



## MINUTES

of

## SPECIAL COUNCIL MEETING

Pursuant to the provisions of section 84 (1) of the  
*Local Government Act 1999*

held

via electronic means through live streaming at  
<https://www.youtube.com/channel/UCZxKI13S3M8n8zxK15LFT9w>

as afforded for through the Electronic Participation in Council Meetings Notice 2020, SA Government  
Gazette, 31 March 2020 and resolved by Council.

On

**MONDAY 3 AUGUST 2020 AT 7PM**

**AGENDA**  
3 August 2020

*The meeting was declared open at 7.00pm*

**1. ATTENDANCE RECORD**

1.1 Present

Mayor Elizabeth Fricker by physical attendance  
Cr Rob Ashby AM by physical attendance  
Cr MaryLou Bishop by physical attendance  
Cr N Coleman OAM by physical attendance  
Cr S Furlan by physical attendance  
Cr J Joshi by physical attendance  
Cr J Nenke by physical attendance  
Cr C Wilkins by physical attendance  
Cr J Williams by physical attendance

Staff in Attendance

Chief Executive Officer, K Cristol  
Group Manager Assets & Infrastructure, B Clark  
Group Manager Corporate Services, M Sodomka  
Communications Officer, Sarah Spencer  
Council Secretariat, V Davidson

1.2 Apologies

1.3 Not Present / Leave of Absence

**2. DECLARATIONS OF INTEREST (material, actual, perceived)**

Nil.

**3. REPORTS REQUIRING DECISION OF COUNCIL**

3.1 Walkerville Oval Redevelopment – Public Consultation Stage 2

**Moved:** Cr Bishop

**Seconded:** Cr Coleman

**CNC46/20-21**

1. That Council release the modified Walkerville Oval Redevelopment draft concept plans, appearing as Attachment C and C.1 to this report, along with the draft Prospectus appearing as Attachment D, which will include a summary of the proposed purpose of the community hub, for public consultation to the broader community and that a further report be presented to Council, following the conclusion of this consultation process.
2. That concurrent to the public consultation process listed in item 1 above, Administration be authorised to engage a suitably qualified and experienced independent consultancy firm to undertake an interim Prudential Review (as outlined in the draft Brief appearing as Attachment B), pursuant to s48 of the *Local*

*Government Act 1999* and that a further report be presented to Council in order to provide expert evidence in order that Council may:

- Have increased confidence of success for the project;
- Be assured it has dealt with all of the known risks associated with the project;
- Have the financial consequences of the project validated;
- Be able to demonstrate accountability to all stakeholders and satisfy all interested parties that their issues have been addressed;
- Provide evidence that it has exercised good governance by having undertaken a due diligence assessment of the project;
- Receive affirmation it has acted in a reasonable and professional manner;
- Be able to use the outcomes of the assessment to better inform the community.

2a. That the Prudential Review brief be amended to include:

- A desktop study of similar successful multi-use facilities and recommended structure for the management and operation of the facility.
  - Reference the facility as being a community hub.
3. That Council note that M&M Surveyors have undertaken a site level survey in order to better understand and confirm how the proposed new building (facility) will be positioned on the site.

**CARRIED**

### 3.2 Annual Business Plan & Budget and Rates Declaration

**Moved: Cr Wilkins**  
**Seconded: Cr Ashby**

**CNC47/20-21**

1. That Council receive and note all public consultation submissions received on the Annual Business Plan and Budget 2020/21, appearing as Attachment C to this report.
2. That Council, having considered all submissions made during the relevant consultation period, any new or revised information in the possession of Council that is relevant to the material contained in the Annual Business Plan, and all other materials and information that Council thinks fit, adopts, pursuant to Section 123(6) of the *Local Government Act 1999* and Regulation 6 of the Local Government (Financial Management) Regulations 2011, the Annual Business Plan, included as Attachment A, for the year ending 30 June 2021, subject to minor amendments to incorporate information that was not available at the time of production for public consultation.
3. That Council, pursuant to Section 123(7) of the *Local Government Act, 1999*, adopts the Annual Budget included within Attachment B, which Council has considered in conjunction with the Annual Business Plan and determined it to be consistent with the Annual Business Plan and which includes all information

required by Regulation 7 of the Local Government (Financial Management) Regulations 2011 including:

- Budgeted Statement of Comprehensive Income;
- Budgeted Statement of Financial Position;
- Budgeted Statement of Changes in Equity;
- Budgeted Statement of Cash Flows;
- Budgeted Uniform Presentation of Finances; and
- Budgeted Key Performance Indicators.

and comprising:

- a) Total Budgeted Expenditure of \$10,196,985;
- b) Total Budgeted Revenue of \$10,212,207, which includes an amount to be raised from Council rates of \$8,850,853;
- c) Budgeted Operating surplus \$15,224;
- d) Total Budgeted Capital Expenditure of \$2,738,000.

as its Annual Budget for the year ending 30 June 2021.

4. That Council has determined that in preparing its 2020/21 Annual Business Plan and Budget it has, amongst other things, considered and taken into account:

- The Capital Valuation of land within its area as provided by the Valuer-General of South Australia;
- The relationship of the amount of funds needed to meet the 2020/21 Annual Business Plan objectives and Council's ability to raise such funds;
- The relationship and impact of rates and rate differentials between residential and non-residential assessments;
- The equity of the rate structure and distribution of the rate burden;
- Rate concessions and rebates that will apply.

5. Adoption of Valuation

That Council, pursuant to Section 167(2) (a) of the *Local Government Act, 1999* for the year ending 30 June 2021 adopts the valuations of capital value of all land within its area made by and provided to Council by the Valuer-General of South Australia on 30 June 2020, being the most recent valuations available to Council at this time, the total value being \$3,630,454,920.

6. Declaration of Differential General Rates

That Council, pursuant to sections 152(1)(a), 153(1)(b) and 156(1)(a) of the *Local*

*Government Act, 1999*, for the year ending 30 June 2021 declares differential general rates on rateable land within its area, which rates vary by reference to the uses of land designated by Regulation 14(1) of the Local Government (General) Regulations, 2013. of:

- a) Residential: A rate of 0.0023010 in the dollar on the capital value of such rateable land;
- b) Commercial – Shop: A rate of 0.0037966 in the dollar on the capital value of such rateable land;
- c) Commercial – Office: A rate of 0.0037966 in the dollar on the capital value of such rateable land;
- d) Commercial – Other: A rate of 0.0037966 in the dollar on the capital value of such rateable land;
- e) Industry – Light: A rate of 0.0037966 in the dollar on the capital value of such rateable land;
- f) Industry – Other: A rate of 0.0037966 in the dollar on the capital value of such rateable land;
- g) Primary Production: A rate of 0.0037966 in the dollar on the capital value of such rateable land;
- h) Vacant Land: A rate of 0.0037966 in the dollar on the capital value of such rateable land;
- i) Other: A rate of 0.0037966 in the dollar on the capital value of such rateable land.

7. Minimum Rate

That Council, pursuant to Section 158 of the *Local Government Act, 1999*, for the year ending 30 June 2021 fixes a minimum amount of \$1,215.00 payable by way of general rates in respect of any one piece of rateable land within Council's area.

8. Declaration of a Separate Rate (Regional Landscape Levy)

That Council, pursuant to Section 66 of the *Landscape South Australia Act 2019*, and Section 154 of the *Local Government Act 1999*, in order to reimburse the Council for amounts contributed to the Green Adelaide Board, declares for the year ending 30 June 2021 a separate rate of 0.000095 in the dollar on the capital valuation of all rateable land in the area of the Council and the Green Adelaide Board.

9. Maximum Increase

That Council, pursuant to Section 153 (3) of the *Local Government Act 1999*, for the year ending 30 June 2021 has considered whether to fix a maximum increase in the general rate to be charged on rateable land within its area that constitutes the principal place of residence of a principal ratepayer and has determined not to fix a maximum increase.

10. Payment by Instalments

That Council, pursuant to Section 181(2) of the *Local Government Act 1999*, for

the year ending 30 June 2021 has determined that rates be payable in four equal or approximately equal instalments and will fall due and payable on:

- 1<sup>st</sup> payment - 18 September 2020
- 2<sup>nd</sup> payment – 18 December 2020
- 3<sup>rd</sup> payment - 18 March 2021
- 4<sup>th</sup> payment - 18 June 2021

**CARRIED**

*The meeting was declared closed at 7.49pm*

#### **4. CLOSURE**