment
Offences - Cancellation of
Order Making Policy
Overdimensional Vehicles
Payment Arrangements (Special)
Petitions - Procedure
Pipes Under Road - Commercial
Pipes Under Road - Domestic
Playgrounds – Surface Materials
Pooled Vehicle Fleet
Postponement of Rates Policy
Pram Ramps
Principal Officer
Properties – Council Owned
Public Consultation Policy
Public Liability Coverage for Events & Functions
Public Relations
Rate Rebate Policy

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LISTING OF COUNCIL POLICIES & PROCEDURES

(Continued)

Rates - Sale of Land for Non Payment of
Rating Policy Statement
Receipts
Records - Council
Refreshments
Removal Costs – Staff
Reserve Development
Reserves - Mowing
Reserves – Open Space
Reserves – Recreation, Refuse Collection
River Access Permits and Mooring Licences
Road Reserve – Right of Way
Road Reserve Management Plan
Road Sealing – Non -Budgeted
Roads - Grading
Roadside Timber – Removal of
Salaries and Wages – Payment in Advance
Search Fee for Preserved Documentation & Plans
Search Requests – Certificate of Liabilities
Speed Limits at Roadworks
Spillages – Oil Spills on Council Roads
Staff Policies and Practices
STEDS – Maintenance
STEDS Charges
STEDS Charges – Aerobic Waste Water Treatment Systems
STEDS Charges – Multiple Commercial Premises with or without Residence
Stormwater Outflows - Rural
Street Lighting
Streets and Reserves, Naming of within the Council Area
Superannuation – Joining the Fund
Surf Contests
Temporary Road Closures – Road Works
Temporary Road Closures – Special Events
Temporary Stock Control Signs
Tourism
Transportable Buildings - Pre-Used
Trees - Planting of in Rural Areas
Trees – Removal of
Trees – Seed Collection
Trees - Street
Trees – Trimming – Road Reserves Rural
Trees – Trimming - Street
Tyre Management
Uniforms - Corporate
Urban Design for Town Entry

...cont'd

LISTING OF COUNCIL POLICIES & PROCEDURES

(Continued)

Uniforms - Corporate
Urban Design for Town Entry
Urban Verge Maintenance
Vandalism
Vegetation Clearance for Dairy Access
Vehicles or Equipment Involved in Accidents
Volunteer Policy
Weddings
Weed Control
Works – Common Effluent Drainage
Works – Implementation of Approved Works
Works – Road Reserve

IMPLEMENTATION OF STRATEGIC MANAGEMENT PLANS

The Council has developed a three (3) year Strategic Management Plan in consultation with our community.

The Plan was also in part being referenced to Council's Budget and Three (3) Year Projections.

Reports are tabled before Council to assess our level of compliance and achievement. Targets or Action Plans have been established for the ensuing two (2) years.

COMPETITIVE TENDERING AND SERVICE REVIEWS

Council has a Policy in compliance with Section 49 of the Local Government Act 1999.

Covering Contracts, Tenders and Purchasing, review of this policy is undertaken annually or as deemed necessary.

Within Council's strategic focus and forming part of Council's adopted Ten (10) Year Asset Infrastructure Plan, regular reviews are undertaken on our service delivery to ensure the community continues to receive cost effective services.

DECISION MAKING STRUCTURE OF COUNCIL

Council has adopted a policy having regard to our decision making and review processes. In support of this policy, Council has also adopted a policy concerning internal control procedures.

This will result in legislative and operational compliance.

NATIONAL COMPETITION POLICY

Council has had regard to the National Competition Policy (NCP) particularly in relation to the Clause 7 Statement. Council has no significant business activities and Council by-laws have been reviewed and reformed where required.

No other activities of requirements have been generated as a result of the National Competition Policy.

STATEMENT OF COUNCIL'S REPRESENTATION QUOTA

Alexandrina Council's Representation Quota for 2003/04 is 1,728 (as advised by the Local Government Association of South Australia).

STATEMENT OF THE AVERAGE REPRESENTATION QUOTE FOR COUNCILS OF A SIMILAR SIZE

Alexandrina	1728
Barossa Council	1118
Berri Barmera	747
Copper Coast	1057
Light Regional	831
Loxton Waikerie	693
Murray Bridge	1335
Port Pirie	950
Victor Harbor	1142
Wattle Range	856
Yorke Peninsula	1169

CITIZENSHIP CEREMONIES

From 1st July 2003 to 30th June 2004, Council performed 21 Australian Citizenship Ceremonies.

SERVICES PROVIDED BY COUNCILS

Legislative Services

Councils administer:

Beach controls	parking controls
Litter controls	sign controls
Planning regulations	building regulations
Zoning control	dog control/registration

Councils advise on:

Infectious disease	pool hygiene
Pest eradication	fire regulations

Council's inspect & licence:

Private hospitals	nursing/rest homes
Food premises	sanitary conditions
Outdoor signage	

Councils provide & maintain:

Roads, footpaths, kerbing & cycle tracks	skateboard ramps
Traffic control	street lighting
Some traffic lights/school crossings	street sweeping
Community buses	plant nurseries
Parking bays/street closures	garbage collection
Car parks	war memorials/fountains
Street tree planting	seats/signs
Litter bins	public libraries
Public toilets	swimming pools
Bus shelters	parks/gardens
Beach/foreshore areas	bike tracks
Recreation centers	community halls/centers
Ovals/reserves	nursing homes
Playgrounds	tennis courts
Aged accommodation	

Councils conduct:

Immunizations	health education programs
Citizenship ceremonies	

Councils assist:

CFS/MFS	Royal District Nursing Societies
Kindergartens	youth clubs etc
Sporting clubs etc	senior citizens clubs
Meals on Wheels	information centers
Community centers	surf life saving clubs
History and heritage	ethnic groups
Volunteer coordination	neighbourhood houses

Discretionary Services:

The Alexandrina Council provides the following discretionary services to its community:

National Child Care Links (formerly Family Links)	Families First
Goolwa Skill	Strathalbyn Skill
Southern Fleurieu Youth Network	South Coast Regional Arts Centre
Alexandrina Centre for Positive Ageing	Strathalbyn Stationmasters Gallery
Goolwa Skate Park	Goolwa Sports Stadium
Alexandrina Housing Association	Milang Old School House Community Centre
Strathalbyn Home Assist	Milang Home Assist
Southern Communities Transport Scheme	Cemetery Advisory Committees
Wooden Boat Festival Committee	Milang Lake Naming Ceremony

Local Government Act – Chapter 2 states:

Principal role of a council

- (k) A council is, under the system of local government established by this Act, established to provide for the government and management of its area at the local level and, in particular:
- (l) to act as a representative, informed and responsible decision-maker in the interests of its community; and
- (m) to provide and co-ordinate various public services and facilities and to develop its community and resources in a socially just and ecologically sustainable manner; and
- (n) to encourage and develop initiatives within its community for improving the quality of life of the community; and
- (o) to represent the interests of its community to the wider community; and
- (p) to exercise, perform and discharge the powers, functions and duties of local government under this and other Acts in relation to the area for which it is constituted.

Functions of a council

- (q) The functions of a council include:
- (r) to plan at the local and regional level for the development and future requirements of its area;
- (s) to provide services and facilities that benefit its area, its ratepayers and residents, and visitors to its area (including general public services or facilities (including electricity, gas and water services, and waste collection, control or disposal services or facilities), health, welfare or community services or facilities, and cultural or recreational services or facilities);

- (t) to provide for the welfare, well-being and interests of individuals and groups within its community;
- (u) to take measures to protect its area from natural and other hazards and to mitigate the effects of such hazards;
- (v) to manage, develop, protect, restore, enhance and conserve the environment in an ecologically sustainable manner, and to improve amenity;
- (w) to provide infrastructure for its community and for development within its area;
- (x) to promote its area and to provide an attractive climate and locations for the development of business, commerce, industry and tourism;
- (y) to establish or support organisations or programs that benefit people in its area or local government generally;
- (z) to manage and, if appropriate, develop, public areas vested in, or occupied by, the council;
- (aa) to manage, improve and develop resources available to the council;
- (bb) to undertake other functions and activities conferred by or under an Act.



Lake Naming Ceremony at Milang

FINANCIAL STATEMENTS TO 30TH JUNE 2004

ALEXANDRINA COUNCIL				
Statement of Financial Performance for the year ended 30th June 2004				
	Notes	2004 \$	\$	2003 \$
<u>OPERATING REVENUE</u>				
Rates - General	3	12,523,994		11,080,239
Rates - Other	4	1,229,195		1,048,336
Statutory Charges		646,527		604,096
User Charges		1,022,719		791,555
Operating Grants and Subsidies	5	1,132,117		1,167,201
Investment Income		336,105		318,143
Reimbursements	6	259,800		166,767
Net Gain on Disposal of Non Current Assets		137,747		190,140
Income from Commercial Activities		338,201		410,415
Other Revenue	7	350,018		511,407
TOTAL OPERATING REVENUE			17,976,423	16,288,300
<u>OPERATING EXPENSES</u>				
Employee Costs	8	6,008,608		5,330,203
Contractual Services		3,165,058		2,997,836
Materials		2,089,069		2,035,364
Finance Charges	9	847,608		678,960
Depreciation	10	4,692,332		4,332,543
Loss of Revaluations				
Net Loss on Disposal of non Current Assets				
Other Expenses	11	2,034,828		1,516,691
TOTAL OPERATING EXPENSES			18,837,503	16,891,597
Operating Deficit Before Capital Revenues			(861,080)	(603,297)
<u>CAPITAL REVENUES</u>				
Capital Grants, Subsidies and Monetary Contributions	12	1,083,979		1,745,641
Physical Resources Received Free of Charge	13	550,389		271,698
			1,634,368	2,017,339
Operating Surplus after Capital Revenues and before Abnormal and/or Extraordinary Items			773,288	1,414,042
Abnormal Items				
Extraordinary Items				
NET SURPLUS RESULTING FROM OPERATIONS			773,288	1,414,042

ALEXANDRINA COUNCIL**Statement of Financial Position as at year ended 30th June 2004**

	Notes	2004		2003
		\$	\$	\$
<u>CURRENT ASSETS</u>				
Cash	14	1,933,479		3,606,631
Receivables	15	1,442,992		1,101,203
Land Held for Resale	16	400,000		400,000
Inventory	17	63,338		62,333
Investments	18	2,500,000		3,000,000
Other	19	-		62,605
TOTAL CURRENT ASSETS			6,339,809	8,232,772
<u>CURRENT LIABILITIES</u>				
Overdraft				
Creditors & Provisions	20	2,918,229		2,672,448
Loans	21	1,112,357		998,537
TOTAL CURRENT LIABILITIES			4,030,586	3,670,985
Net Current Assets			2,309,223	4,561,787
<u>NON-CURRENT ASSETS</u>				
Receivables		-		-
Land	22	34,146,440		19,055,749
Buildings	23	15,651,666		12,811,119
Infrastructure	24	117,850,376		86,495,388
Equipment	25	3,925,934		3,668,924
Furniture & Fittings	26	908,454		849,610
Other	27	6,644,455		7,133,668
TOTAL NON CURRENT ASSETS			179,127,325	130,014,458
<u>NON-CURRENT LIABILITIES</u>				
Creditors & Provisions	28	598,052		528,848
Loans	29	11,312,588		11,124,945
TOTAL NON-CURRENT LIABILITIES			11,910,640	11,653,793
NET ASSETS			169,525,908	122,922,452
<u>EQUITY</u>				
Accumulated Surplus		101,114,247		101,100,829
Reserves		68,411,661		21,821,623
TOTAL EQUITY			169,525,908	122,922,452

ALEXANDRINA COUNCIL

Statement of Changes in Equity for year ended 30th June 2004

ITEM	2004		2003
	\$	\$	\$
Accumulated Surplus			
Balance at Beginning of Period	101,100,829		98,393,473
Change in financial position resulting from operations	773,288		1,414,042
Transfers from reserves	1,851,730		4,614,398
Transfers to reserves	(2,611,600)		(3,321,084)
Balance at End of Period		101,114,247	101,100,829
Asset Revaluation Reserve			
Balance at Beginning of Period	20,005,482		22,707,333
Transfers to Reserve			
- Revaluation Increment	45,830,168		308,986
Transfers from Reserve			(3,010,837)
Balance at End of Period		65,835,650	20,005,482
Common Effluent Drainage Reserves			
Balance at Beginning of Period	612,992		550,510
Transfers to Reserve	1,316,825		1,184,518
Transfers from Reserve	(1,242,730)		(1,122,036)
Balance at End of Period		687,087	612,992
Water Scheme Reserves			
Balance at Beginning of Period	121,002		120,610
Transfers to Reserve	107,305		109,117
Transfers from Reserve	(98,094)		(108,725)
Balance at End of Period		130,213	121,002
Boating & Riverfront Development Reserves			
Balance at Beginning of Period	596,244		2,139,895
Transfers to Reserve	174,504		1,677,164
Transfers from Reserve	(365,935)		(3,220,815)
Balance at End of Period		404,813	596,244

...cont'd

ALEXANDRINA COUNCIL**Statement of Changes in Equity for year ended 30th June 2004****(continued)****Halls & Library Reserves**

Balance at Beginning of Period	18,977	14,071
Transfers to Reserve	11,270	16,122
Transfers from Reserve	(11,650)	(11,216)
Balance at End of Period	18,597	18,977

Other Reserves

Balance at Beginning of Period	466,926	284,369
Transfers to Reserve	1,001,696	334,163
Transfers from Reserve	(133,321)	(151,606)
Balance at End of Period	1,335,301	466,926

TOTAL EQUITY	169,525,908	122,922,452
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ALEXANDRINA COUNCIL

Statement of Cash Flow for year ended 30th June 2004

	Notes	2004 \$	\$	2003 \$
CASH FLOWS FROM OPERATING ACTIVITIES		Inflows/ - Outflows		
RECEIPTS				
Receipts		15,846,757		14,336,781
Interest Received		336,105		318,143
Goods and Services Tax Collected		275,728		308,150
Goods and Services Tax Remitted		1,099,897		1,095,926
PAYMENTS				
Payments		(14,337,739)		(9,781,240)
Interest on Loans		(847,608)		(678,960)
Goods & Services Tax Paid		1,355,160		(1,400,523)
NET CASH PROVIDED BY OPERATING ACTIVITIES	31		3,728,300	4,198,277
CASH FLOWS FROM FINANCING ACTIVITIES				
RECEIPTS				
Loans Received		1,300,000		4,900,884
PAYMENTS				
Principal on Loans		(998,537)		(776,747)
NET CASH PROVIDED BY/(USED IN) FINANCING ACTIVITIES			301,463	4,124,137
CASH FLOW FROM OTHER ACTIVITIES				
RECEIPTS				
Capital Grants/Subsidies/Contributions		1,083,979		1,745,641
Sale of Assets		1,162,970		1,017,649
PAYMENTS				
Purchase of Assets		(8,449,864)		(9,305,744)
NET CASH USED IN OTHER ACTIVITIES			(6,202,915)	(6,542,454)
NET INCREASE IN CASH HELD			(2,173,152)	1,779,960
CASH AT BEGINNING OF REPORTING PERIOD			6,606,630	4,826,670
CASH AT END OF REPORTING PERIOD	31		4,433,478	6,606,630

This Statement should be read in conjunction with the accompanying notes.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

These financial statements have been prepared according to Australian Accounting Standards and the requirements of the Local Government Act. The financial statements have also been prepared on the basis of historical costs and do not take into account changing money values, or, except where stated, current valuations of Non-Current Assets. The accounting policies have been consistently applied, unless otherwise stated.

The following is a summary of the significant accounting policies adopted by the Council in the preparation of the financial statements.

(a) THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the local government controls resources to carry on its functions have been included in this financial report, including the following Committees constituted under Section 41 of the Local Government Act 1999:

- 1) Riverport of Goolwa Authority
- 2) Port Elliot Institute
- 3) Armfield Slip and Shed
- 4) Strathalbyn Tourist Information Centre
- 5) Wooden Boat Festival
- 6) Friends of the Goolwa Library
- 7) Friends of the PS Oscar W

In the process of reporting on the local government as a single unit, all transactions and balances between those Funds (for example, loans and transfers between funds) and committees have been eliminated in full.

Trust Funds

The Council holds funds for the Basham Beach Trust.

As the Council performs only a custodial role in respect of these monies, and because the monies cannot be used for council purposes, they are not brought to account in the financial report, but are shown in Note 35.

(b) ACQUISITION OF ASSETS

The cost method of accounting is used for the initial recording of all acquisitions of assets. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition, including architects' fees and engineering design fees and all other costs incurred in getting the assets ready for use.

Non-monetary assets received in the form of grants or donations are recognised as assets and revenues at their fair value at the date of receipt.

Fair value means the amount for which an asset could be exchanged between a knowledgeable, willing buyer and a knowledgeable, willing seller in an arm's length transaction.

(c) REVALUATION OF NON-CURRENT ASSETS

A community land register arranged from in-house information was compared with the Valuer Generals register as at 30th June 2004. The reconciliation adjustment resulting is the revaluation increment for land which will be added to the revaluation reserve.

Infrastructure assets (except stormwater drainage) have been revalued based on condition from which useful lives were calculated. The fair value represents the current cost less the accumulated depreciation. The council used consultants and in-house mapping systems during the 2003/2004 year. Storm water drainage will be revalued during the 2004/2005 year. Revaluation increments were added to the revaluation reserve as well.

Current cost with an asset, means the lowest cost at which the gross service potential of that asset could be obtained in the normal course of operations.

Revaluations do not result in the value of non-current assets exceeding the net amount expected to be recovered through the net cash inflows arising from their continued use and subsequent disposal ("recoverable amount")

(d) DEPRECIATION OF NON-CURRENT ASSETS

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the service potential embodied in those assets. Land is not a depreciable asset.

Depreciation is recognised as follows;

(a) Straight Line method depreciation

Buildings	25-50 Years
Office Furniture and Fittings	10 Years
Computers	3 Years
Office Electrical Equipment	5 Years
Minor Equipment	5-10 Years
Library Bookstock	4-7 Years
Bridges	43 Years (condition based)
Footpaths	13.5 Years(condition based)
Kerbing	25.5 Years (condition based)
Road Pavement - Sealed	17 Years (condition based)
Road Pavement - Pavement Structure	60 Years (condition based)
Common Effluent Treatment Plant	Varies(condition Based)
Stormwater Drainage	Condition Based

(b) Units of Useage

Major Equipment

(e) NON-CURRENT ASSETS CONSTRUCTED BY THE COUNCIL

The cost of non-current assets constructed by the Council includes the cost of all materials used in construction, direct labour on the project and plant operating costs. Direct labour costs include an overhead component to cover leave and other employment costs.

(f) EMPLOYEE ENTITLEMENTS

Provision is made for the Council's liability for employee entitlements arising from services rendered by employees to balance date. Long Service Leave expected to be settled within one year together with entitlements arising from salaries and wages and annual leave, have been measured at their nominal amount.

Long service leave entitlements payable after one year have been measured at the present value of the estimated future cash outflows to be made for these entitlements.

Contributions are made by the Council to the Local Government Superannuation Scheme and are expensed when incurred.

(g) INVESTMENTS

Investments are brought to account at cost. Interest revenues are recognised as they accrue.

(h) LAND HELD FOR RESALE

Land bought for development valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development and finance charges. Interest and other holding costs incurred after completion are recognised as expenses.

Revenue arising from the sale of property is recognised in the operating statement as at the time of signing a binding contract of sale.

(i) LEASES

A distinction is made between finance leases where the Council effectively owns the leased non-current assets, and operating leases under which the lessor retains ownership.

Where a non-current asset is acquired by means of a finance lease, the asset is recorded at its fair value. A liability is recorded for the same amount. Lease payments are allocated between the principal component and the interest expense. Operating lease payments are charged to the operating statement in the periods in which they are incurred.

(j) RATES, GRANTS, DONATIONS AND OTHER CONTRIBUTIONS

Rates, grants, donations and other contributions are recognised as revenues when the Council obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates. Control over granted assets is normally obtained upon receipt or upon prior notification that a grant has been secured.

The Local Government Act provides Councils with powers which make the collection of all delinquent rates probable and no provision is made for uncollectables.

Where contributions recognised as revenues during the reporting period were obtained on the condition that they be expended in a particular manner or used over a particular period, and those conditions were undischarged as at the reporting date, the nature and amounts pertaining to those undischarged conditions are disclosed in Notes 5 and 12. These Notes also disclose the amount of contributions recognised as revenues in a previous reporting year which were obtained in respect of the Council's operations for the current reporting period.

(k) CASH

For purposes of the statement of cash flows, cash includes cash deposits which are readily convertible to cash on hand and which are used in the cash management function on a day-to-day basis, net of outstanding bank overdraft. Cash deposits that are made for a period of less than twelve months are included as cash.

(l) ACTIVITY BASED COSTING

The council has introduced "activity based costing principles" during the subject accounting period, which has distributed administrative costs (in various function areas) throughout the whole organisation. The application of these costs will for the first financial year distort comparisons between the current and previous financial years

(m) IMPACTS OF ADOPTING AUSTRALIAN EQUIVALENTS TO IFRS

For reporting periods beginning on or after 1 January 2005, the entity must comply with Australian equivalents to International Financial Reporting Standards (IFRS) as issued by the Australian Accounting Standards Board.

This financial report has been prepared in accordance with Australian Accounting Standards and Urgent Issues Group Consensus Views ("Australian GAAP"). The entity's management, along with its auditors, are assessing the significance of these changes and preparing for their implementation. There are no differences between Australian GAAP and Australian Equivalents to IFRS identified to date as potentially having a significant effect on the entity's financial performance and financial position.

(n) POST BALANCE DATE EVENTS

The Council has commenced the sale of the previously bought old Port Elliot Drive-in site. Of the 55 subdivided blocks to be available, 16 were sold at auction on the 10th April 2004 and 2 were sold by private treaty within 14 days of that date. Contracts provided for the settlement dates to occur within 14 days of the deposit of final Plan of Division with the Land Titles Office. This deposit occurred on the 19th July, 2004, bringing the settlements of 1.57 million dollars into the 2004/2005 financial year

NOTE 2(a)

DEPARTMENTS/ACTIVITIES OF THE ALEXANDRINA COUNCIL

REVENUES, EXPENSES AND ASSETS HAVE BEEN ATTRIBUTED TO THE FOLLOWING DEPARTMENTS/ACTIVITIES

	Governance		Corporate Services		Environment Services		Technical Services		Finance & Information Technology		Total	
	2004	2003	2004	2003	2004	2003	2004	2003	2004	2003	2004	2003
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
EXPENSES	1,078	1,948	3,033	2,514	3,082	1,610	10,748	9,973	950	886	18,891	16,931
REVENUES												
Grants	0	1,436	289	264	163	71	1,368	704	329	380	2,149	2,855

Other	9	377	391	400	906	643	1,523	1,288	14,686	12,782	17,515	15,490
Total	9	1,813	680	664	1,069	714	2,891	1,992	15,015	13,162	19,664	18,345
CHANGE IN												
NET ASSETS												
RESULTING												
FROM												
OPERATIONS											773	1,414
ASSETS	112	7,455	13,971	13,595	5,942	9	159,551	110,496	5,890	6,692	185,466	138,247

NOTE 2(b): DEPARTMENTS/ACTIVITIES OF THE ALEXANDRINA COUNCIL

The departments/activities relating to the Council's components reported on in Note 2 (a) are as follows:-

GOVERNANCE

Elected members, CE's Office and Other Governance and Economic Development.

CORPORATE SERVICES

General Administration, Human Resource Management, Public Relations, Administration Centres, Centre for Positive Ageing, Aged/Disabled/Disadvantaged Homes, Halls, Libraries (Goolwa and Strathalbyn), Goolwa Sports Stadium, Community Bus, Community Aid Services, Families First /Family Links, Community Services General, Fleurieu Animal & Plant Control Board, Other Council Services, Youth Services, Other Sport & Recreation, Strathalbyn Branch Office, Cultural Services and Customer Services.

ENVIRONMENTAL SERVICES

Environmental General, Health Services, Health Prevention Services, Noxious Insects, Development Assessment (Planning & Building), Natural Resources, Oscar W, Wooden Boat Festival, Tourism and Events, Signal Point Interpretive Centre, Strathalbyn Visitor Centre, Recreational Boating, General Inspectors (Dog & Cat Management, Impounding Livestock, Parking), Fire Protection, General Inspection, Riverport Precinct of Goolwa and River Murray Catchment Water Management Board.

TECHNICAL SERVICES

Public Conveniences, Street Lighting, Council Houses, Swimming Centres, Parking Off Street, Sport and Recreation Facilities, Caravan Parks, Private Works, Foreshore Protection, Alexandrina Riverfront, Parks and Gardens, Playgrounds, Road Reserves, Cemeteries, Water Supply Scheme, Effluent Drainage, Sanitary and Garbage, Street Cleaning, Stormwater Drainage, Traffic Control, Road Maintenance, Resheeting, Footpath/Cycle Tracks, Vandalism, Plant Operations, Works Depot, and Technical Services, Infrastructure/Assets/Contracts Management.

FINANCE AND INFORMATION TECHNOLOGY SERVICES

Rate Revenue, Finance General, Rate Processing, Debtors, Payroll and Creditors, Loans & Investments Management, Information Technology, and Records Management.

ALEXANDRINA COUNCIL

Notes to and forming part of the Financial Statements for year ended 30th June 2004

	2004		2003
	\$	\$	\$
NOTE 3:			
RATES - GENERAL			
Rates - General is made up:			
General Rates	12,706,847		11,121,139
Less Rates Remitted	81,327		74,972
Less Rates Donated	1,607		1,429
Less Rates Rebate (Capping)	87,596		
Less Doubtful Debt Expense	57,500		
		12,478,817	11,044,738
Rates Fines Income	47,232		36,135
Less Fines Remitted	2,055		634
		45,177	35,501
Total		12,523,994	11,080,239
NOTE 4:			
RATES - OTHER			
Rates - Other is made up:			
Special Rates;			
Port Elliot Common Effluent Drainage	194,471		166,775
Less remitted rates	728		
sub-total		193,743	
Goolwa Common Effluent Drainage	474,204		391,788
Less remitted rates			
sub-total		474,204	
Waterport Common Effluent Drainage	34,577		30,110
Less remitted rates			
sub-total		34,577	

ALEXANDRINA COUNCIL**Notes to and forming part of the Financial Statements for year ended 30th June 2004
(continued)**

Strathalbyn Common Effluent Drainage	329,692	273,565
Less remitted rates		
sub-total	329,692	
Milang Common Effluent Drainage	89,675	76,981
Less remitted rates		
sub-total	89,675	
Water Rates		
Clayton Water Scheme	63,209	63,060
Langhorne Creek Water Scheme	24,166	16,261
Finniss Water Scheme	19,929	29,796
sub-total	107,304	
Total	1,229,195	1,048,336

NOTE 5:**OPERATING GRANTS AND SUBSIDIES**

Operating Grants were received in respect of the following:-

General Purpose:

Grants Commission	329,469	380,933
Department of Road Transport	318,906	304,007
Trainees subsidies	5,640	2,625
Wooden Boat Festival	10,000	10,000
Other Tourism & Heritage related	58,592	57,400
Libraries Operating subsidies	60,603	54,282
Senior Citizens (Heritage Club)	70,533	68,800
Families First Program	23,100	22,400
Families Links Program	74,168	73,289
Home Visiting	22,000	10,000
Strathalbyn Home Assist	17,862	22,912
Youth Services	10,455	3,250
Natural Resources	23,275	43,740
Road Maintenance (Roads to Recovery)	62,855	81,556

ALEXANDRINA COUNCIL**Notes to and forming part of the Financial Statements for year ended 30th June 2004
(continued)**

Diesel Fuel Grant Scheme	17,360	9,707
Planning	8,400	4,000
Other Operation Grants	18,899	18,300
Total	1,132,117	1,167,201

Conditions on Operating Grants

Grants which were recognised as revenues in a previous reporting period and were expended during the current reporting period in the manner specified by the grantor were:

Community Physical Activity program	1,200	
Community Building Project	5,500	
Youth Advisory Committee	6,000	
150th Train celebrations	51,700	
Southern Fluerieu Regional Recreation and Sport Open Plan	36,250	
Local Government contributions (Youth Advisory Committee)		4,900
Sims Metal & Jeh Witness (Salvage material & drainage)		5,603

NOTE 6:**REIMBURSEMENTS**

ACI Industrial Minerals Royalty Lanacoona Road	35,070	37,335
Private Works	155,271	84,720
Road Maintenance	2,416	13,109
Fringe Benefit Employee Contribution	12,133	14,253
PLEC	40,400	0
Other Reimbursements	14,510	17,350
Total	259,800	166,767

ALEXANDRINA COUNCIL**Notes to and forming part of the Financial Statements for year ended 30th June 2004
(continued)****NOTE 7:****OTHER REVENUE**

Other revenue consists of:-

Strathalbyn Tourist Info Centre	100	11,140
River Murray Catchment Water Management Board	50,256	76,400
Suicide Bereavement contributions	17,475	12,807
Youth contributions	38,635	36,254
Family First/Links/Home Visiting Contributions	18,405	13,448
Insurance Claims	13,050	9,517
150th Train Celebrations	25,372	0
Oscar W	12,513	3,145
Sanitary and Garbage	12,952	10,096
Miscellaneous Donations & contributions	36,544	159,149
Other Health	9,782	13,867
Other Revenue	<u>114,934</u>	<u>165,584</u>
Total		<u>350,018</u>
		<u>511,407</u>

NOTE 8:**EMPLOYEE COSTS**

Employee Costs (including leave entitlements, superannuation expenses and other employee related expenses

	6,234,551	5,539,238
Less Amounts capitalised; Non-current assets constructed by the Council	<u>225,943</u>	<u>209,035</u>
Total		<u>6,008,608</u>
		<u>5,330,203</u>

NOTE 9:**FINANCE CHARGES**

Bank Charges	72,231	57,434
Interest paid/payable	<u>775,377</u>	<u>621,526</u>
Total		<u>847,608</u>
		<u>678,960</u>

ALEXANDRINA COUNCIL**Notes to and forming part of the Financial Statements for year ended 30th June 2004
(continued)****NOTE 10:****DEPRECIATION EXPENSES**

Depreciation was charged in respect of:

Buildings	697,310	598,831
Infrastructure	3,053,361	2,931,497
Equipment, Plant & Machinery	439,307	450,100
Furniture and Fittings	423,560	334,160
Other	<u>78,794</u>	<u>17,955</u>
Total	<u>4,692,332</u>	<u>4,332,543</u>

NOTE 11:**OTHER EXPENSES**

Other expenses includes:

Mayoral Expenses	54,157	53,066
Members Expenses	123,079	131,639
Election Expenses	1,087	31,405
Major Subscriptions	32,541	30,828
CE Operational Expenses	55,368	53,382
Recreational Boating (Wooden Boat Festival)	28,741	44,336
General Admin Operational Expenses	239,401	209,789
Library Operational	30,751	25,345
South Coast Transport Scheme Contribution	22,500	26,024
Animal and Plant Control Board Contribution	96,459	88,883
Development Assesment Operational	70,087	47,808
Tourism Operational Expenses	33,217	37,560
Tourism Events & Projects	47,808	11,071
Signal Point Operational	20,424	21,512
Dog and Cat Operational	22,696	5,227
Fleurieu Regional Dev Corp Contribution	37,819	32,887
Community Services contributions & other operational	61,137	39,808

...cont'd

ALEXANDRINA COUNCIL**Notes to and forming part of the Financial Statements for year ended 30th June 2004
(continued)**

Contribution Bashams Beach Trust from Pt Ell Caravan PK	55,401	53,529
Public Lighting Electricity Contribution	25,734	0
Contributions to the Ovals	20,861	0
SA Waste Management Contribution	77,411	18,304
Insurance & Registration Plant and Machinery	51,066	65,403
Rates Operational Expenditure	107,082	85,862
Audit Services	7,700	7,300
Information Technology Operational	35,170	16,260
Goolwa Bowling Club super grass	200,000	
Other Services	540,986	460,309
Sub-total	<u>2,098,683</u>	<u>1,597,537</u>
Less Amounts capitalised; Non-current assets constructed by the Council	<u>63,855</u>	<u>80,846</u>
Total	<u>2,034,828</u>	<u>1,516,691</u>

NOTE 12:**CAPITAL GRANTS AND SUBSIDIES**

Capital Grants and subsidies were received in respect of the following:-

PLAIN Library Book Purchases Grants	45,492	43,397
Local Library Purchases Grants	8,135	15,286
Oscar W Development/Upgrade	25,000	66,089
Bashams Beach Trust Capital Projects	33,001	23,027
Parks and Gardens	38,000	0
Stormwater Drainage	24,750	47,935
Public Conveniences	68,950	0
Roads to Recovery	327,651	142,868
Kangaroo Road construction	508,000	0
Other Capital Grants	5,000	1,407,039
Total	<u>1,083,979</u>	<u>1,745,641</u>

ALEXANDRINA COUNCIL**Notes to and forming part of the Financial Statements for year ended 30th June 2004
(continued)****Conditions on Capital Grants**

Grants that were recognised as revenues during the reporting period and which were obtained on the condition that they be expended on the acquisition of assets but had yet to be applied in that manner as at the reporting date were:

Signal Point (Golden Years of Goolwa)	9,270	
Middleton coastal projects	2,050	
Environment and Heritage (Coast and Marine)		5,000
Centenary Hall (Spot/theatrical lights)		6,600
Freemans Nob (Art Project)		2,000
Department Transport (Roads to Recovery grant)		80,000
Goolwa SkateboardPark (Skateboard Construction)		7,000
Recreational Boating (Sanctuary Destinations)		25,667

NOTE13:**PHYSICAL RESOURCES RECEIVED FREE OF CHARGE**

Physical resources received free of charge

Land	120,000	
Infrastructure (Various Developments)	430,389	271,698
Total	550,389	271,698

NOTE14:**CURRENT ASSETS - CASH**

Cash at bank and on hand	67,701	24,117
Deposits at call	1,865,778	3,582,514
Total	1,933,479	3,606,631

**Notes to and forming part of the Financial Statements for year ended 30th June 2004
(continued)**

* Included in the total deposits, are amounts dedicated to the funding of the following

CED Schemes	687,086	612,993
Water Schemes	130,212	121,002
Boating & Riverfront Development	404,813	596,243
Halls & Libraries	18,597	18,977
Other	<u>1,335,301</u>	<u>466,926</u>
	<u>2,576,009</u>	<u>1,816,141</u>

NOTE 19:

CURRENT ASSETS - OTHER

Prepayments	<u>0</u>	<u>62,605</u>
Total	<u>0</u>	<u>62,605</u>

NOTE 20:

CURRENT LIABILITIES - CREDITORS & PROVISIONS

Creditors	1,830,896	1,686,862
Accrued Salaries and Wages	123,675	93,956
Other accrued expenses	275,325	293,246
Provision for Annual Leave	592,541	529,496
Provision for Long Service Leave	<u>95,792</u>	<u>68,888</u>
Total	<u>2,918,229</u>	<u>2,672,448</u>

NOTE 21:

CURRENT LIABILITIES - LOANS

Loans - Local Govt. Finance Authority - secured*	1,061,415	932,501
Loans - National Australia Bank (Strath)*	50,942	46,537
Loan - Local Govt. Superannuation Scheme	<u>0</u>	<u>19,499</u>
Total	<u>1,112,357</u>	<u>998,537</u>

* The Local Government Finance Authority and National Australia Bank Loans are secured over the rates

ALEXANDRINA COUNCIL**Notes to and forming part of the Financial Statements for year ended 30th June 2004
(continued)****NOTE 22:****NON-CURRENT ASSETS - LAND**

Land - at independent valuation 1/7/98	19,055,749	19,032,328
- # at Valuer Generals valuation/addition/disposals as at 30/6/04	14,874,366	-
- physical resources received free of charge	120,000	
- at net cost	<u>96,325</u>	<u>23,421</u>
Total	<u>34,146,440</u>	<u>19,055,749</u>

Council has arranged a community land register from in-house information and has matched this with the valuation from the Valuer General as at 30/6/04. Reconciliation of existing land register with new community register produced the above adjustments.

NOTE 23:**NON-CURRENT ASSETS - BUILDINGS**

Buildings - at independent valuation 1/7/01 *	17,087,999	16,463,643
- at independent valuation		
- at net cost	<u>3,537,857</u>	<u>624,356</u>
sub-total	<u>20,625,856</u>	<u>17,087,999</u>
Less accumulated depreciation	4,974,190	4,276,880
Total	<u>15,651,666</u>	<u>12,811,119</u>

* Valuation of the Buildings was determined by Graham Martin, Maloney Field Services by 1/7/01 by assessing either the replacement cost, market value or written down current cost, as appropriate

ALEXANDRINA COUNCIL**Notes to and forming part of the Financial Statements for year ended 30th June 2004
(continued)****NOTE 24:****NON-CURRENT ASSETS - INFRASTRUCTURE**

Infrastructure - at Council valuation 30/06/2003	117,749,294	117,412,886
- at independent/Council valuation**	33,870,625	
- physical resources received free of charge	430,389	271,695
- at cost	<u>(25,781)</u>	<u>64,713</u>
sub-total	<u>152,024,527</u>	<u>117,749,294</u>
Less: Accumulated depreciation	34,174,151	31,253,906
Total	<u>117,850,376</u>	<u>86,495,388</u>

** The valuation of Road Seal and Pavement infrastructure was determined by Bruce Burman of Pavement & Asset Management Services. The remaining infrastructure (except stormwater drainage) was internally mapped and valued by Council using the Microstation Geographics system and visual inspection during 2003/2004 to establish an infrastructure database rated on condition, from which expected life was calculated. The revaluation is based on the International Infrastructure Management manual. Stormwater drainage will be completed by the end of 2004/2005

NOTE 25:**NON-CURRENT ASSETS - EQUIPMENT**

Equipment - at Council valuation 1/7/00***	5,065,669	4,680,917
- at net cost	<u>367,033</u>	<u>384,752</u>
sub-total	<u>5,432,702</u>	<u>5,065,669</u>
Less: Accumulated depreciation	1,506,768	1,396,745
Total	<u>3,925,934</u>	<u>3,668,924</u>

ALEXANDRINA COUNCILNotes to and forming part of the Financial Statements for year ended 30th June 2004
(continued)**NOTE 26:****NON-CURRENT ASSETS - OFFICE EQUIPMENT, FURNITURE AND FITTINGS**

Off Equip,Furn & Fitt - at Council valuation 1/7/00***	1,642,792	1,451,347
- at net cost	<u>474,037</u>	<u>191,445</u>
sub-total	<u>2,116,829</u>	<u>1,642,792</u>
Less: Accumulated depreciation	1,208,375	793,182
Total	<u>908,454</u>	<u>849,610</u>

*** The valuations of equipment & furniture and fittings were determined by Mr Noel Huppatz employed as a consultant by Council using an asset listing determined from visual inspection as at 1/7/2000, with revaluation on an individual basis using 50% of present day cost, with the exception of historical items and the computer network. The equipment, furniture and fittings in the new Goolwa Administration/Library have been determined from the initial cost valuation by Mr Huppatz with information from Currie Brown consultants.

NOTE 27:**NON-CURRENT ASSETS - OTHER ASSETS**

Work in Progress	<u>5,715,799</u>	<u>6,199,328</u>
Other Assets -	119,269	119,269
- at cost	<u>0</u>	<u>0</u>
	119,269	119,269
Less Accumulated depreciation	<u>103,860</u>	<u>100,008</u>
	15,409	19,261
Library Bookstocks**** -		
- at valuation (Goolwa)	450,374	455,769
- at valuation (Strathalbyn)	<u>462,873</u>	<u>459,310</u>
	913,247	915,079
Total	<u>6,644,455</u>	<u>7,133,668</u>

**** Library Bookstock valuation is based on unit prices, depreciation periods and residual values determined by the Public Libraries Board

ALEXANDRINA COUNCIL

**Notes to and forming part of the Financial Statements for year ended 30th June 2004
(continued)**

NOTE 28:

NON-CURRENT LIABILITIES - CREDITORS & PROVISIONS

Provision for Long Service Leave	<u>598,052</u>	<u>528,848</u>
Total	<u>598,052</u>	<u>528,848</u>

NOTE 29:

NON-CURRENT LIABILITIES - LOANS

Loans - Local Government Finance Authority - secured*	11,256,826	11,018,241
Loans - National Aust Bank (Strath)*	55,762	106,704
Loan - Local Government Superannuation Scheme		
Total	<u>11,312,588</u>	<u>11,124,945</u>

* The Local Government Finance Authority and National Australia Bank Loans are secured over the rates.

NOTE 30:

SUPERANNUATION

Alexandrina Council contributes in respect of its employees to a defined benefit superannuation plan established in respect of all local governments in the State. In accordance with statutory requirements, the local government contributes to the Local Government Superannuation Scheme "the plan", amounts determined by the Plan actuary. As such, assets accumulate in the Plan to meet members' benefits as they accrue. If the assets of the Plan were insufficient to satisfy benefits payable to its beneficiaries, the local government would be required to meet its share of the deficiency.

The amount of superannuation contributions paid by the local government during the reporting period was \$827,407

ALEXANDRINA COUNCILNotes to and forming part of the Financial Statements for year ended 30th June 2004
(continued)**NOTE 31:****RECONCILIATION OF CHANGE IN EQUITY RESULTING FROM
OPERATIONS TO NET CASH USED IN OPERATING ACTIVITIES**

Decrease in Equity resulting from operations	773,288	1,414,042
Items not involving cash		
Depreciation	4,692,332	4,332,543
Net Loss(Gain) on disposal of Non-Current Assets	(137,747)	(190,140)
Net Interest treated as a financing activity	-	-
Capital grants, subsidies treated as an other activity	(1,083,979)	(1,745,641)
Physical Resources received free of charge	(550,390)	(271,698)
Changes in operating assets and liabilities		
Increase/(Decrease) in Creditors & Provisions	314,985	698,331
(Increase)/Decrease in Inventory	(1,005)	31
(Increase)/Decrease in Receivables	(341,789)	23,415
(Increase)/Decrease in Other Assets	62,605	(62,605)
NET CASH PROVIDED BY OPERATING ACTIVITIES		3,728,300
		4,198,278

CASH AT END OF PERIOD

Investments	2,500,000	3,000,000
Cash	1,933,478	3,606,631
Total	4,433,478	6,606,631

NOTE 32:**FINANCIAL INSTRUMENTS****(a) Interest Rate Risk**

Council's exposure to interest rate risk, which is the risk that a financial instrument's value will fluctuate as a result of changes in market interest rates, and the effective weighted average interest rates on applicable financial assets and liabilities at the end of the reporting period is as follows;

ALEXANDRINA COUNCIL

**Notes to and forming part of the Financial Statements for year ended 30th June 2004
(continued)**

	Weighted Average Interest Rate	Fair Value of Variable Interest Rate Instruments	Fair Value Of Fixed Interest Rate Instruments	
			Maturing Within 1 Year	Maturing Beyond 1 Year
			Financial Assets	
Investments				
Bank SA	4.40%	64,703		
LGFA - 24HR Call	5.00%	1,864,280		
LGFA - Term deposit	5.15%	<u>2,500,000</u>		
		<u>4,428,983</u>		
Financial Liabilities				
Loans				
LGFA - Fixed & Variable Terms	6.53%		34,908	12,283,334
NAB - Fixed Term	9.25%		<u>0</u>	<u>106,704</u>
			<u>34,908</u>	<u>12,390,038</u>

(b) Credit Risk

Credit risk represents the loss that would be recognised if other entities/ratepayers failed to perform as contracted

Council's exposure to credit risk is summarised as follows;

Rates receivable and other debtors - Council's maximum exposure is disclosed in the financial statements, net of any provision for doubtful debts. Council has the power to force the sale of property to recover unpaid rates. Council did not have any material exposure to a single debtor or group of debtors as at the end of the reporting period.

The LGFA investments listed under Financial assets are capital guaranteed

(c) Net Fair Value

The net fair value of a financial instrument is defined as its value net of all costs to settle the asset or liability

**Notes to and forming part of the Financial Statements for year ended 30th June 2004
(continued)**

The financial assets and liabilities listed or mentioned above are stated at their face value (less any provision for doubtful debts if applicable).

Due to the nature of the financial instruments held by Council, the costs associated with their settlement would not be material and therefore have not been considered.

NOTE 33:

CAPITAL COMMITTED

The following material capital contracts have been signed and Council committed as at 30th June 2004. The figures represent the amounts still outstanding on the contract;

Riverport of Goolwa Wharf development		75,000
Goolwa Library and Administrative Complex	323,713	3,326,929
Microsoft Licensing (Tech Pacific)	70,000	
Port Elliot Drive In site (development)	645,263	
		1,038,976 3,401,929

NOTE 34:

OPERATING LEASES

(a) Rentals charged to Operating Result*	4,136	16,461
 (b) Lease commitments;		
- not later than one year	-	3,413
- later than one year and not later than		
two years	-	-
- later than two years and not later than		
five years	-	-
- later than five years	-	-
 Minimum Lease Payments	0	3,413

ALEXANDRINA COUNCIL**Notes to and forming part of the Financial Statements for year ended 30th June 2004
(continued)****NOTE 35:****TRUST FUNDS**

Donation and Lease rental monies received as agent, and held in trust, for the Basham Beach Trust

291,985	257,143
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As the Alexandrina Council performs only a custodial role in respect of these monies, and because the monies cannot be used for Council purposes, they are not brought to account in the financial report, but are shown here for information purposes.

BASHAM BEACH TRUST

Balance as at 1st July, 2003	257,143	216,750
Add Port Elliot Caravan Park Lease (55%)	55,401	53,529
Interest	12,442	9,890
sub-total	67,843	63,420
Less Reimbursed Expenditure	(33,001)	(23,027)
Balance as at 30th June 2004	291,985	257,143

NOTE 36:**REGIONAL SUBSIDIARIES**

The Southern and Hills Local Government Association has been created as regional subsidiary to represent the interests of all Councils in the southern hills, Fleurieu Peninsula and Kangaroo Island, within local government in SA. The group meet on a monthly basis and discuss Local Government policy and procedures, and provide advice back to the LGA from a regional perspective. Alexandrina Council contributed \$4,867 in the 2003/2004 period.

ALEXANDRINA COUNCIL
Notes to and forming part of the Financial Statements for year ended 30th
June 2004

NOTE 37:


NON-CURRENT ASSET MOVEMENT SCHEDULE

	Land	Buildings	Infrstrct	Equip	Furniture & Fittings	Other	Total
	\$	\$	\$	\$	\$	\$	
Balance as at 1st July 2003	19,055,749	12,811,119	86,495,388	3,668,924	849,610	7,133,668	130,014,458
Adjustments**	2,408,800						2,408,800
Additions	216,325	3,537,858	3,027,581	1,717,906	486,036	3,567,253	12,552,959
Disposals				(1,021,590)	(3,633)	(3,983,093)	(5,008,316)
Revaluation increments/ decrements	12,465,566		31,380,770			5,421	43,851,757
Depreciation Expense		(697,310)	(3,053,361)	(439,307)	(423,560)	(78,793)	(4,692,331)
Balance at 30th June 2004	34,146,440	15,651,667	117,850,378	3,925,933	908,453	6,644,456	179,127,327
** Valuer General Additions			3,475,687				
Less Valuer General Disposals			<u>1,066,887</u>				
			<u>2,408,800</u>				

ALEXANDRINA COUNCIL

STATEMENT OF THE ACTING CHIEF EXECUTIVE

I, Michael Anthony Shelley, Acting Chief Executive of the Alexandrina Council, do hereby state that the Statement of Financial Position of the Alexandrina Council as at 30th June 2004 and the Statement of Financial Performance, Statement of Changes in Equity and the Statement of Cash Flows, together with supporting notes, for the year ended on that date are to the best of my knowledge presented fairly and in accordance with accounting procedures which have been maintained in accordance with the Local Government Act 1999, and the Local Government Accounting Regulations made under that Act.

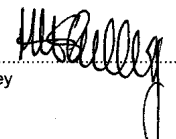

Signed

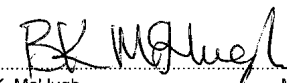
7 OCTOBER 2004
Dated

ADOPTION STATEMENT

Laid before the ALEXANDRINA COUNCIL

and adopted on 18th October 2004


M.A. Shelley Acting Chief Executive


B.K. McHugh Mayor

**INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF THE
ALEXANDRINA COUNCIL**

AUDIT OPINION

In my opinion, the Financial Statements of the Alexandrina Council are properly drawn up:

- (a) to give a true and fair view of:-
 - (i) the Council's state of affairs as at 30 June 2004 and the change in equity resulting from operations and cash flows for the year ended on that date.
 - (ii) the other matters required by the Local Government Act 1934 to be dealt with in the Financial Statements.
- (b) according to the Local Government Act 1934 and the Local Government Accounting Regulations 1993; and
- (c) according to Australian Accounting Standards and mandatory professional statements.

**DON VENN FCA
CHARTERED ACCOUNTANT**



PARTNER: DEAN NEWBERY & PARTNERS

DATED at NORTH ADELAIDE This 12th day of October 2004

DEAN NEWBERY & PARTNERS

CHARTERED ACCOUNTANTS

214 MELBOURNE STREET
NORTH ADELAIDE SA 5006

P O BOX 755
NORTH ADELAIDE SA 5006

TELEPHONE: (08) 8267 4777
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INDEPENDENT AUDITOR'S REPORT

**TO THE MEMBERS OF THE
ALEXANDRINA COUNCIL**

SCOPE OF THE AUDIT

I have audited the Financial Statements being the Chief Executive Officer's Statement, Operating Statement, Statement of Financial Position, Statement of Changes in Community Wealth, Statement of Cash-flows and notes to and forming part of the Financial Statements of the Alexandrina Council for the year ended 30 June 2004. The Council's officer's are responsible for the preparation and presentation of the Financial Statements and all the information they contain. I have conducted an independent audit of the Financial Statements to express an opinion on them.

My audit has been conducted according to Australian Auditing Standards to provide reasonable assurance that the Financial Statements are free of material misstatement. My audit procedures included examination on a test basis of evidence supporting the amounts and other disclosures in the Financial Statements together with an evaluation of accounting policies and significant accounting estimates.

My audit procedures have also included an evaluation of compliance by Council with the Local Government Act 1934 together with the Local Government Accounting Regulations 1993.

These procedures have been undertaken to form an opinion whether the Financial Statements present fairly according to Australian Accounting Standards, mandatory professional statements (Urgent Issues Group Consensus Views) and statutory requirements a view of the Council consistent with my understanding of its financial position and operations for the year ended 30 June 2004.

The audit opinion expressed in this report has been formed on the above basis.