

Councillor Martin - QoN - Changing Place Facilities

Tuesday, 9 April 2024
Council

Council Member
Councillor Phillip Martin

Public

Contact Officer:
Tom McCready, Director City Services

QUESTION ON NOTICE

Councillor Phillip Martin will ask the following Question on Notice:

'Noting that the City of Adelaide sold its James Place public toilet facility, including a then recently completed changing place facility for the disabled, in exchange for a cash payment and an undertaking from the purchaser to provide a similar complex to enable construction of 60 King William project, could the Administration advise;

1. Whether the changing place facility is of a comparable or lesser standard than that which was demolished
2. If Council or another party will be responsible for cleaning and maintenance of the toilets and changing place facility
3. What hours the toilets and changing place will be open compared to the operating days and hours offered by the demolished Council operated facility, and
4. Noting that the Council operated facilities offered direct access from James Place and that the new toilets and changing place facility are indoors, will the Council instal signage, including operating hours, to direct users and their carers?'

REPLY

1. On 9 June 2020 and 15 December 2020, Council granted delegation to the CEO and / or delegate for the negotiation and execution of contractual documentation for the sale of the James Place public toilets to Charter Hall for the purpose of the 60 King William Street development with Charter Hall to provide replacement public toilets.
2. Following a public consultation process Council resolved on 23 March 2021 to revoke the James Place public toilets land from its classification as community land for the purpose of the sale.
3. Charter Hall has constructed the replacement public toilets to a high-quality standard in keeping with the design of the 60 King William Street development. The new public toilets provide commensurate facilities, including a Changing Places facility and accessible, male and female toilets, with the fixtures and fittings considered to be of a higher standard.
4. Charter Hall is responsible for the ongoing cleaning, maintenance and capital replacement of the public toilets. On this basis, a Land Management Agreement (LMA) was registered on the land at settlement to protect Council's interest with respect to the delivery and operation of the replacement public toilets, noting that any subsequent land owners will also be bound by the LMA.
5. The LMA requires Charter Hall or any subsequent owner to:
 - 5.1. Maintain, repair, clean and keep the replacement toilets in good repair and condition.

- 5.2. Permit access to Council to view the state of the facilities.
- 5.3. Comply with 'operating key performance criteria' including the agreed cleaning regime and public conveniences performance standards (e.g. maintenance and safety).
- 5.4. Operate the toilet in accordance with the following agreed opening hours (being consistent with the previous facilities):
 - 5.4.1. Monday to Thursday between 7.00am and 8.30pm.
 - 5.4.2. Friday between 7.00am and midnight.
 - 5.4.3. Saturday between 8.00am and midnight.
 - 5.4.4. Sunday between midnight and 8.30pm.
- 6. Charter Hall has been reminded of the required cleaning, maintenance and operating standards (including opening hours) as set out within the registered LMA. In addition, a request has been made to Charter Hall to display directional signage, including opening hours, to assist facility users. This will be supported by Council's street directional signage.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 4.5 hours.
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- END OF REPORT -

Councillor Noon - QoN - 2024/25 Draft Budget and Asset Renewal Requirements

Tuesday, 9 April 2024
Council

Council Member
Councillor Carmel Noon

Public

Contact Officer:
Anthony Spartalis, Acting Chief
Operating Officer

QUESTION ON NOTICE

Councillor Carmel Noon will ask the following Question on Notice:

'In the preparation of the draft budget for the fiscal year 2024/25, can Council be presented with a budget that includes rate revenue, fees, and charges, with adjustments limited to CPI increases?

Additionally, advice is sought from the Administration concerning necessary increases in rate revenue to support projects within the Asset Management Plan, proposed AEDA and ACMA budgets, approved and proposed strategic and capital projects and proposed service changes?

Furthermore, can Administration advise Council what the expected average rate increase in other local government areas in South Australia for the upcoming fiscal year, based on current information received?'

REPLY

1. The financial summary of the draft 2024/25 budget presented to Council on 9 April 2024 includes a base budget which reflects a CPI increase (forecast at 3.25%). In addition, adjustments have been incorporated to reflect increased parking activity and expenses expected to increase by more than CPI.
2. The base budget factoring in a CPI increase, increases in strategic projects and service changes (including those in AEDA and ACMA), offset by identified savings and other opportunities, delivers a projected operating surplus of \$2.758m.
3. The additional surplus required to fund the proposed Asset Management Plans is \$4.582m and produces an operating surplus of \$7.340m with a required rate revenue increase of 6.68% (which includes the 3.25% CPI increase).
4. Informal advice from a number of Councils (provided in confidence) indicate expected rate increases for 2024/25 of between 3.75% and 9.21%, with an average of 6.21% across the sample.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 5.5 hours.
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QUESTION ON NOTICE

Councillor Phillip Martin will ask the following Question on Notice:

'Noting that the Administration referenced at Recommendation 2 in Agenda Item 13 for the meeting of Council on March 26, 2024, the installation of festoon lighting to support local restaurants between Lombard and Gover Streets in North Adelaide, could the Administration advise;

1. Who suggested the project and was it brought to Council and, if so, on which date
2. When did work begin on the project
3. What was the cost to the City of Adelaide and was there any contribution from the supported restaurants and
4. Is there any ongoing cost to the City of Adelaide?

REPLY

1. In early 2022, the installation of under-veranda festoon lighting to enhance 12 business frontages along O'Connell Street was discussed as an opportunity through the O'Connell Street Mainstreet Roundtable. This included festoon lighting in the section between Lombard and Gover Streets. The project was funded through the City Activation budget and did not require a report to Council.
2. Work began on the project in May 2022.
3. The total cost to Council for the design, supply and installation of the festoon lighting on O'Connell Street was \$90,681.00. There was no contribution from businesses.
4. As electrical supply for the festoon lighting is from Council light poles, there is an ongoing cost related to electricity. There are no meters to be able to determine the specific amount per annum, however, advice from City Services is that this cost would be negligible against the City of Adelaide's overall power costs.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 5.5 hours.
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Councillor Martin - QoN - Budget Outcomes

Tuesday, 9 April 2024
Council

Council Member
Councillor Phillip Martin

Public

Contact Officer:
Anthony Spartalis, Acting Chief
Operating Officer

QUESTION ON NOTICE

Councillor Phillip Martin will ask the following Question on Notice:

'Could the Administration advise from available documents for each of the financial years ending on June 30th in 2019, 2020, 2021 and 2022:

1. The operating surplus or deficit?
2. The amount expended on asset renewals?
3. The amounts at 2 expressed as a percentage of the asset renewal funding ratio?
4. The total value of ratepayer property assets sold in the financial year in which the contract for sale was signed?
5. Any amounts included in the budget or factored into the Long Term Financial Plan for Main Street Upgrades?

And any amounts recommended by the Administration in respect of 1, 2, 3, 4 and 5 for consideration by the elected body for the financial year 24/25 Budget and Business Plan?'

REPLY

1. The table below shows the relevant financial items for each year requested

Related question		2018/19 (\$'000)	2019/20 (\$'000)	2020/21 (\$'000)	2021/22 (\$'000)
1	Operating Surplus / (Deficit)	(21,177)	(18,346)	(6,933)	977
2	Asset Renewals	23,335	15,203	23,205	29,987
3	ARFR	76%	40%	72%	46%
4 (a)	Property Asset Sold	1,025	-	1,273	66,148
4 (b)	Net carrying value	16		775	59,053

2. Note that the results for FY19 through to FY21 were impacted by the COVID-19 pandemic whereby Parking and other Fees and Charges were reduced and project delivery was impacted due to the availability of contractors, materials, cost increases and other logistical matters.

3. The Long Term Financial Plans (LTFP) for the financial years 2018/19 through to 2021/22 were built on the assumption that new and upgraded assets were included based on a decision of Council.
4. There was no decision of Council to specifically fund new and upgrade projects for Main Streets, and Council determined to fund new and upgrade projects for Main Streets through the adoption of the 2023/24 Business Plan and Budget at its meeting on 27 June 2023. The 2023/24 to 2032/33 LTFFP incorporates the commitment of \$15m per year for Main Street Upgrades.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 5.5 hours
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