

CITY OF WEST TORRENS



MINUTES

of the

CITY FACILITIES AND WASTE RECOVERY GENERAL COMMITTEE

Members: Councillor K McKay (Presiding Member), Mayor M Coxon,
Councillors: D Mugavin, G Vlahos, B Reynolds, J Woodward, S Pal, A McKay

of the

CITY OF WEST TORRENS

held in the Mayor's Reception Room, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

**TUESDAY, 23 JULY 2019
at 6.00pm**

**Terry Buss PSM
Chief Executive Officer**

City of West Torrens Disclaimer

Please note that the contents of this Committee Minutes have yet to be considered by Council and Committee recommendations may be altered or changed by the Council in the process of making the formal Council decision.

Index

1	Meeting Opened	1
	1.1 Evacuation Procedure	
2	Present	1
3	Apologies	1
4	Disclosure Statements	1
5	Confirmation of Minutes	2
6	Communication by the Chairperson	2
7	Presentations	2
8	Outstanding Reports / Actions	2
	Nil	
9	Reports of the Chief Executive Officer	3
	9.1 Brickworks Riverfront Land.....	3
	9.2 Waste Management Activity Report	3
	9.3 Apex Park, Lockleys Oval and Mellor Park Facilities Update.....	4
	9.4 Apex Park Facilities - Proposed Short Term Lease/Licence Arrangements	4
	9.5 Lockleys Oval Lease / Licence Agreements Update.....	5
	9.6 Lockleys Bowling Club Update	5
	9.7 Hilton RSL Sub-branch - Relocation Update	6
	9.8 Camden Oval Complex and Facilities Update	6
	9.9 Weigall Oval Masterplan and Facility Development Update	7
	9.10 Richmond Oval - Venue Improvement Plan.....	7
10	Other Business	7
11	Confidential	8
	11.1 Weslo Holdings Pty Ltd - Thebarton Theatre Complex, Project and Business Plan, Lease Update and Air-conditioning Upgrade	8
12	Next Meeting	9
13	Meeting Close	9

1 MEETING OPENED

The Presiding Member declared the meeting open at 6.01pm.

1.1 Evacuation Procedure

The evacuation procedures were taken as read.

2 PRESENT

Committee Members:

Cr K McKay (Presiding Member)

Mayor M Coxon

Councillors: D Mugavin, G Vlahos, B Reynolds, S Pal, A McKay

Officers:

Mr T Buss (Chief Executive Officer)

Mr A Catinari (General Manager Urban Services)

Mr B Ross (General Manager Corporate and Regulatory)

Mr D Ottanelli (Manager City Property)

Mr S Watson (Senior Property Assets Advisor)

Ms R Butterfield (Manager Regulatory Services)

Mr N Teoh (Team Leader Waste Management)

In attendance:

Cr Elisabeth Papanikolaou

3 APOLOGIES

Apologies

Committee Members:

Cr John Woodward

Lateness

Cr George Vlahos (6.06pm)

RECOMMENDATION

That the apologies be received.

COMMITTEE RESOLUTION

Moved: Cr Brandon Reynolds

Seconded: Cr Surender Pal

That the recommendation be adopted.

CARRIED

4 DISCLOSURE STATEMENTS

Nil

5 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the City Facilities and Waste Recovery General Committee held on 28 May 2019 be confirmed as a true and correct record.

COMMITTEE RESOLUTION

Moved: Cr Surender Pal

Seconded: Cr Anne McKay

That the recommendation be adopted.

CARRIED

6 COMMUNICATION BY THE CHAIRPERSON

The Presiding Member advised that the historic Waste Working Party and Community Facilities General Committee were combined into the City Facilities and Waste Recovery General Committee and that the original intention of the Waste Working Party was to review and challenge current processes to develop constructive solutions to potential issues.

7 PRESENTATIONS

Mr Tom Lunn, General Manager of Marketing and Innovation for Detpak presented on recyclable containers.

6.06pm Cr George Vlahos entered the meeting.

Following the presentation Committee Members were invited to ask questions which were responded to by Mr Lunn.

The Presiding Member thanked Mr Lunn for his attendance.

8 OUTSTANDING REPORTS / ACTIONS

Nil

9 REPORTS OF THE CHIEF EXECUTIVE OFFICER

9.1 Brickworks Riverfront Land

This report sought authority from the Committee to make a recommendation to Council to commence the process for the sale of the Brickworks Riverfront land by Private Treaty.

RECOMMENDATION

The Committee recommends to Council that:

1. The Chief Executive Officer be authorised to commence the sale process for the Brickworks Riverfront land and that the sale process be via Private Treaty.
2. The Chief Executive Officer be authorised to obtain a formal valuation of the Brickworks Riverfront land in order for Council to set a price range to facilitate the sale.
3. The Chief Executive Officer be authorised to engage a selling agent for the sale taking account of Council's procurement policies for goods and services.
4. Following receipt of the formal valuation, the Chief Executive Officer report back to Council for the purpose of Council setting the price range for the sale process.
5. The Chief Executive Officer be authorised to commence a land division process to ensure that the pedestrian corridor along the western boundary of the Brickworks Riverfront land and any other critical community infrastructure along the northern boundary adjacent the River Torrens Linear Park is retained in Council ownership or under Council control.

COMMITTEE RESOLUTION

Moved: Mayor Michael Coxon

Seconded: Cr Brandon Reynolds

That the recommendation be adopted.

CARRIED

9.2 Waste Management Activity Report

This report provided information on waste management activities for the months of May and June 2019.

RECOMMENDATION

The Committee recommends to Council that the report is received.

COMMITTEE RESOLUTION

Moved: Cr Dominic Mugavin

Seconded: Cr George Vlahos

That the recommendation be adopted.

CARRIED

9.3 Apex Park, Lockleys Oval and Mellor Park Facilities Update

This report provided Members with an update on the Apex Park, Lockleys Oval and Mellor Park facilities upgrades

RECOMMENDATION

The Committee recommends to Council that the report be noted.

COMMITTEE RESOLUTION

Moved: Cr George Vlahos

Seconded: Cr Brandon Reynolds

That the recommendation be adopted.

CARRIED

9.4 Apex Park Facilities - Proposed Short Term Lease/Licence Arrangements

This report advised Committee Members of the leasing/licensing arrangements proposed for the new shared clubroom facility and equestrian facilities at Apex Park, West Beach.

RECOMMENDATION

The Committee recommends to Council that:

1. Composite lease/licences for an initial period of 12 months be granted to Scouts Australia (SA Branch) Inc. and Girl Guides South Australia Inc. from the date of handover of the new shared clubroom premises at Apex Park at a commencing rental/fee of \$1,250pa plus GST inclusive of all costs.
2. The Administration continue to work with the Scouts and Guides during the following year in order to determine a management model for the shared clubroom building subsequent to the building defects period.
3. A further report be provided to this Committee/Council within the next 12 months regarding the proposed longer term arrangements for occupation of this building by Scouts and Guides.
4. A composite lease/licence for a period of 12 months be granted to the Lockleys Riding Club Inc. for the use of the equestrian arena and associated shedding and yards in the north-western corner of Apex Park from the date of handover of the facility at a commencing rental of \$1,500pa plus GST inclusive of all costs.
5. The Administration continue to work with the Lockleys Riding Club Inc. during the following year in order to determine a management model for the new facilities subsequent to the defects period.
6. The Administration continue discussions with the Federal Government in order to determine a suitable date and time for an official opening of these facilities.
7. The Mayor and the Chief Executive Officer be authorised to sign and/or seal any documentation to give effect to the grant of leases/licenses to the abovementioned parties.

COMMITTEE RESOLUTION

Moved: Cr Brandon Reynolds

Seconded: Cr George Vlahos

That the recommendation be adopted.

CARRIED

9.5 Lockleys Oval Lease / Licence Agreements Update

This report provided Members with details regarding the proposed "initial/interim" leasing/licensing arrangements to be implemented for the use of the Lockleys Oval complex by the baseball, cricket, football, soccer and tennis clubs and discusses different management/operational models which may be considered post this interim period.

RECOMMENDATION

The Committee recommends to Council that:

1. Interim/short term leases/licenses, for a period of 12 months, be offered to the Goodwood Cricket Club, Lockleys Football Club, Mellor Park Tennis Club, West Beach Soccer Club and West Torrens Baseball Club, from the date of handover of the new shared clubroom facility. The rental/licence fee for each club to be \$1,250 pa Inc. GST, inclusive of all costs, for the duration of these short term lease/licenses.
2. The Mayor and Chief Executive Officer be authorised to sign and/or seal any documentation giving effect to the above resolution.
3. A further report be provided to the Committee following further discussions with the proposed users of the facility in regard to the preferred leasing model for the premises.

COMMITTEE RESOLUTION

Moved: Cr Brandon Reynolds

Seconded: Cr George Vlahos

That the recommendation be adopted.

CARRIED

9.6 Lockleys Bowling Club Update

This report provided an update to Committee Members on the Lockleys Bowling Club and the financial support provided by Council.

RECOMMENDATION

The Committee recommends to Council that:

1. The Lockleys Bowling Club (the Club) be advised that Council will allow the Club's existing lease over the premises in the south-eastern corner of the Lockleys Oval Complex to continue on a holding over arrangement for a period of a further 12 months; and
2. During the additional holding over period (of 12 months), Council will not charge any rental or seek reimbursement of insurance premiums for the Club's use of the Premises and will also provide a discretionary rebate in regard to any applicable Council rates. However, the Club will be responsible for meeting all utility charges e.g. water, power, telephone and gas.

COMMITTEE RESOLUTION

Moved: Cr Brandon Reynolds

Seconded: Cr Dominic Mugavin

That the recommendation be adopted.

CARRIED

9.7 Hilton RSL Sub-branch - Relocation Update

This report provided Committee Members with an update on the progress of the proposed relocation of the Hilton RSL from the current location of 147 Sir Donald Bradman Drive, Hilton to 173-187 Sir Donald Bradman Drive, Cowandilla.

RECOMMENDATION

The Committee recommends to Council that:

1. The report be received and the Hilton RSL Sub-branch be provided with the draft design development package prepared to comply with option 2 of the Agenda report for information and comment.
2. The Committee notes the preliminary discussions held with the West Adelaide Football Club relating to the potential option of relocating the Hilton RSL Sub-branch to Richmond Oval and that the Mayor and Chief Executive Officer continue those discussions and report back to this Committee on the outcome of those discussions at its next meeting.
3. The Hilton RSL Sub-branch be informed of the preliminary discussions occurring between Council and the West Adelaide Football Club about the potential option of relocating the Hilton RSL Sub-branch to Richmond Oval and the Administration seek their initial views on such a potential move.

COMMITTEE RESOLUTION

Moved: Cr George Vlahos

Seconded: Cr Dominic Mugavin

That the recommendation be adopted.

CARRIED

9.8 Camden Oval Complex and Facilities Update

This report provided Committee Members with information regarding a number of matters relevant to the Camden Oval Complex and Facilities.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

COMMITTEE RESOLUTION

Moved: Cr George Vlahos

Seconded: Cr Surender Pal

That the recommendation be adopted.

CARRIED

9.9 Weigall Oval Masterplan and Facility Development Update

This report provided Committee Members with an update on the Weigall Oval Masterplan and Facilities Development upgrade project.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

COMMITTEE RESOLUTION

Moved: Cr Surender Pal

Seconded: Cr George Vlahos

That the recommendation be adopted.

CARRIED

9.10 Richmond Oval - Venue Improvement Plan

This report provided Committee Members with information on the development of a Venue Improvement Plan for Richmond Oval, Richmond.

RECOMMENDATION

The Committee recommends to Council that this report be noted.

COMMITTEE RESOLUTION

Moved: Cr George Vlahos

Seconded: Cr Dominic Mugavin

That the recommendation be adopted.

CARRIED

10 OTHER BUSINESS

Cr Dominic Mugavin advised of his attendance at the Environmental Protection Agency information session on Groundwater Protection held at the Torrensville Bowling Club on Monday 22 July 2019 and he noted that the upgrades to the Club have significantly improved the facility.

11 CONFIDENTIAL**11.1 Weslo Holdings Pty Ltd - Thebarton Theatre Complex, Project and Business Plan, Lease Update and Air-conditioning Upgrade****Reason for Confidentiality**

The Committee is satisfied that, pursuant to Section 90(3)(d)(i) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this agenda item is:

- (d)(i) commercial information of a confidential nature (not being a trade secret) the disclosure of which - could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party.

RECOMMENDATION

It is recommended to City Facilities and Waste Recovery General Committee that:

1. Pursuant to Section 90(2) of the *Local Government Act 1999*, the Committee orders, that the public, with the exception of the Chief Executive Officer, members of the Executive and Management Teams in attendance at the meeting, meeting secretariat staff and Cr Elisabeth Papanikolaou, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential report Item 11.1 Weslo Holdings Pty Ltd - Thebarton Theatre Complex, Project and Business Plan, Lease Update and Air-conditioning Upgrade, attachments and any associated documentation submitted by the Chief Executive Officer, specifically on the basis of the provisions of Section 90(3)(d)(i) because the information could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party which may subsequently seek to enter into negotiations with Weslo Holdings Pty Ltd for a similar arrangement, either at the expiry of this agreement, or should this agreement not be entered into.
2. At the completion of the confidential session the meeting be re-opened to the public.

COMMITTEE RESOLUTION

Moved: Cr Anne McKay
Seconded: Cr Surender Pal

That the recommendation be adopted.

CARRIED

7.34pm the meeting moved into Confidence and the Confidential session commenced.

Committee also resolved that:

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999* the City Facilities and Waste Recovery General Committee orders that the Item 11.1 Weslo Holdings Pty Ltd - Thebarton Theatre Complex, Project and Business Plan, Lease Update and Air-conditioning Upgrade the Minutes arising, attachments and any associated documentation, but not the decision, having been considered by the City Facilities and Waste Recovery General Committee in confidence under Section 90(3)(d)(i), be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting, on the basis that the information could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party which may subsequently seek to enter into negotiations with Weslo Holdings Pty Ltd for a similar arrangement, either at the expiry of this agreement, or should this agreement not be entered into.

2. Council delegates the power of review, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

COMMITTEE RESOLUTION

Moved: Mayor Michael Coxon

Seconded: Cr Anne McKay

That the item be deferred until feedback is received from the State Government regarding the impact that the South Road upgrade project will have on the Theatre complex.

CARRIED

7.48pm the Confidential session closed and the meeting reopened to the public.

Note: The Confidential Minutes are kept separately from this document.

12 NEXT MEETING

24 September 2019, 6.00pm in the Mayor's Reception Room.

13 MEETING CLOSE

The Presiding Member declared the meeting closed at 7.49pm.