

## 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 26 June 2007 at 7:04pm.**

### PRESENT

|   |                    |
|---|--------------------|
| His Worship the Mayor                           | A K Rollond        |
| Deputy Mayor                                    | R A Clancy         |
| Councillors                                     | R D Beh            |
|   | R M Bouchée        |
|   | P N Crutchett      |
|   | J L Deakin         |
|   | L R Fisk           |
|   | P D H Heysen       |
|   | J D Huckstepp      |
|   | S C Lonie - 7:06pm |
|   | T D Looker         |
|   | A C Norton         |
|   | L van Camp         |
| Chief Executive Officer                         | R T Donaldson      |
| General Manager Environment and Engineering     | C A Sheffield      |
| General Manager Social and Organisation         | C E Umapathysivam  |
| Acting General Manager Strategy and Development | J P Hensgen        |
| Executive Manager Finance and Corporate         | I S Walker         |

### 1. OPENING

His Worship the Mayor, declared the meeting open with prayer and acknowledgement of Kaurna Traditional Owners at 7:04pm.

### 2. APOLOGIES

|                      |     |
|----------------------|-----|
| 2.1 For Absence      | Nil |
| 2.2 Leave of Absence | Nil |

### 3. PRESENTATION

His Worship the Mayor presented to Council an ICLEI Achievement Award received at a recognition event on 13 June 2007 to celebrate the achievements of Water Campaign Councils in South Australia.

### 4. CONFIRMATION OF MINUTES

**Councillor Clancy moved and Councillor Looker seconded that the minutes of the Ordinary Meeting of Council held on 12 June 2007 and the minutes of the Special Meeting of Council held on 19 June 2007 be taken as read and confirmed.**

**CARRIED**

**5. MAYORAL REPORT**

**From 1 May 2007 to 31 May 2007**

**Councillor Bouchée moved and Councillor Huckstepp seconded that the report be received and noted.**

**CARRIED**

**6. QUESTIONS BY MEMBERS****6.1 Without Notice****6.1.1 World Kite Flying Event**

Councillor Crutchett asked a question regarding compliance with the By-laws for the World Kite Flying event proposed for Glenelg Beach and whether permission had been granted for this event.

**Acting General Manager Strategy and Development provided a response.**

**6.1.2 Development Assessment Conditions**

Councillor Bouchée asked a question clarifying the comments provided by Administration to the Development Assessment Commission (DAC) regarding construction works being undertaken on a Sunday, with particular reference to the Broadway Kiosk development.

**Acting General Manager Strategy and Development provided a response.**

**Councillor Lonie joined the meeting at 7:06pm.**

**6.2 With Notice****6.2.1 Tourism related questions**

Councillor Looker asked the following questions:

1. What was the source of the figure of 2 million visitors to Glenelg in a year as given to the recent travel writers' conference?
2. What was meant by "the push to further redevelop Holdfast Shores" allegedly mentioned in a speech by the Manager of Tourism and Business Development to the Travel Writers Conference and reported in The Independent Review?

**Manager Tourism and Business Development response.**

1. **Predicting visitor numbers to Glenelg and Holdfast Bay has been an exercise of 'best estimates' based on official statistics produced by the SA Tourism Commission (SATC). The SATC's most recent figures for the Adelaide Region, of which Holdfast Bay is part, are for 2005. In that year, published SATC research states that 5.1 million visitors -- international, domestic and day-trippers -- visited the Adelaide region. The SATC's most recent figures for visitors to all of South Australia are for the year ended December 2006.**

**SATC published research for this period states that 5.7 million visitors came to SA in 2006. Within this context, the estimate that Glenelg and Holdfast Bay attracts around 2 million visitors a year is realistic.**

2. **The Manager of Tourism and Business Development is not aware at any time claiming there was a " ... push to further re-develop Holdfast Shores". His commentary focused on the 'new face' of Glenelg and reinforced the area's tourism products and attractions. In this context he said that the impetus for revitalising the tourism appeal of Holdfast Bay hadn't ended and that other operators and organisations were picking up the spirit and running with new initiatives. Among several examples, those specifically mentioned included the Jetty Road Mainstreet Committee; the Bay Discovery Centre with its changing exhibition program; the Beachouse and its proposed ferris wheel; new events and activities; plus the renewed meshing of the Glenelg Tourism Industry.**

### **Background**

A report in the Adelaide published "Independent Review" derided the figures provided by the Council spokesman and we need to establish the source and accuracy of this information. Further reference was allegedly made about "further redevelopment of Holdfast Shores" and this also needs clarification as it is now in the public arena and attracting questions.

### **7. REPORTS BY DELEGATES OR REPRESENTATIVES**

Councillor Bouchée reported on her attendance at the Community Corporation No. 023681 Inc., Public Car Park, Colley Terrace, Glenelg meeting and her appointment as Secretary of the Community Corporation.

8. **PETITIONS AND DEPUTATIONS** Nil

9. **NOTICES OF MOTION** Nil

10. **ADJOURNMENT (TO ENABLE PERMANENT COMMITTEES TO MEET)  
(7:10PM)**

**Councillor Huckstepp moved and Councillor Looker seconded that Council stand adjourned to enable the permanent Economic and Corporate and Environment and Engineering Committees to meet.**

**CARRIED**

**Councillor Beh left the meeting at 7:45pm.**

11. **RESUMPTION**

**Councillor Crutchett moved and Councillor Clancy seconded that Council resume at 7:45pm.**

**CARRIED**

**12. COMMITTEE RECOMMENDATIONS FOR CONSIDERATION****12.1 Economic and Corporate Committee**

The Chairperson, Councillor Beh reported that the Economic and Corporate Committee had met this evening and had processed the business contained in the agenda documents.

**Councillor Fisk moved and Councillor Clancy seconded:**

- 1. That the report of the Chairman of the Economic and Corporate Committee and the Committee agenda documents together with Administration recommendations be received.**
- 2. That the recommendations of the Economic and Corporate Committee be adopted.**

**CARRIED**

**12.2 Environment and Engineering Committee**

The Chairperson, Councillor Bouchée reported that the Environment and Engineering Committee had met this evening and had processed the business contained in the agenda documents.

**Councillor Beh rejoined the meeting at 7:45pm.**

**Councillor Clancy moved and Councillor Norton seconded:**

- 1. That the report of the Chairman of the Environment and Engineering Committee, and the Committee agenda documents together with Administration recommendations be received.**
- 2. That the recommendations of the Environment and Engineering Committee be adopted be adopted with the exception of those relating to Item 8.5, Report No: 313/07 Somerton Coast Park Update.**

**CARRIED**

**The Chief Executive Officer declared an interest in Item 8.5 Report No: 313/07 of the Environment and Engineering Agenda and left the meeting at 7:46pm.**

- C260607/217 Councillor Crutchett moved and Councillor Beh seconded that the recommendations of the Environment and Engineering in relation to Item 8.5, Report No: 313/07, be adopted.**

**CARRIED**

**The Chief Executive Officer rejoined the meeting at 7:47pm.**

**13. REPORTS OF ADVISORY COMMITTEES AND/OR SUB-COMMITTEES**

**Jetty Road Mainstreet Management Committee Meeting held 13 June 2007**

**Bay Discovery Centre Advisory Committee Meeting held 10 May 2007**

**Councillor Crutchett moved and Councillor Bouchée seconded that the minutes of the Jetty Road Mainstreet Management Committee and the Bay Discovery Centre Advisory Committee be received.**

**CARRIED**

**14. REPORTS OF REGIONAL SUBSIDIARIES**

Nil

**15. REPORTS BY OFFICERS****15.1 Items in Brief (Report No: 301/07)**

Report No: 301/07 was presented detailing items which were presented for the information of Members and did not require a separate resolution.

**C260607/218 Councillor Deakin moved and Councillor Crutchett seconded that the report be noted and items of interest be discussed.**

**CARRIED****15.2 Rating Review Committee Recommendation (Report No: 302/07)**

The Rating Review Committee met on 20 June 2007 and recommended adoption of the 2007/08 Rating Policy.

**C260607/219 Councillor Crutchett moved and Councillor Fisk seconded:**

- 1. That the minutes of the Rating Review Committee held on 20 June 2007 be received and noted.**
- 2. That the 2007/08 Rating Policy included as Attachment 1 to Report Number 302/07 be adopted.**

**CARRIED****15.3 2007/08 Annual Business Plan (Report No: 303/07)**

The Annual Business Plan for 2007/08 was presented for adoption by Council.

**C260607/220 Councillor Crutchett moved and Councillor Bouchée seconded that the 2007/08 Annual Business Plan included at Attachment 1 to Report No: 303/07 be adopted.**

**CARRIED****15.4 2007/08 Budget and Rate Declaration (Report No: 304/07)**

The 2007-2008 Budget was presented for adoption following the special meeting of Council held on 19 June 2007. Further, general, differential and separate rates have been identified to fund Council's activities together with other levies as contained within the budget document. Council is now in a position to formally adopt the Budget and declare the rates for the 2007/08 financial year.

**His Worship the Mayor left the meeting at 7:50pm.**

**Deputy Mayor, Councillor Clancy, assumed the chair at 7:50pm.**

**His Worship the Mayor rejoined the meeting and resumed the chair at 7:52pm.**

**C260607/221** Councillor Crutchett moved and Councillor Bouchée seconded that in respect of the financial year ended 30 June 2008:

**1. Adoption of the 2007/2008 Budget**

The Budget for the year as laid before the Council at the meeting held on 26 June 2007, which consists of:

- a) the Budgeted Income Statement; and
- b) the Budgeted Balance Sheet; and
- c) the Budgeted Statement of Changes in Equity; and
- d) the Budgeted Statement of Cash Flow; and
- e) the Budgeted Uniform Presentation of Finances

be adopted, such Budget involving;

- (1) a total estimated operating expenditure (including depreciation) of \$38,420,131.
- (2) a total estimated operating income from sources other than rates of \$16,894,309.
- (3) a total estimated capital income of \$330,000.
- (4) a total amount required to be raised from the differential general rate of \$20,113,506.
- (5) a total amount required to be raised from separate rates of \$552,050.
- (6) a total amount required to be raised for the NRM Levy of \$448,972.
- (7) a total estimated net deficit of \$81,294.

**2. Adoption of Valuations**

The most recent valuations of the State Valuation Office available to the Council of the capital value of land within Council's area, be adopted for rating purposes, totalling \$7,739,150,500;

**3. Attribution of Land Uses**

- 1) The numbers indicated against the various categories of land use prescribed by Regulation 10 of the Local Government (General) Regulations, 1999 (the "Regulations") be used to designate land uses in the Assessment Record;
- 2) The use indicated by those numbers in respect of each separate assessment of land described in the Assessment Record on this date (as laid before the Council) be attributed to each such assessment respectively; and
- 3) Reference in this resolution to land being of a certain category use means the use indicated by that category number in the Regulations;

**4. Declaration of Differential General Rates**

In order to raise the amount specified in paragraph 1(4) above:

- 1) In respect of rateable land which is used for Commercial-Shop, Commercial-Officer, Commercial-Other, Industrial-Light, Industrial-Other, and Vacant Land uses and classified as such in the Assessment Record of the Council at the date of this declaration, a Differential General Rate of 0.341649 cents in the dollar for the assessed capital value of such property;

- 2) In respect of rateable land which is used for Residential and Other Land uses and classified as such in the Assessment Record of the Council at the date of this declaration, a Differential General Rate of 0.23562 cents in the dollar for the assessed capital value of such property;
- 3) Pursuant to Section 158 of the Act a minimum amount payable by way of the General Rate be fixed at \$660;
- 4) Pursuant to Section 153(3) and (4) of the Local Government Act 1999 the Council has determined that it will fix a maximum increase of 12.5% in the general rate charged on rateable land that is used for Residential uses and constitutes the principal place of residence of a principal ratepayer.
- 5) In exercise of the powers in Section 166(1)(i) of the Local Government Act 1999 and to provide relief against what would otherwise amount to a substantial change in rates payable due to a redistribution of the rates burden by a change to the structure of the Council's rates through the imposition of general rates on the owners of marina berths with the Patawalonga, the Council will provide to the principal ratepayer, a transitional rebate of the general rates for the 2007/08 financial year of 80% of the total General Rates payable.

5. Declaration of Separate Rates

Differential Separate Rate – Jetty Road Mainstreet

- 1) In exercise of the powers contained in Section 154 of the Local Government Act 1999 and in order to support and improve the activity of promoting and enhancing business viability, profitability and trade, commerce and industry in Jetty Road Glenelg, the Council declares a Differential Separate Rate of 0.17366 cents in the dollar on the capital value of all rateable land:
  - with a frontage to Jetty Road or Moseley Square; and
  - within the side streets that intersect with Jetty Road between High Street and Augusta street; and
  - the entire site referred to as the Holdfast Shores 2B Entertainment Centre; and
  - with a land use of Category 2 (Commercial – Shop), 3 (Commercial – Office) and 4 (Commercial –Other)

Patawalonga Marina

- 2)
  - (a) In exercise of the powers contained in Section 154 of the Local Government Act 1999 and in order to carry out the activity of the maintenance and upkeep of the Boat Lock in the Patawalonga basin, a Separate Rate of 0.56 cents in the dollar of the capital value of land, be declared on all rateable land within the Patawalonga basin bounded by the high water mark;
  - (b) In exercise of the powers contained in Section 158(1)(b) of the Local Government Act 1999 the amount that would otherwise be payable by way of rates in respect of this separate rate is altered by fixing the maximum amount of the separate rate payable for assessments within the area to which this separate rate applies where the capital values of which exceed \$71,428 at \$400.00;

**6. Imposition of Regional NRM Levy**

In exercise of the powers contained in Section 95 of the Natural Resources Management Act 2004 and Section 154 of the Local Government Act, in order to reimburse the Council for the amount contributed to the Adelaide and Mount Lofty Ranges Natural Resources Management Board, being \$448,972, a separate rate of 0.005808 cents in the dollar of the capital value of all rateable land in the Council's area;

**7. Payment**

- 1) That in accordance with Section 181(1) of the Local Government Act 1999, all rates are payable in four equal (or approximately equal) instalments, the due dates being:

3 September 2007;  
3 December 2007;  
3 March 2008; AND  
2 June 2008;

**Provided that** in cases where the initial account requiring payment of rates is not sent by the time set by the Act, or an amended account is required to be sent, authority to fix the date by which rates must be paid in respect of those assessments affected is hereby delegated, pursuant to Section 44 of the Act, to the Manager Financial Services;

- 2) Pursuant to Sections 44 and 181 (5) of the Local Government Act 1999, the Manager Financial Services is delegated power to enter into agreements with ratepayers relating to the payment of rates in any case of hardship or financial difficulty, or where it is considered in the best interests of Council so to do.

A division was called.

Voted For  
Councillor Bouchée  
Councillor Clancy  
Councillor Crutchett  
Councillor Deakin  
Councillor Fisk  
Councillor Huckstepp  
Councillor Heysen  
Councillor Lonie  
Councillor Looker  
Councillor Norton  
Councillor van Camp

Voted Against  
Councillor Beh

**HIS WORSHIP THE MAYOR DECLARED THE MOTION CARRIED**

**His Worship the Mayor left the meeting at 8:15pm.**

**Deputy Mayor, Councillor Clancy assumed the chair at 8:15pm.**

**His Worship the Mayor rejoined the meeting and resumed the chair at 8:16pm.**



**15.5 Council Strategic Directions and Priorities (Report No: 286/07)**

Since the November 2006 Elections, Council has both considered formally and discussed informally the definition of new strategic directions that the newly elected Council should pursue, within the context of the adopted City of Holdfast Bay Strategic Plan. This report presents a consolidated list of strategic priority issues together with a short and medium term implementation framework for Council's consideration and endorsement.

**C260607/222 Councillor Crutchett moved and Councillor Fisk seconded:**

- 1. That Attachment 3 to Report No: 286/07 be endorsed as the summary of Council's strategic directions and priorities and the respective resource allocation and future actions, until further review.**
- 2. That Administration proceed to implement and/or report further on the strategic directions and priorities identified in Attachment 3 to Report No: 286/07.**
- 3. That appropriate community and stakeholder communication in relation to (1) and (2) above be undertaken.**

**CARRIED****16. RESOLUTIONS SUBJECT TO FORMAL MOTIONS**

A listing of resolutions subject to formal resolutions to adjourn or lay on the table items of Council business, for the current term of Council were presented in the Agenda.

**17. URGENT BUSINESS****17.1 Leave of Absence**

**Councillor Bouchée moved and Councillor Crutchett seconded that Councillor Looker be granted leave of absence for the Council and Committee meetings to be held on 10 July 2007.**

**CARRIED****17.2 Kaurna ILUA Workshop**

The Chief Executive Officer sought feedback from Members regarding the conduct of a briefing on the Local Government Association facilitated process towards an Indigenous Land Use Agreement.

Elected Members indicated their preference for this workshop to be held prior to a Council Meeting.

**Councillor Huckstepp left the meeting at 8:25pm.**

**Councillor Lonie left the meeting at 8:28pm.**

**Councillor Huckstepp rejoined the meeting at 8:28pm.**

**18. ITEMS IN CONFIDENCE****18.1 Flood Plain Mapping – Update (Report No: 287/07)**

**Council officers remaining: Mr Donaldson, Mrs Umapathysivam, Mr Sheffield, Mr Walker, Mr Hensgen, Mr Hodge and Mr Blythe**

**C260607/223 Councillor Clancy moved and Councillor Huckstepp seconded that, pursuant to Section 90(2) and 90(3)(h) 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, after taking into account the relevant considerations under Section 90(3), on the basis that it will receive, discuss or consider the following:**

**- legal advice.**

**CARRIED**

**Flood Plain Mapping – Update (Report No: 287/07)**

**Councillor Lonie rejoined the meeting at 8:31pm.**

**ORDER TO RETAIN DOCUMENTS IN CONFIDENCE**

**C260607/225 Councillor Crutchett moved and Councillor Clancy seconded that pursuant to Section 90(2), 90(3)(h) and 91(7) of the Local Government Act 1999:**

- 1. The Council orders that the documents and minutes relating to Report No: 287/07, with the exception of Resolution No:C260607/223 for going into confidence, be kept confidential and not available for public inspection on the basis that they deal with legal advice, under Section 90 (2) and 90(3)(h) of the Act.**
- 2. This resolution will be reviewed by the Chief Executive Officer as soon as practicable, and the Chief Executive Officer is hereby authorised to determine that the relevant documents be released for public access, having regard to Section 90(2), 90(3)(h) and 91(7) of the Local Government Act 1999.**

**CARRIED**

**19. RESUMPTION**

**Councillor Clancy moved and Councillor Bouchée seconded that Council resume as an open meeting of Council at 8:45pm.**

**CARRIED**

**20. CLOSURE**

**The Meeting closed at 8:45pm.**

**CONFIRMED**

**Tuesday 10 July 2007**

**MAYOR**