

CITY OF HOLDFAST BAY

Minutes of the Ordinary Meeting of Council of the City of Holdfast Bay held in the Kingston Room, Civic Centre, 24 Jetty Road, Brighton, on Tuesday 13 March 2007 at 7:05pm.

PRESENT

His Worship the Mayor
Deputy Mayor
Councillors

A K Rollond
R A Clancy
R D Beh
R M Bouchée
J L Deakin
L R Fisk
P D H Heysen
J D Huckstepp
T D Looker
A C Norton
L van Camp
R T Donaldson
C A Sheffield
G Millar
R A Thomas
I S Walker

Chief Executive Officer
General Manager Environment and Engineering
Acting General Manager Social and Organisation
Acting General Manager Strategy and Development
Executive Manager Finance and Corporate

1. OPENING

His Worship the Mayor declared the meeting open with prayer and an acknowledgement of Kurna Traditional Owners at 7:05pm.

2. APOLOGIES

2.1 For Absence Councillor P N Crutchett
Councillor S C Lonie

2.2 Leave of Absence Nil

3. PRESENTATION

His Worship the Mayor presented a Plaque from Surf Life Saving South Australia acknowledging Council's support for the 2007 Junior State Championships held in Glenelg in March 2007.

Mr Malcolm "Pip" Pearson from the Brighton and Seacliff Yacht Club made a presentation acknowledging Council's support for the recent World 505 Yacht Championships held at Seacliff.

4. CONFIRMATION OF MINUTES

Councillor Looker moved and Councillor Beh seconded that the minutes of the Ordinary Meeting of Council held on 27 February 2007 be taken as read and confirmed.

CARRIED

5. QUESTIONS BY MEMBERS**5.1 Without Notice** Nil**5.2 With Notice****5.2.1 Glenelg Surf Lifesaving Club Titles**

At the Council Meeting held on 27 February 2007, Councillor Bouchée asked the following question:

As the Glenelg Surf Life Saving Club will be on private land, and all other surf clubs are on public land, is the Glenelg Surf Life Saving Club eligible for discretionary rebate of rates in accordance with Section 166 of the Local Government Act.

Executive Manager Finance and Corporate response.

Sub-section 166(1)(j) provides that a council may grant a rebate of rates “where the land is being used by an organisation which, in the opinion of the council, provides a benefit or service to the local community”.

The Glenelg Surf Lifesaving Club is eligible for a discretionary rebate under sub-section 166(1)(j) notwithstanding that the property is private land. It is the use of the land by an organisation providing a local community benefit, as distinct from the separate ownership of the land, that enables the rebate to be applied.

All rebates granted under section 166 are discretionary. Council receives a report, as part of the budget process, listing all existing mandatory and discretionary rate rebates.

Any organisation which believes it is eligible for a rebate can apply under section 166 throughout the year and, in this event, Council would be advised of the application and treatment. Council was advised through an Item in Brief on 25 July 2006 that the Glenelg Surf Life Saving Club had been granted a rebate under sub-section 166(1).

All surf lifesaving clubs are currently granted 100% discretionary rebate under clause (j) as the local community benefit and service provision is identical in nature for all surf clubs

5.2.2 Cost of Ground Level Car Parking – District Centre Zone

Councillor Crutchett has asked the following question:

What is the 2007 typical cost of providing ground level car parking space in the District Centre Zone as described in the City of Holdfast Bay car parking policy?

Manager Strategy and Policy response.

Based on an assessment undertaken by Colliers International in November 2005, the cost of providing ground level car parks in the District Centre at that time was estimated to be in the order of **\$31,000**, representing \$30,000 for land acquisition plus \$1,000 for construction.

No further assessments of variation to this cost have been undertaken since that time.

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| 6. | REPORTS BY DELEGATES OR REPRESENTATIVES | Nil |
| 7. | PETITIONS AND DEPUTATIONS | Nil |
| 8. | NOTICES OF MOTION | |
| 8.1 | Car Parking Policy Code | |

In accordance with Councillor Crutchett's notice:

- C130307/083 Councillor Bouchée moved and Councillor Fisk seconded that the City of Holdfast Bay's car parking policy be adjusted to reflect the 2007 cost of providing ground level car parking space in the District Centre Zone as described in the City of Holdfast Bay Car Parking Policy.**

CARRIED

Background

That the typical cost of providing ground level car parking space in the District Centre Zone as described in the City of Holdfast Bay car parking policy be adjusted during the budget review and setting process each year.

Manager Strategy and Policy comment

In November 2005, Administration engaged Colliers International to review the costs associated with providing ground level car parking in the District Centre. This investigation was undertaken in the context of:

- (a) increased land values in the precinct since the Car Parking Contribution Fund rate was first set in 2001;
- (b) increasing construction costs; and
- (c) limited opportunities to construct further ground-level car park sites in the precinct.

Based on an analysis of the above, including a review of recent land property sales in the precinct at the time, Colliers advised that the cost of providing ground level car parks in the District Centre was in the order of **\$31,000**, taking into account land acquisition and construction costs. This figure was reflected in the amended Car Parking Contributions Fund Rate (Gazetted 2 March 2006) and revised Council's Car Parking Policy Code (adopted 14 February 2006).

The cost of obtaining this professional advice was \$1,925 (including GST).

Further, no contributions have been received from development applicants in lieu of providing on-site car parking since Gazetted of the revised Car Parking Contributions Fund Rate on 2 March 2006.

8.2 Investigation of a Multi-storey car park for Jetty Road, Glenelg.

Councillor Deakin had given notice that he would move that Administration report to Council in time for 2007/08 budget deliberations on an appropriate planning strategy and budget, to establish the need, community support, development plan changes and financial diligence necessary to enable Council to consider building a decked car park to address the parking needs of Jetty Road, Glenelg and a public toilet facility with associated facilities.

Councillor Deakin withdrew the motion of which he had given notice, and indicated that he may move a similar motion during the Strategy and Development Committee.

9. ADJOURNMENT (TO ENABLE PERMANENT COMMITTEES TO MEET) (7:14PM)

Councillor Norton moved and Councillor Looker seconded that Council stand adjourned to enable the permanent Social and Organisation and Strategy and Development Committees to meet.

CARRIED

10. RESUMPTION

Councillor Clancy moved and Councillor Fisk seconded that Council resume at 8:01pm.

CARRIED

11. COMMITTEE RECOMMENDATIONS FOR CONSIDERATION

11.1 Social and Organisation Committee

The Chairperson, Councillor Clancy reported that the Social and Organisation Committee had met this evening and had processed the business contained in the agenda documents.

C130307/084 Councillor Clancy moved and Councillor Fisk seconded that the report of the Social and Organisation Committee be received, and the agenda documents and approved recommendations be received and tabled, together with the additional recommendations from the meeting, and the recommendations be adopted.

CARRIED

11.2 Strategy and Development Committee

The Deputy Chairperson, Councillor van Camp reported that the Strategy and Development Committee had met this evening and had processed the business contained in the agenda documents.

C130307/085 Councillor Bouchée moved and Councillor Fisk seconded that the report of the Strategy and Development Committee be received, and the agenda documents and approved recommendations be received and tabled, together with the additional recommendations from the meeting, and the recommendations be adopted.

CARRIED

12. DEVELOPMENT ASSESSMENT PANEL

- C130307/086** Councillor van Camp moved and Councillor Deakin seconded that the minutes of the Development Assessment Panel meeting held on Wednesday 28 February 2007 be received.

CARRIED**13. REPORTS OF ADVISORY COMMITTEES AND/OR SUB-COMMITTEES Nil****14. REPORTS OF REGIONAL SUBSIDIARIES Nil****15. REPORTS BY OFFICERS****15.1 Items in Brief (Report No: 102/07)**

Report No: 102/07 was presented detailing items which were presented for the information of Members and did not require a separate resolution.

- C130307/087** Councillor Deakin moved and Councillor Norton seconded that the report be noted and items of interest be discussed.

CARRIED**15.2 Glenelg Oval - Licensed Club Redevelopment (Report No: 107/07)**

The Glenelg Football Club has written to Council, as landlord, seeking endorsement of its proposal to redevelop its licensed club premises at Challenge Recruitment (Glenelg) Oval. The Club proposes to construct a breakout area on the western side of the building, redesign the internal area and modify the eastern side of the building to allow access to the current terraced area for outdoor dining purposes.

The Club will still need to obtain all relevant approvals (e.g. planning, building, liquor licensing) prior to any works being undertaken.

Mr Darren Chandler, Chief Executive Officer of the Glenelg Football Club, was invited to answer Elected Member's questions.

- C130307/088** Councillor Bouchée moved and Councillor Huckstepp seconded that the replacement plan (tabled) be received.

CARRIED

- C130307/089** Councillor Deakin moved and Councillor Huckstepp seconded that the Glenelg Football Club be advised that Council, as landlord, provides in principle endorsement and support for its proposal for redevelopment of the Club's licensed premises as detailed in its submission dated 1 February 2007, subject to Council approving the final plan details, including consideration of proposed liquor licensing details, possible noise impacts, security considerations, carparking, also subject to the granting of all necessary consents and approvals.

CARRIED

16. URGENT BUSINESS**16.1 Item 8.7, referred from Strategy and Development Committee: Development Assessment Panel – Payment of Council Members appointed to the Panel (Report No: 104/07)**

Councillors Clancy, van Camp and Heysen declared conflicts of interest as they are members of the Development Assessment Panel and left the meeting at 8:24pm.

This report is presented in response to a resolution by the Strategy and Development Committee in December 2006 which called for Administration to report back to Council regarding the payment of fees to Council Members of the Development Assessment Panel.

C130307/090 Councillor Norton moved and Councillor Bouchée seconded:

- 1. That the three (3) Council Members who sit as Development Assessment Panel Members be paid \$360 for attendance at each Panel meeting, with payment back-dated to include those meetings held in January and February 2007.**
- 2. That the necessary budget adjustments to cover the additional cost to Council for financial reimbursement to the three (3) Council Development Assessment Panel Members be brought to account at the next budget review.**

CARRIED

Councillors Clancy, van Camp and Heysen rejoined the meeting at 8:27pm.

17. ITEMS IN CONFIDENCE

Council officers remaining: Mr Donaldson, Mr Millar, Mr Sheffield, Mr Walker and Ms Thomas

17.1 Adjourned Item – [Report No: 85/07] Buckle Street Contaminated Site– Results of Registration of Interest Process (Report No: 106/07)

C130307/091 Councillor Fisk moved and Councillor Clancy seconded that, pursuant to Section 90(2) and 90(3)(b) of the Local Government Act 1999 the Council order that the public be excluded from attendance at the meeting, with the exception of Council officers and any other visitors permitted to remain, after taking into account the relevant considerations under Section 90(3)(b), on the basis that it will receive, discuss or consider the following:

- information or matter the disclosure of which –**
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and**
 - (ii) would, on balance, be contrary to the public interest.**

CARRIED

Adjourned Item – [Report No: 85/07] Buckle Street Contaminated Site– Results of Registration of Interest Process (Report No: 106/07)

ORDER TO RETAIN DOCUMENTS IN CONFIDENCE

C130307/094 Councillor Heysen moved and Councillor Bouchée seconded that pursuant to Section 90(2), 90(3)(b) and 91(7) of the Local Government Act 1999:

- 1. The Council orders that the documents and minutes relating to Report No: 85/07 with the exception of Resolution No:C130307/091 for going into confidence be kept confidential and not available for public inspection on the basis that they deal with information the disclosure of which:
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and**
 - (ii) would, on balance, be contrary to the public interest****
- under Section 90(2) and 90(3)(b) of the Act**
- 2. This resolution will be reviewed on or before 31 December 2007 by the Council.**

CARRIED

18. RESUMPTION

Councillor Bouchée moved and Councillor Fisk seconded that Council resume as an open meeting of Council at 8:46pm.

CARRIED

19. CLOSURE

The Meeting closed at 8:47pm.

CONFIRMED

Tuesday 27 March 2007

MAYOR