

CONFIDENTIAL

MINUTES

of the

Ordinary Council Meeting



Held, pursuant to the provisions of the
Local Government Act 1999, in the

Council Chamber
Redbanks Road
Mallala

on

Monday 24 July 2023 at 4.30pm

mv

The Mayor formally declared the meeting open at 4.30pm.

1 ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges that we meet on the traditional country of the Kurna people of the Adelaide Plains and pays respect to elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land and we acknowledge that they are of continuing importance to the Kurna people living today.

2 ATTENDANCE RECORD

Present:

Mayor Mark Wasley

Councillor Alana Bombardieri (from 4.39pm)

Councillor Kay Boon

Councillor Terry-Anne Keen

Councillor Dante Mazzeo

Councillor Margherita Panella

Councillor David Paton

Councillor Marcus Strudwicke

Staff in Attendance:

Chief Executive Officer

Director Corporate Services

Director Finance

Director Growth and Investment

Director Infrastructure and Environment

Group Manager – Development and Community

Executive Assistant to the CEO and Mayor

Governance Administration Officer/Minute Taker

Information Technology Officer

Marketing and Communications Officer

Property Officer

Mr James Miller

Ms Sheree Schenk

Mr Rajith Udugampola

Mr Darren Starr

Mr Thomas Jones

Mr Michael Ravno

Ms Susan Cook

Ms Stacie Shrubsole

Mr Sean Murphy

Clarisse Semler-Hanlon

Mr Maurice Park

Apologies:

Councillor John Lush

Councillor Eddie Stubing

Invited Guests:

Director, Holmes Dyer

Mr Stephen Holmes

Consultant, Holmes Dyer

Ms Natasha Holmes

3 MINUTES**3.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING – 26 JUNE 2023****RESOLUTION 2023/177****Moved: Councillor Paton****Seconded: Councillor Mazzeo**

“that the minutes of the Ordinary Council Meeting held on 26 June 2023 (MB Folios 17809 to 17824 inclusive) be accepted as read and confirmed.”

CARRIED**3.2 CONFIRMATION OF MINUTES – SPECIAL COUNCIL MEETING – 26 JUNE 2023****RESOLUTION 2023/178****Moved: Councillor Keen****Seconded: Councillor Paton**

“that the minutes of the Special Council Meeting held on 26 June 2023 (MB Folios 17825 to 17831 inclusive) be accepted as read and confirmed.”

CARRIED**3.3 CONFIRMATION OF MINUTES – SPECIAL COUNCIL MEETING – 10 JULY 2023****RESOLUTION 2023/179****Moved: Councillor Keen****Seconded: Councillor Mazzeo**

“that the minutes of the Special Council Meeting held on 10 July 2023 (MB Folios 17832 to 17835 inclusive) be accepted as read and confirmed.”

CARRIED**4 BUSINESS ARISING**

Nil

5 DECLARATION OF MEMBERS' INTEREST

Nil

6 ADJOURNED BUSINESS

Nil

7 MAYOR'S REPORT**7.1 MAYOR'S REPORT****RESOLUTION 2023/180****Moved: Councillor Keen****Seconded: Councillor Boon**

"that Council, having considered Item 7.1 – Mayor's Report – July 2023, dated 24 July 2023, receives and notes the report."

CARRIED**8 REQUESTED DOCUMENTS/CORRESPONDENCE TO BE TABLED**

Nil

9 DEPUTATIONS

Nil

10 PRESENTATIONS/BRIEFINGS

Nil

11 PETITIONS

Nil

12 COMMITTEE MEETING MINUTES**12.1 MINUTES OF THE ADELAIDE PLAINS COUNCIL HISTORICAL COMMITTEE MEETINGS HELD 4 MAY 2023 AND 12 MAY 2023****RESOLUTION 2023/181****Moved: Councillor Boon****Seconded: Councillor Strudwicke**

"that Council receives and notes the minutes of the Adelaide Plains Council Historical Committee Meeting held 4 May 2023 as presented as Attachment 1 to this Report."

CARRIED

RESOLUTION 2023/182**Moved: Councillor Strudwicke****Seconded: Councillor Paton**

“that Council receives and notes the minutes of the Adelaide Plains Council Historical Committee Meeting held 12 May 2023 as presented as Attachment 2 to this Report.”

CARRIED**12.2 MINUTES OF THE ADELAIDE PLAINS COUNCIL HISTORICAL COMMITTEE MEETINGS HELD 1 JUNE 2023 AND 15 JUNE 2023****RESOLUTION 2023/183****Moved: Councillor Strudwicke****Seconded: Councillor Keen**

“that Council receives and notes the minutes of the Adelaide Plains Council Historical Committee Meeting held 1 June 2023 as presented as Attachment 1 to this Report.”

CARRIED**RESOLUTION 2023/184****Moved: Councillor Boon****Seconded: Councillor Mazzeo**

“that Council receives and notes the minutes of the Adelaide Plains Council Historical Committee Meeting held 15 June 2023 as presented as Attachment 2 to this Report.”

CARRIED**12.3 MINUTES OF THE ADELAIDE PLAINS COUNCIL HISTORICAL COMMITTEE MEETING HELD 6 JULY 2023****RESOLUTION 2023/185****Moved: Councillor Strudwicke****Seconded: Councillor Boon**

“that Council receives and notes the minutes of the Adelaide Plains Council Historical Committee Meeting held 6 July 2023 as presented as Attachment 1 to this Report.”

CARRIED

12.4 MINUTES OF THE AUDIT COMMITTEE MEETING HELD 3 JULY 2023**RESOLUTION 2023/186****Moved: Councillor Strudwicke****Seconded: Councillor Boon**

“that Council endorses resolution 2023/040 of the Audit Committee and in doing so acknowledges the progress made to complete the activities identified for the Audit Committee during the 2022/2023 Financial Year.”

CARRIED

Councillor Bombardieri entered the meeting at 4.39pm.

RESOLUTION 2023/187**Moved: Councillor Panella****Seconded: Councillor Keen**

“that Council endorses resolution 2023/043 of the Audit Committee and in doing so adopts the revised Treasury Management Policy as presented at Attachment 2 to this Report, subject to the reinsertion of the existing Clause 3.5.”

CARRIED**RESOLUTION 2023/188****Moved: Councillor Panella****Seconded: Councillor Strudwicke**

“that Council endorses resolution 2023/044 of the Audit Committee and in doing so adopts the revised Asset Management Policy as presented at Attachment 3 to this Report.”

CARRIED**RESOLUTION 2023/189****Moved: Councillor Keen****Seconded: Councillor Boon**

“that Council endorses resolution 2023/045 of the Audit Committee and in doing so instruct the Chief Executive Officer to organise a Risk Management workshop facilitated by Bentleys in August 2023.”

CARRIED**13 SUBSIDIARY MEETINGS****Nil**

14 REPORTS FOR DECISION**14.1 ADOPTION OF DRAFT 2023/2024 ANNUAL BUSINESS PLAN, BUDGET AND DECLARATION OF RATES FOR 2023/2024 FINANCIAL YEAR****RESOLUTION 2023/190****Moved: Councillor Panella****Seconded: Councillor Strudwicke**

“that the Council, having considered Item 14.1 – *Adoption of Draft 2023/2024 Annual Business Plan, Budget and Declaration of Rates for 2023/2024 Financial Year*, dated 24 July 2023:

- 1. for the Financial Year ending 30 June 2024, pursuant to Section 123 of the *Local Government Act 1999* and Regulation 6 of the *Local Government (Financial Management) Regulations 2011*, having considered all submissions in accordance with Section 123(6) of the *Local Government Act 1999*, adopts the Annual Business Plan as presented in Attachment 1, subject to following changes and minor editorial changes which the Chief Executive Officer is authorised to make);**
 - a. average rate increase of 5.00% excluding growth which would result in a loss of forecast rate income of \$0.224m;**
 - b. changes to the draft operating project program with a combined budget reduction of \$0.276m;**
 - Reduce new labour by \$0.152m from \$0.241m to \$0.089m;
 - Defer three (3) operating projects that are listed below;
 - Salt damp treatment at the Two Wells library (\$0.050m);
 - New cemetery management system (\$0.054m); and
 - Two Wells cemetery landscaping projects (\$0.020m); and
 - c. changes to the draft capital project program with a combined budget reduction of \$0.655m;**
 - Defer replacement of one (1) fleet vehicle, being the CEO’s vehicle (\$0.055m); and
 - Defer three (3) capital projects that are listed below with a combined budget reduction of \$0.571m;
 - New township entrance signs (\$0.140m);
 - New/upgraded kerbing and streetscape at South Terrace Dublin (\$0.331m); and
 - Intersection upgrade – Gawler River Road (\$0.100m);
 - d. resolved that changes identified above and in the Table 1 of this report have been made post-public consultation due to:-**
 - Council’s consideration of rising cost of living; and
 - impact on community with the increase of interest rates; and
 - market increases in property prices
- 2. authorises and directs the Chief Executive Officer to prepare an abridged or summary version of the Annual Business Plan for distribution to the ratepayers with the first quarterly rate notice in accordance with section 123(9) of the *Local Government Act 1999*.”**

CARRIED


RESOLUTION 2023/191**Moved: Councillor Strudwicke****Seconded: Councillor Boon**

“that the Council, having considered Item 14.1 – Adoption of Draft 2023/2024 Annual Business Plan, Budget and Declaration of Rates for 2023/2024 Financial Year, dated 24 July 2023:

- 1. in accordance with section 123(7) of the *Local Government Act 1999* and Regulation 7 of the *Local Government (Financial Management) Regulations 2011* having considered the budget in conjunction with, and having determined it to be consistent with, Council’s adopted Annual Business Plan, adopts the budget for the Financial Year ending 30 June 2024 comprising;**
 - a) Budgeted Statement of Comprehensive Income; Budgeted Statement of Financial Position;**
 - b) Budgeted Statement Cash Flows; Budgeted Statement of Changes in Equity;**
 - c) Budgeted Uniform Presentation of Finances and Budgeted Financial Indicators, involving –**
 - (1) an estimated operating expenditure of \$18,082,078 inclusive of an estimated depreciation expense of \$3,516,540;**
 - (2) an estimated operating income from sources other than rates of \$3,523,205; and;**
 - (3) a total amount required to be raised from rates of \$13,723,053 (5%) comprising –**

General rate	\$12,227,145 (5%)
Annual Services Charges:	
• Kerbside Waste Collection	\$ 896,019
• Community Wastewater Management Systems	\$ 280,676
Northern and Yorke Regional Landscape Levy	\$ 319,213

(and subject to necessary modifications to give effect to the amendments to the Annual Business Plan outlined in Resolution 2023/190 above (if any)).”

CARRIED**RESOLUTION 2023/192****Moved: Councillor Panella****Seconded: Councillor Keen**

“that the Council, having considered Item 14.1 – Adoption of Draft 2023/2024 Annual Business Plan, Budget and Declaration of Rates for 2023/2024 Financial Year, dated 24 July 2023, for the Financial Year ending 30 June 2024, pursuant to Section 167(2)(a) of the *Local Government Act 1999*, adopts the most recent valuations of the Valuer-General of South Australia that are available to the Council of the capital value of land in the Council area for rating purposes and that will govern the assessment of rates in the Council area for the financial year ending 30 June 2024, and totalling \$2,947,302,260, of which \$2,915,203,330 relates to the valuations for rateable land.”

CARRIED


RESOLUTION 2023/193**Moved: Councillor Boon****Seconded: Councillor Keen**

“that the Council, having considered Item 14.1 – *Adoption of Draft 2023/2024 Annual Business Plan, Budget and Declaration of Rates for 2023/2024 Financial Year*, dated 24 July 2023, for the financial year ending 30 June 2024, having taken into account the general principles of rating outlined in section 150 of the *Local Government Act 1999* and the requirements of sections 151, 152 and 153(2) of the *Local Government Act 1999*, and pursuant to sections 152(1)(c), 153(1)(b) and 156(1)(a) of the Act, declares general rates consisting of two components, the first being a fixed charge (to be specified in a subsequent resolution), and the second being a differential rate based on the capital value of rateable land varying according to the land use category as provided for in Regulation 14 of the *Local Government (General) Regulations 2013*:

- **on all rateable land attributed Land Use Category (a) – Residential, a rate of 0.382163 (5%) cents in the dollar;**
- **on all rateable land attributed Land Use Category (b) – Commercial Shop, Land Use Category (c) – Commercial Office, Land Use Category (d) – Commercial Other, Land Use Category (e) – Industry Light, or Land Use Category (f) – Industry Other, a rate of 0.554136 (5%) cents in the dollar;**
- **on all rateable land attributed Land Use Category (g) – Primary Production, a rate of 0.374520 (5%) cents in the dollar;**
- **on all rateable land attributed Land Use Category (h) – Vacant Land, a rate of 0.458595 (5%) cents in the dollar; and**
- **on all rateable land attributed Land Use Category (i) - Other, a rate of 0.382163 (5%) cents in the dollar.”**

CARRIED**RESOLUTION 2023/194****Moved: Councillor Boon****Seconded: Councillor Strudwicke**

“that the Council, having considered Item 14.1 – *Adoption of Draft 2023/2024 Annual Business Plan, Budget and Declaration of Rates for 2023/2024 Financial Year*, dated 24 July 2023, pursuant to Sections 151 and 152(1)(c) of the *Local Government Act 1999*, for the Financial Year ending 30 June 2024, sets the fixed charge component of the general rate of \$185.00 on all rateable land within its area.”

CARRIED

RESOLUTION 2023/195**Moved: Councillor Strudwicke****Seconded: Councillor Boon**

“that the Council, having considered Item 14.1 – *Adoption of Draft 2023/2024 Annual Business Plan, Budget and Declaration of Rates for 2023/2024 Financial Year*, dated 24 July 2023 determines not 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 in accordance with Section 153(3) of the *Local Government Act 1999* for the Financial Year ending 30 June 2024.”

CARRIED**RESOLUTION 2023/196****Moved: Councillor Keen****Seconded: Councillor Strudwicke**

Councillor Boon left the meeting at 5.17pm

Councillor Boon returned to the meeting at 5.19pm

“that the Council, having considered Item 14.1 – *Adoption of Draft 2023/2024 Annual Business Plan, Budget and Declaration of Rates for 2023/2024 Financial Year*, dated 24 July 2023 for the Financial Year ending 30 June 2024, pursuant to Section 155 of the *Local Government Act 1999*, imposes the following annual service charges based on the nature of the service on each assessment in respect of all land, whether vacant or occupied, to which the Council provides or makes available the prescribed service of the collection, treatment or disposal of waste as part of a Community Wastewater Management Systems (CWMS) service.

CWMS Service	Annual Service Charge (\$)
Middle Beach	488
Mallala	740.”

CARRIED

RESOLUTION 2023/197**Moved: Councillor Keen****Seconded: Councillor Panella**

“that the Council, having considered Item 14.1 – *Adoption of Draft 2023/2024 Annual Business Plan, Budget and Declaration of Rates for 2023/2024 Financial Year*, dated 24 July 2023 for the Financial Year ending 30 June 2024:

- 1. pursuant to Section 155 of the *Local Government Act 1999*, imposes an annual service charge of \$206.00 per assessment in respect of all occupied land to which Council provides or makes available the prescribed service of kerbside waste collection 3-bin service (noting that this service is provided within the townships of Mallala, Two Wells and Dublin).**
- 2. invites ratepayers of properties attributed with the land use category of Commercial Shop, Commercial Office, Commercial Other, Industry Light, and Industry Other within the townships of Mallala, Two Wells and Dublin to apply to have the Kerbside Waste Collection Annual Service Charge rebated provided they supply written documentation to the council detailing how they will dispose of their waste in an environmentally sustainable manner.**
- 3. pursuant to Section 155 of the *Local Government Act 1999*, imposes an annual service charge of \$206.00 per assessment in respect of all occupied land to which Council provides the prescribed service of kerbside waste collection 2-bin service (noting that this service is provided outside the townships of Mallala, Two Wells and Dublin), upon the (existing or future) application to participate in such service by the ratepayer, on the basis that the sliding scale provided for in Regulation 13 of the *Local Government (General) Regulations 2013* will apply to reduce the service charge payable, as prescribed.**
- 4. pursuant to Section 188(1)(b) of the *Local Government Act 1999*, imposes following fees and charges for additional bin services:**

Additional Bin Service	Fees & Charges (\$)
Additional Organic Bin	87.00
Additional Recycle Bin	64.00
Additional General Waste Bin	100.00.”

CARRIED**RESOLUTION 2023/198****Moved: Councillor Boon****Seconded: Councillor Panella**

“that the Council, having considered Item 14.1 – *Adoption of Draft 2023/2024 Annual Business Plan, Budget and Declaration of Rates for 2023/2024 Financial Year*, dated 24 July 2023, for the financial year ending 30 June 2024 in exercise of the powers contained in the *Landscape South Australia Act 2019*, and Section 154 of the *Local Government Act 1999*, and in order to reimburse the Council for the amount contributed to the Northern and Yorke Landscape Board, being \$319,213, declares a separate rate of 0.011019 cents in the dollar of the capital value of land, in respect of all rateable land in the Council’s area and in the area of that Board the capital value of such land totalling \$2,897,056,201.”

CARRIED

RESOLUTION 2023/199**Moved: Councillor Keen****Seconded: Councillor Boon**

“that the Council, having considered Item 14.1 – *Adoption of Draft 2023/2024 Annual Business Plan, Budget and Declaration of Rates for 2023/2024 Financial Year*, dated 24 July 2023:

1. pursuant to and in accordance with Sections 161 (community services) of the *Local Government Act 1999*, grants a rebate of 75% of the rates imposed for the year ending 30 June 2024 on the following land (identified by assessment number):

Assessment No	Organisation
13144	1) Junction Australia
48181	2) Junction Australia
48199	3) Junction Australia

2. pursuant to and in accordance with Sections 162 (religious purposes), 163 (public cemeteries) and Section 165 (educational purposes) of the *Local Government Act 1999*, grants a rebate of 100% of the rates imposed for the year ending 30 June 2024 on the following land (identified by assessment number):

Assessment No	Organisation	Applicable Section of the LGA Act 1999
12948	1) Uniting Church Cemetery, Lewiston	163
20164	2) Catholic Cemetery, Mallala	163
20180	3) Grace Plains Cemetery	163
20230	4) Barabba Cemetery	163
20495	5) Mallala Cemetery	163
30387	6) Dublin Cemetery	163
40295	7) Two Wells Cemetery	163
41855	8) Shannon Cemetery (Calomba)	163
20099	9) Anglican Church, Mallala	162
20123	10) Catholic Church, Mallala	162
20149	11) Uniting Church, Mallala	162
36947	12) Catholic Church, Two Wells	162
40303	13) Uniting Church, Two Wells - Church/Sunday School	162
40378	14) Anglican Church, Two Wells	162
43125	15) Catholic Church Endowment Society – Church Hall	162
43133	16) Catholic Church Endowment Society, TW – Church Land	162
43158	17) Catholic Church Endowment Society, TW – Car Park	162
13037	18) Mallala Primary School (Buildings/Classrooms)	165

40410	19) Two Wells Primary School	165
40675	20) University of Adelaide Storage Shed	165
41798	21) Mallala Primary School (School Oval)	165
44057	22) Two Wells Community Children Centre-Kindergarten	165

3. pursuant to and in accordance with Section 165 (educational purposes) of the *Local Government Act 1999*, grants a rebate of 75% of the rates imposed for the year ending 30 June 2024 on the land which is assessment number 58347 (Xavier College, Two Wells);
4. for the Financial Year ending 30 June 2024, in accordance with the discretionary powers given to Council under Section 166(1)(c) of the *Local Government Act 1999* in relation to the granting of rates rebates, grants a discretionary rebate of 100% of the rates imposed on the following land (identified by assessment number) to enable the preservation of buildings or places of historic significance:

Assessment No	Organisation
20206	1) Moquet Le
30395	2) Windsor Institute
30486	3) Long Plains Memorial Hall

5. takes into account the following matters in the course of granting the rebates in the following paragraphs, in accordance with section 166(1a) of the *Local Government Act 1999*:
 - (a) the nature and extent of council services provided in respect of the land for which the rebate is sought in comparison to similar services provided elsewhere in its area; and
 - (b) the community need that is being met by activities carried out on the land for which the rebate is sought; and
 - (c) the extent to which activities carried out on the land for which the rebate is sought provides assistance or relief to disadvantaged persons.
6. for the Financial Year ending 30 June 2024, in accordance with the discretionary powers given to Council under Section 166(1)(h) of the *Local Government Act 1999* in relation to the granting of rates rebates, grants a discretionary rebate of 100% of the rates imposed on the following land (identified by assessment number) on the basis that the land is being used to provide accommodation for aged persons:

Assessment No	Organisation
20081	1) Adelaide Plains Council - Unit 1
47662	2) Adelaide Plains Council - Chivell Street Unit
47944	3) Adelaide Plains Council - Unit 2
47951	4) Adelaide Plains Council - Unit 3
47969	5) Adelaide Plains Council - Unit 4
47977	6) Adelaide Plains Council - Unit 5
47985	7) Adelaide Plains Council - Unit 6



47993

8) Adelaide Plains Council - Unit 7

7. for the Financial Year ending 30 June 2024, in accordance with the discretionary powers given to Council under Section 166(1)(j) of the *Local Government Act 1999* in relation to the granting of rates rebates, grants a discretionary rebate of 100% of the rates imposed on the following land (identified by assessment number) on the basis that the land is being used by an organisation which, in the opinion of the Council, provides a benefit or service to the local community:

Assessment No		Organisation
1784	1)	Two Wells Golf Club
12922	2)	Adelaide Plains Equestrian Club Inc
12971	3)	Two Wells Equestrian and Pony Club
13722	4)	Mallala Bowling Club
20263	5)	Redbank Community Hall
20289	6)	Mallala Netball Club
20362	7)	St John Ambulance Service Inc
21576	8)	Adelaide Pistol Club
22350	9)	SA Sport Parachute Club (Club House only)
23689	10)	SA Rifle Association Incorporated
29207	11)	Port Parham Social Club
30510	12)	Long Plains Recreation Oval
30668	13)	Dublin History Group, Dublin Institute
30833	14)	Dublin Cricket Club
38935	15)	United Pistol & Shooting Club
40337	16)	Two Wells Football Club
40345	17)	Two Wells Community Centre
40386	18)	Two Wells Bowling Club
40451	19)	Two Wells Golf Club
43059	20)	Mallala Football Club
43067	21)	Mallala RSL Club
43190	22)	Mallala CWA
43117	23)	Mallala Tennis Club
46268	24)	SA Rifle Association Incorporated
56192	25)	Mallala Men's Shed

8. for the Financial Year ending 30 June 2024, in accordance with the discretionary powers given to Council under Section 166(1) (c) and (j) of the *Local Government Act 1999*, grants

mw

a 100% discretionary rebate of CWMS Annual Service charges imposed on the following land (identified by assessment number):

Assessment No		Organisation	Cost of Rebate (\$)
20099	1)	Anglican Church, Mallala	740
13003	2)	Mallala Oval Ablution Block	1,480
16055	3)	Council Chamber, Mallala	740
20073	4)	Council Depot, Mallala	2,590
20313	5)	Council Office, Mallala	1,480
20370	6)	Mallala Museum	740

9. determines that the costs of the discretionary rebates of Mallala CWMS Annual Service charges granted above be funded from Council's general revenue (as distinct from the users of the service).
10. for the Financial Year ending 30 June 2024, in accordance with the discretionary powers given to Council under Section 166(1)(j) of the *Local Government Act 1999* in relation to the granting of rates rebates, grants a discretionary rebate of 100% of the Kerbside Waste Collection Annual Service Charge with respect to the land occupied by the following community groups in the following locations (and also with respect to the Council land listed below):

Property Description	Weekly		Fortnightly	
	240L Waste	140L Waste	240L Recycle	240L Organic
Mallala				
(1) Mallala Bowling Club, Joseph Street	-	1	2	-
(2) Mallala Institute, Dublin Road	-	1	1	-
(3) Council Office, Redbanks Road	-	3	3	1
(4) Council Depot, Aerodrome Road	-	4	2	1
(5) Uniting Church	-	1	1	-
(6) Mallala Oval Grandstand	9	1	2	-
(7) Mallala Oval - Secretary Building - RSL	1	-	-	-
(8) Catholic Church	1	-	-	-
(9) Mallala CWA	-	1	1	-
(10) Mallala CFS	-	1	1	-
(11) Mallala Men's Shed	-	1	1	1
(12) Mallala Museum	-	1	1	1

Two Wells

(1) Bowling Club, Old Port Wakefield Road	1	-	2	-
(2) Library, Old Port Wakefield Road	2	2	2	-
(3) Council Office, Old Port Wakefield Road	-	2	2	1
(4) Two Wells CFS	-	2	2	-
(5) Community Centre	-	4	-	-
(6) Club Rooms	-	12	-	-
(7) Dog Pound, Wells Road	-	1	-	-
(8) Uniting Church	-	2	2	1
(9) Catholic Church Society - Car Park	-	1	1	1
(10) Two Wells, Craft Shop	-	2	1	1
(11) Two Wells Golf Club	-	1	1	-

Dublin

(1) Dublin Institute, First Street	1	1	1	-
(2) CFS, First Street	1	1	2	-

Thompson Beach

(1) The Shed, Ruskin Road	-	1	1	-
---------------------------	---	---	---	---

Long Plains

(1) Long Plains Hall	1	1	1	-
	10	-	-	-
(3) Oval – Netball Club Rooms	2	-	4	-

Parham

(1) Parham Sports and Social Club	6	-	5	-
-----------------------------------	---	---	---	---

Total Community and Council Bins	35	48	42	8
---	-----------	-----------	-----------	----------

11. determines that the costs of the discretionary rebate of the Kerbside Waste Collection Annual Service Charge granted above be funded from Council's general revenue (as distinct from the users of the service)."

CARRIED

mhw

RESOLUTION 2023/200**Moved:** Councillor Panella**Seconded:** Councillor Keen

“that the Council, having considered Item 14.1 – *Adoption of Draft 2023/2024 Annual Business Plan, Budget and Declaration of Rates for 2023/2024 Financial Year*, dated 24 July 2023:

1. pursuant to section 181(2) of the *Local Government Act 1999*, resolves that rates and charges imposed in respect of the Financial Year ending 30 June 2024, shall be payable in four equal or approximately equal instalments, such instalments being due and payable by:
 - a) Friday, 15 September 2023 (first instalment)
 - b) Friday, 1 December, 2023 (second instalment)
 - c) Friday, 1 March, 2024 (third instalment) and
 - d) Friday, 7 June, 2024 (final instalment)
2. in exercise of the powers contained in section 44 of the *Local Government Act 1999*, delegates this 10th day of July 2023 to the Chief Executive Officer of the Council the power pursuant to Section 181(4)(b) (including, to avoid doubt, the power in Section 181(7a)) of the *Local Government Act 1999* to agree with a Principal Ratepayer that rates will be payable in such instalments falling due on such days as may be specified in the agreement (and in that event that ratepayer's rates will thereby be payable accordingly).”

CARRIED**RESOLUTION 2023/201****Moved:** Councillor Strudwicke**Seconded:** Councillor Boon

“that the Council, having considered Item 14.1 – *Adoption of Draft 2023/2024 Annual Business Plan, Budget and Declaration of Rates for 2023/2024 Financial Year*, dated 24 July 2023:

1. pursuant to the provisions of Sections 134 and 135 of the *Local Government Act 1999*, resolves that the Council shall borrow by means of Convertible Cash Advance Debenture Loan, on the security of the general rate revenue of the Council, an amount up to the sum of \$1,002,000 from the Local Government Finance Authority of South Australia on a floating variable/fixed rate for a maximum period of fifteen (15) years, the purpose of which is to finance Council's operations including its capital works programs; and
2. pursuant to Section 38 of the *Local Government Act 1999*, authorises the Mayor and the Chief Executive Officer to execute under the Common Seal of Council, documentation associated with the aforementioned loan borrowing facility.”

CARRIED

14.2 CONSIDERATION OF PROJECTS TO BE CARRIED FORWARD FROM 2022/2023 TO 2023/2024 FINANCIAL YEAR

The Mayor sought leave of the meeting to suspend meeting procedures pursuant to *Regulation 20(1) of the Local Government (Procedures at Meetings) Regulations 2013* for a period of up to ten (10) minutes to facilitate informal discussions in relation to Item 14.2 – *Consideration of Projects to be Carried Forward from 2022/2023 to 2023/2024 Financial Year*.

Leave was granted.

The meeting was suspended at 5.44pm.

The meeting resumed at 5.59pm.

RESOLUTION 2023/202

Moved: Councillor Keen

Seconded: Councillor Boon

“that Council, having considered Item 14.2 – *Consideration of Projects to be Carried Forward from 2022/2023 to 2023/2024 Financial Year*, dated 24 July 2023, receives and notes the report and in doing so instructs the Chief Executive Officer to:-

- 1. Carry forward projects not completed by 30 June 2023 and continue with the implementation of same in the 2023/2024 Financial Year as identified in the Attachment 1**
- 2. Make the necessary budget revision in the 2023/2024 Financial Year to account for the carryover amounts as identified in the Attachment 1 on the condition that the total budget for the projects in the Attachment 1 do not exceed the combined budgets for 2022/2023 and 2023/2024 Financial Years; and**
- 3. Advise the Council regarding final carryover amounts as part of the First Budget Review in November 2023.”**

CARRIED

Councillor Bombardieri left the meeting at 6.01pm.

14.3 COMMUNITY AND CIVIC HUB INVESTIGATION – COMPLETION OF PHASE 1

Stephen Holmes, Director and Natasha Holmes, Consultant, of Holmes Dyer, provided Council Members with a 20-minute presentation regarding the Community and Civic Hub Investigation Phase 1, including taking questions of Members.

Councillor Bombardieri returned to the meeting at 6.03pm.

RESOLUTION 2023/203

Moved: Councillor Boon

Seconded: Councillor Keen

“that Council, having considered Item 14.3 – *Community and Civic Hub Investigation – Completion of Phase 1*, dated 24 July 2023, receives and notes the report and in doing so endorses the report prepared by Holmes Dyer dated 17 July 2023 in relation to ‘Phase 1’ of the Community and Civic Hub Investigation (Attachment 1).”

CARRIED

mw

RESOLUTION 2023/204**Moved:** Councillor Boon**Seconded:** Councillor Keen

“that Council, having considered Item 14.3 – *Community and Civic Hub Investigation – Completion of Phase 1*, dated 24 July 2023, instructs the Chief Executive Officer to engage Holmes Dyer to continue to advance (Phase 2) the Community and Civic Hub Investigation as outlined within the Holmes Dyer report dated 17 July 2023.”

CARRIED

Councillor Bombardieri left the meeting at 6.30pm, and did not return.

14.4 EMPLOYEE BEHAVIOURAL STANDARDS (S.120A LOCAL GOVERNMENT ACT 1999)**RESOLUTION 2023/205****Moved:** Councillor Boon**Seconded:** Councillor Strudwicke

“that Council, having considered Item 14.4 – *Employee Behavioural Standards (s.120A Local Government Act 1999)*, dated 24 July 2023, receives and notes the report and in doing so, acknowledges that Council has delegated to the Chief Executive Officer the powers contained within s120A of the *Local Government Act*, specifically sections 120A(1), 120A(4), 120A(5), 120A(6)(a) and 120A(6)(b) relating to the preparation, adoption and revision of employee behavioural standards.”

CARRIED**RESOLUTION 2023/206****Moved:** Councillor Keen**Seconded:** Councillor Paton

“that Council, having considered Item 14.4 – *Employee Behavioural Standards (s.120A Local Government Act 1999)*, dated 24 July 2023, and in consideration of resolution 2023/205 above, in accordance with section 120(1)(b) of the *Local Government Act 1999* (the Act), authorises the Chief Executive Officer to act, at any time, in relation to all aspects of his delegation of authority under section 120A of the Act, including the preparation, adoption, substitution, review and consideration processes, and any necessary consultation in relation to employee behavioural standards.”

CARRIED**14.5 2023 LOCAL GOVERNMENT ASSOCIATION ANNUAL GENERAL MEETING – PROPOSED ITEMS OF BUSINESS****RESOLUTION 2023/207****Moved:** Councillor Boon**Seconded:** Councillor Mazzeo

“that Council, having considered Item 14.5 – *2023 Local Government Association Annual General Meeting – Proposed Items of Business*, dated 24 July 2023, receives and notes the report.”

CARRIED

14.6 DEED OF EXTENSION AND VARIATION OF LEASE – ADELAIDE KERBING PTY LTD**RESOLUTION 2023/208**

Moved: Councillor Strudwicke

Seconded: Councillor Paton

“that Council, having considered Item 14.6 – *Deed of Extension and Variation of Lease – Adelaide Kerbing Pty Ltd*, dated 24 July 2023, receives and notes the report and in doing so authorises the Chief Executive Officer to:

- i. **Negotiate and finalise the terms and conditions of the Draft Deed of Extension and Variation of Lease, and to prepare the Draft Lease for execution; and**
- ii. **Pursuant to Sections 38 and 44 of the Local Government Act 1999, the Mayor and Chief Executive Officer execute the lease agreement between the Adelaide Plains Council and Adelaide Kerbing Pty Ltd.”**

CARRIED

14.7 RENEWAL OF LEASE – DUBLIN HISTORY GROUP INCORPORATED**RESOLUTION 2023/209**

Moved: Councillor Keen

Seconded: Councillor Strudwicke

“that Council, having considered Item 14.7 – *Renewal of Lease – Dublin History Group Incorporated*, dated 24 July 2023, receives and notes the report and in doing so authorises the Chief Executive Officer to:-

1. **Commence the public consultation process pursuant to Section 202 of the *Local Government Act 1999*, in regard to the leasing of the whole of the land comprised in Certificate of Title Volume 5801 Folio 136 and known as 9 Sixth Street, Dublin SA 5501, to the *Dublin History Group Incorporated*; and**
2. **In the event that objections are received to the leasing of the whole of the land comprised in Certificate of Title Volume 5801 Folio 136 and known as 9 Sixth Street, Dublin SA 5501, to the *Dublin History Group Incorporated* at the conclusion of the public consultation process, a report be presented to Council for consideration; and**
3. **In the event that no objections are received to the leasing of the whole of the land comprised in Certificate of Title Volume 5801 Folio 136 and known as 9 Sixth Street, Dublin SA 5501, to the *Dublin History Group Incorporated*, at the conclusion of the public consultation process:**
 - i. **Negotiate and finalise the terms and conditions of the Draft Lease, and to seek the assistance of Norman Waterhouse Lawyers to prepare the Lease for execution; and**
 - ii. **Pursuant to Sections 38 and 44 of the *Local Government Act 1999*, the Mayor and Chief Executive Officer execute the lease agreement between the Adelaide Plains Council and *Dublin History Group Incorporated*.”**

CARRIED

14.8 RENEWAL OF LEASE – TWO WELLS EQUESTRIAN AND PONY CLUB INCORPORATED**RESOLUTION 2023/210**

Moved: Councillor Boon

Seconded: Councillor Strudwicke

“that Council, having considered Item 14.8 – Renewal of Lease – Two Wells Equestrian and Pony Club Incorporated, dated 24 July 2023, receives and notes the report and in doing so authorises the Chief Executive Officer to:-

1. Commence the public consultation process pursuant to Section 202 of the *Local Government Act 1999*, in regard to the leasing of the whole of the land in Certificate of Title Volume 5532 Folio 960 and portion of the land in Certificates of Title Volume 5071 Folio 338 and Volume 5532 Folio 959, to the Two Wells Equestrian and Pony Club Incorporated; and
2. In the event that objections are received to the leasing of the whole of land in Certificate of Title Volume 5532 Folio 960 and portion of the land in Certificates of Title Volume 5071 Folio 338 and Volume 5532 Folio 959, to the Two Wells Equestrian and Pony Club Incorporated at the conclusion of the public consultation process, a report be presented to Council for consideration; and
3. In the event that no objections are received to the leasing of the whole of the land comprised in Certificate of Title Volume 5532 Folio 960 and portion of the land in Certificates of Title Volume 5071 Folio 338 and Volume 5532 Folio 959, to the Two Wells Equestrian and Pony Club Incorporated, at the conclusion of the public consultation process:
 - i. Negotiate and finalise the terms and conditions of the Draft Lease, and to seek the assistance of Norman Waterhouse Lawyers to prepare the Lease for execution; and
 - ii. Pursuant to Sections 38 and 44 of the *Local Government Act 1999*, the Mayor and Chief Executive Officer execute the Lease agreement between the Adelaide Plains Council and Two Wells Equestrian and Pony Club Incorporated.”

CARRIED

14.9 TWO WELLS WALKING CYCLING PLAN CONSULTATION OUTCOMES**RESOLUTION 2023/211**

Moved: Councillor Paton

Seconded: Councillor Strudwicke

“that Council, having considered Item 14.9 – Two Wells Walking Cycling Plan Consultation Outcomes, dated 24 July 2023, receives and notes the report and in doing so:-

1. Notes the input received in consultation, as presented in Attachment 1 to this Report;

2. Endorses the proposed refinements to the Draft Two Wells Walking Cycling Plan as contained in the Two Wells Walking Cycling Plan Consultation Report presented in Attachment 2 to this report; and
3. Notes the amended Two Wells Walking Cycling Plan will be brought forward for Council adoption."

CARRIED

14.10 CITIZENSHIP CEREMONY POLICY – REVIEW AND UPDATE

RESOLUTION 2023/212

Moved: Councillor Keen

Seconded: Councillor Paton

"that Council, having considered Item 14.10 – *Citizenship Ceremony Policy – Review and Update*, dated 24 July 2023, receives and notes the report and in doing so adopts the revised Citizenship Ceremony Policy as presented in Attachment 1 to this report."

CARRIED

14.11 REQUEST TO FLY THE RAINBOW FLAG

RESOLUTION 2023/213

Moved: Councillor Boon

Seconded: Councillor Strudwicke

"that Council, having considered Item 14.11 – *Request to Fly the Rainbow Flag*, dated 24 July 2023, receives and notes the report and in doing so instructs the Chief Executive Officer to fly the rainbow flag on the flag pole at East Reserve, Mallala during business hours for the month of November 2023, with the exception of 11 November 2023 and acknowledges that Adelaide Plains Council will be listed as a supporter in the Feast Program Guide and on the Feast website."

CARRIED

Councillor Paton called for a division.

The Mayor declared the vote set aside.

Members voting in the Affirmative: Councillors Strudwicke, Mazzeo, Boon, and Keen.

Members voting in the Negative: Councillor Panella and Paton.

The Mayor declared the motion **CARRIED**

15 REPORTS FOR INFORMATION**15.1 COUNCIL RESOLUTIONS – STATUS REPORT****RESOLUTION 2023/214****Moved: Councillor Keen****Seconded: Councillor Boon**

“that Council, having considered Item 15.1– *Council Resolutions - Status Report*, dated 24 July 2023, receives and notes the report.”

CARRIED**15.2 UNDERGROUNDING OF POWER LINES AT OLD PORT WAKEFIELD ROAD, TWO WELLS****RESOLUTION 2023/215****Moved: Councillor Keen****Seconded: Councillor Boon**

“that Council, having considered Item 15.2 – *Undergrounding of Power Lines at Old Port Wakefield Road, Two Wells*, dated 24 July 2023, receives and notes the report.”

CARRIED**16 QUESTIONS ON NOTICE**

Nil

17 QUESTIONS WITHOUT NOTICE

Not recorded in Minutes in accordance with Regulation 9(5) of the *Local Government (Procedures at Meetings) Regulations 2013*.

18 MOTIONS ON NOTICE

Nil

19 MOTIONS WITHOUT NOTICE**RESOLUTION 2023/216****Moved: Councillor Boon****Seconded: Councillor Strudwicke**

“that Council notes the recent passing of former District Council of Mallala Councillor Lindsay Baker OAM, and formally extends condolences to his family.”

CARRIED**20 URGENT BUSINESS**

Nil



21 CONFIDENTIAL ITEMS**21.1 TWO WELLS SERVICE CENTRE LAND VALUATION****RESOLUTION 2023/217**

Moved: Councillor Keen

Seconded: Councillor Strudwicke

“that:

1. Pursuant to section 90(2) of the *Local Government Act 1999*, Council orders that all members of the public, except Chief Executive Officer, Director Corporate Services, Director Finance, Director Growth and Investment, Director Infrastructure and Environment, Group Manager – Development and Community, Executive Assistant to the Mayor and Chief Executive Officer, Governance Administration Officer/Minute Taker and Information Technology Officer, be excluded from attendance at the meeting of Council for Agenda Item 21.1 – *Two Wells Service Centre Land Valuation*;
2. That Council is satisfied that pursuant to section 90(3)(b) of the *Local Government Act 1999*, Item 21.1 – *Two Wells Service Centre Land Valuation* concerns commercial information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting business, or to prejudice the commercial position of Council, and would on balance be contrary to the public interest;
3. That Council is satisfied that in principle that Council meetings should be conducted in a place open to the public has been outweighed by the need to keep the information, matter and discussion confidential.”

CARRIED

Councillor Boon left the meeting at 7.22pm.

21.1 TWO WELLS SERVICE CENTRE LAND VALUATION

Councillor Boon returned to the meeting at 7.24pm

RESOLUTION 2023/218

Moved: Councillor Keen

Seconded: Councillor Boon

“that it being 7.27pm, the meeting be extended by 30 minutes.”

CARRIED

RESOLUTION 2023/219

Moved: Councillor Keen

Seconded: Councillor Boon

“that Council, having considered Item 21.1 – *Two Wells Service Centre Land Valuation*, dated 24 July 2023, receives and notes the report.”

CARRIED



RESOLUTION 2023/221**Moved: Councillor Keen****Seconded: Councillor Boon**

“that Council, having considered the matter of Item 21.1 – *Two Wells Service Centre Land Valuation* in confidence under sections 90(2) and 90(3)(b) of the *Local Government Act 1999*, resolves that:

- 1. The staff report, resolution 2023/220, Attachment 1, Attachment 2 and Attachment 3 pertaining to Item 21.1 – *Two Wells Service Centre Land Valuation* remain confidential and not available for public inspection until further order of the Council except such disclosure as the Chief Executive Officer determines necessary or appropriate for the purpose of furthering the discussions or actions contemplated;**
- 2. Pursuant to section 91(9)(a) of the *Local Government Act 1999*, the confidentiality of the matter will be reviewed every 12 months; and**
- 3. Pursuant to section 91(9)(c) of the *Local Government Act 1999*, the Council delegates the power to revoke this confidentiality order to the Chief Executive Officer.”**

CARRIED**21.2 DUBLIN URBAN LAND DEVELOPMENT****RESOLUTION 2023/222****Moved: Councillor Keen****Seconded: Councillor Boon****“that:**

- 1. Pursuant to section 90(2) of the *Local Government Act 1999*, Council orders that all members of the public, except Chief Executive Officer, Director Corporate Services, Director Finance, Director Growth and Investment, Director Infrastructure and Environment, Group Manager – Development and Community, Executive Assistant to the Mayor and Chief Executive Officer, Governance Administration Officer/Minute Taker and Information Technology Officer, be excluded from attendance at the meeting of Council for Agenda Item 21.2 – *Dublin Urban Land Development*;**
- 2. That Council is satisfied that pursuant to section 90(3)(d)(i) of the *Local Government Act 1999*, Item 21.2 – *Dublin Urban Land Development*, concerns 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;

- 3. That Council is satisfied that in principle that Council meetings should be conducted in a place open to the public has been outweighed by the need to keep the information, matter and discussion confidential.”**

CARRIED



RESOLUTION 2023/226**Moved: Councillor Keen****Seconded: Councillor Paton**

“that Council, having considered the matter of Item 21.2 – *Dublin Urban Land Development* in confidence under sections 90(2) and 90(3)(d)(i) of the *Local Government Act 1999*, resolves that:

- 1. The staff report, minutes, Attachment 1 and Attachment 2 pertaining to Item 21.2 – *Dublin Urban Land Development* remain confidential and not available for public inspection until further order of the Council except such disclosure as the Chief Executive Officer determines necessary or appropriate for the purpose of furthering the discussions or actions contemplated;**
- 2. Pursuant to section 91(9)(a) of the *Local Government Act 1999*, the confidentiality of the matter will be reviewed every 12 months; and**
- 3. Pursuant to section 91(9)(c) of the *Local Government Act 1999*, the Council delegates the power to revoke this confidentiality order to the Chief Executive Officer.”**

CARRIED**22 CLOSURE**

There being no further business, the Mayor declared the meeting closed at 7.53pm.

Confirmed as a true record.

Mayor:.....

Date: 28 / 8 / 2023