

Officer Presentation

CD24/27 Lease Variation - Tompkins Park Sporting and Recreation Association

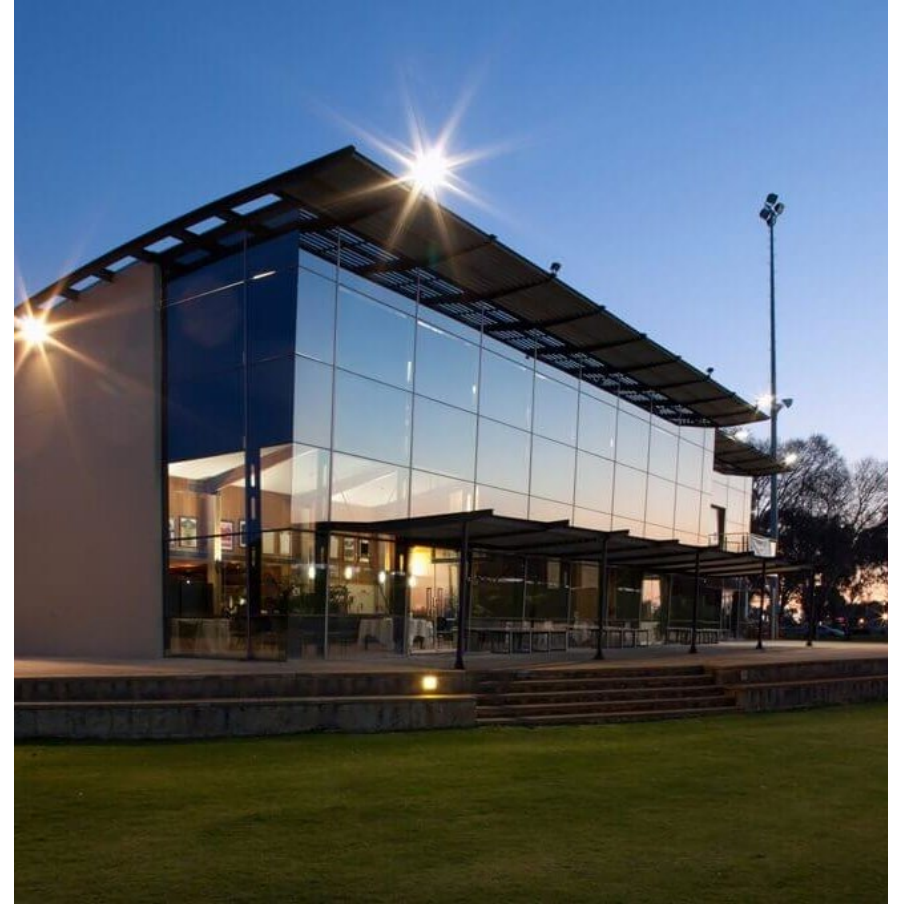
Ms M Pickering, Director Community Development

CD24/27 Lease Variation - Tompkins Park Sporting and Recreation Association

TPSRA requested the City vary the lease for Tompkins Park in May 2024

Working with City officers the following has been negotiated and is now for final consideration by Council:

1. A simple fixed rent figure of \$36,000 per annum for then increasing by \$3,000 per annum from 1 January 2027, 2028, 2029 and 2030 to \$48,000pa. The rent will be applied first to meet TPCRA loan repayments in line with schedule to maturity 31/12/29
2. Inclusion of the Canning Room into the lease area so that TPRCA manage all bookings of the Room
3. The Electricity Utility split between the Lessor and the Lessee shall be 50/50 percentage each until the S3B is complete and;
4. The Lessor will be responsible for the replacement/maintenance of overhead lights in the Function Room Community Use until S3B is complete.

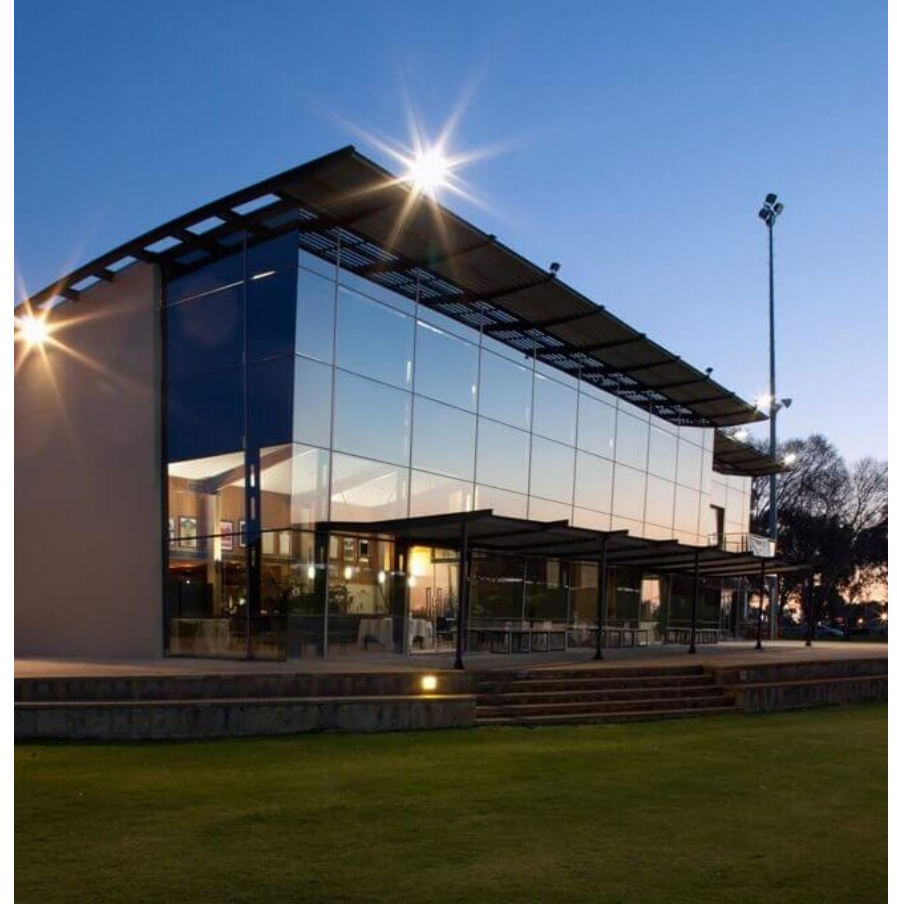


CD24/27 Lease Variation - Tompkins Park Sporting and Recreation Association

Benefits of the variation:

- Implementing a simple fixed rent figure, rather than a percentage of turnover is a more cost-effective and sustainable way for the Club to pay this charge and will provide the City with greater certainty in terms of budgeting for revenue.
- A far more streamlined booking experience for customers booking the Canning Room.
- Including the Canning Room into the lease area is cost neutral to the City but will provide a much-needed revenue stream for TPSRA.
- TPSRA will become more financially sustainable and provide greater surety to the City that the self-supporting loan debt will be fully paid.

The cost of the variation is approximately \$21,000 per annum





Officer Presentation

C24/195 – Review of Committee Structure

Ms C Newman, Head of Governance

C24/195 – Review of Committee Structure

- Identified as a Governance Improvement Project - OMC March 2024
- Presented to EMES in May and August 2024
 - Realignment of Committee Terms of Reference
 - Consideration of Legislation and Policy Committee
- Staged approach
 - Review of ToR
 - Adoption of Council Plan for the Future – OMC August 2024
 - Requirements under Local Government Amendment Bill 2024



Next Steps

- Clarity on Committee Functions and Structures
- Establish Policy and Legislation Committee
- Further report 2024
 - Alignment of meeting dates with Reporting requirements
 - Vacate existing membership and Nominations
- Further report 2025
 - Implementation of requirements of Local Government Reform:
 - Committees being open to the public,
 - ARIC Committee Chaired by external member,
 - Presiding and Deputy Presiding Members appointed by Council



Officer Presentation

C24/197 – Long Term Financial Plan 2024-2034

Mr I Aiyathurai, Manager Financial Services

C24/197 – Long Term Financial Plan 2024-2034

- The City of Melville Long Term Financial Plan (LTFP) is a planning tool that has been developed to assist the council in meeting its financial sustainability goals.
- The plan outlines the City's financial strategy and projections for the next 10 years.
- It provides a framework for future financial outcomes, including rate levels, service levels to community, major infrastructure asset management, loan borrowings, and cash reserves.
- Whilst the LTFM has been updated annually and forms the basis for each year's budget, the LTFP has not been updated and formally adopted by Council since December 2012.
- The LTFP has now been updated and is presented for Councils consideration and adoption.



C24/197 – Long Term Financial Plan 2024-2034

Process

- Significant Stakeholder engagement:
- Engagement with Elected Members has occurred at Elected Member Engagement sessions held on 11 December 2023, 28 February 2024, 8 April 2024, 30 April 2024, 9 July 2024, 6 August 2024, 27 August 2024, and 3 September 2024.

Challenges and opportunities:

- Cost of living increases facing the City's ratepayers
- Increases in the costs of providing community services and maintaining assets
- Costs for redeveloping City buildings and infrastructure to meet contemporary standards
- Costs associated with responding to the impacts of a drying environment on the City's urban forest and green spaces
- Provision of additional green spaces and associated infrastructure as a result of the densification within the City.
- Greater operational efficiencies
- Increased rating revenue as a result of the medium to high density residential development.
- Potential increased revenue from commercial ground leasing opportunities from City land.

C24/197 – Long Term Financial Plan 2024-2034

Key Highlights

- Operating revenues are estimated to continue to increase at an approximate rate of 4.1% per year, keeping marginally ahead of anticipated expense increases 3.7% pa over the life of the plan.
 - Over the period of the Plan, we forecast a significant 37% increase in operational revenue, totaling \$53.2 million.
 - Operational expenditure is expected to grow by 33% (\$48.9 million).
- The increase in forecast operating surplus amounting to \$4.4 million, will be dedicated to improving the City's financial position.
 - This shift will transform the projected \$3.4 million deficit in 2024-2025 into a projected \$1.0 million operating surplus by 2033-2034. .
- The total amount forecast over the ten-year period to be spent on capital assets for renewal, upgrade and new, totals \$513.6 million.
 1. The New Library and Cultural Centre: The City is investing \$60M in the vibrant Melville City Centre with a state-of-the-art library and cultural center, designed to enrich the community's cultural and educational experiences.
 2. Upgraded Sports Changerooms: The City is accelerating the renovation of changerooms at sports grounds to meet contemporary standards, ensuring that our facilities are modern and welcoming for all users.



Officer Presentation

UP24/48 – Scheme Amendment 16 - 338 Marmion Street, Melville

Mr G Ponton, Acting Director Planning

UP24/48 – Scheme Amendment 16 - 338 Marmion Street, Melville

Proposal

- An application has been received to amend LPS6 by adding 'Medical Centre' as an Additional Use for the property at 338 Marmion Street, Melville.
- The property is zoned Residential R40
- An Additional Use 'Medical Centre' would allow up to 4 practitioners.
- Council is requested to consider whether a scheme amendment process should be initiated to allow commencement of advertising.



UP24/48 – Scheme Amendment 16 - 338 Marmion Street, Melville

Site and Context

- 338 Marmion Street, Melville
- Site is occupied by a dwelling
- Adjacent to a medical centre (east) and dwellings (west, north)



- The medical centre to the east is also permitted through an additional use
- It has been demonstrated that ten parking spaces can be provided at the rear of the property (refer to the following slide).

UP24/48 – Scheme Amendment 16 - 338 Marmion Street, Melville



Recommendation

- It is recommended that the Council endorse the scheme amendment for the purpose of advertising.
- The application will be presented to Council for further consideration following completion of the advertising period.
- The following conditions for the additional use are recommended:
 - Psychiatry / Psychology / Counselling services only.
 - Maximum of four (4) practitioners at the premises at any one time.
 - Buildings to be designed at typical residential scale
 - Marmion Street frontage to be landscaped and developed as a typical residential front garden with any fencing being open screen fencing.



Agenda Briefing Forum

September 2024



City of
Melville