
 <p><b>Adelaide Plains Council</b></p>	<b>21.2 Confidential Item</b>
<b>31 January 2022</b>	

21.2 Options for Management of the Parham Camping Reserve

## **RECOMMENDATION**

**“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, General Manager – Governance and Executive Office, General Manager – Finance and Business, General Manager – Infrastructure and Environment, General Manager – Development and Community, Manager Governance and Administration, Administration and Executive Support Officer/Minute Taker and Information Technology Support Officer be excluded from attendance at the meeting of Council for Agenda Item 21.2 – *Options for Management of the Parham Camping Reserve***
- 2. Council is satisfied that pursuant to section 90(3)(b) of the Local Government Act 1999, 21.2 – *Options for Management of the Parham Camping Reserve 2022* concerns commercial information the disclosure of which could reasonably be expected to prejudice the commercial position of Council, being information relating to options for management of the Parham Camping Reserve and would on balance be contrary to the public interest and**
- 3. Council is satisfied that the 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.”**

 <b>Adelaide Plains Council</b>	<b>21.2</b>	<b>Options for Management of the Parham Camping Reserve</b>
	<b>Department:</b>	<b>Governance and Executive Office</b>
	<b>Report Author:</b>	<b>Manager Governance and Administration</b>
<b>Date: 31 January 2022</b>	<b>Document Ref:</b>	<b>D22/3397</b>

## **EXECUTIVE SUMMARY**

- The purpose of this report is to outline, for Council’s consideration, the necessary considerations in relation to options for management of the Parham Camping Reserve (the Campground) in accordance with Council Resolution 2021/457.
- The Campground is currently managed by Council in accordance with Council’s Short Stay Accommodation Policy.
- Council, at its Ordinary Meeting on 13 December 2021, formally received an unsolicited request from the Mallala and Districts Lions Club (the Lions Club) in relation to entering into a lease with Council in relation to the Campground and in doing so:
  - Resolved that it wishes to consider options for management of the Campground and
  - Instructed the Chief Executive Officer (CEO) to bring back a report outlining the necessary considerations, including but not limited to procurement and consultation.
- This report, therefore, explores three options in relation to management of the Campground, being:
  - Council continue to manage the Campground in accordance with Council’s Short Stay Accommodation Policy
  - Undertake a procurement process (Open Tender or Expressions of Interest) to seek an operator for the Campground or
  - Deal directly with the Lions Club in relation to entering into a lease for the Campground in order for the Lions Club to operate same.
- Council’s Procurement Policy ([click here to view](#)) sets out the necessary considerations and processes in relation to the contracting out of services, as required by section 49 of the *Local Government Act 1999* (the Act), including by defining the methods by which Council can acquire services. The Procurement Policy provides that while open and fair competition is generally best achieved by a tender process, other market approaches may be more appropriate to deliver the most advantageous outcomes to Council and, relevantly, the Procurement Policy provides Council with some discretion to utilise other methods when engaging services where same would be more advantageous for Council and the community.
- There are various reasons for Council to consider Option 2 (to undertake a procurement process (Open Tender or Expressions of Interest) to seek an operator), mainly in relation to probity and providing all potential operators with a fair and equitable opportunity to express interest in the

operation of the Campground. However, the costs of undertaking an open approach to market should be considered against the potential benefits of such an approach.

- It is recommended that Council consider the three options and instruct the Chief Executive Officer accordingly. If Council chooses to proceed with Option 3, it is strongly recommended that the reasons for not undertaking an open market approach be set out within the relevant resolution for documentary and governance purposes.

## **RECOMMENDATION**

**“that Council, having considered Item 21.2 – *Options for Management of the Parham Camping Reserve*, dated 31 January 2022, receives and notes the report **and in doing so** \_\_\_\_\_”**

## **BUDGET IMPACT**

Estimated Cost:	Unknown – there will be costs associated with preparation of tender documentation and/or preparation of a lease
Future ongoing operating costs:	Unknown
Is this Budgeted?	No

## **RISK ASSESSMENT**

Council’s Procurement Policy provides that while open and fair competition is generally best achieved by a tender process, other market approaches may be more appropriate to deliver the most advantageous outcomes to Council and, relevantly, the Procurement Policy provides Council with some discretion to utilise other methods when engaging services where same would be more advantageous for Council and the community.

It is recommended that Council consider the three options and instruct the Chief Executive Officer accordingly. If Council chooses to proceed with Option 3, it is strongly recommended that the reasons for not undertaking an open market approach be set out within the relevant resolution for documentary and governance purposes.

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## **Attachments**

1. Copy of Item 14.3 – Management of the Parham Camping Reserve dated 13 December 2021.

## **DETAILED REPORT**

### **Purpose**

The purpose of this report is to outline, for Council's consideration, the necessary considerations in relation to options for management of the Parham Camping Reserve (the Campground) in accordance with Council Resolution 2021/457.

### **Background/History**

#### Current Arrangements

The Campground is currently managed by Council, in accordance with Council's Short Stay Accommodation Policy. Campers are required to complete a camping permit (available on-site) to nominate vehicle registration number, date of arrival and date of departure with part of the camping permit displayed on their vehicle and part placed in the secure permit container on-site. There is currently no charge to stay at the Campground, although Council's Short Stay Accommodation Policy does allow for camping fees to be charged.

#### Upcoming Development

As Members are aware, Council's recent application for funding, through the Building Better Regions stream and for improvements to the Campground, was successful. As a result, \$200,000 in total (comprising \$100,000 in Federal funding and \$100,000 Council co-contribution) will be invested in improvements including construction of a multipurpose camp kitchen, fish cleaning facilities, upgrade to unsealed surfaces, fencing, landscaping and signage as well as upgrade to the beach access.

#### Lions Club Request

The Lions Club have now expressed an interest in entering into a lease with Council in relation to the management of the Campground. The Lions Club proposes to use the same model that it has used on the Mallala Campground which, as Members are aware, the Lions Club has managed since 2019, including contributing monies earned at the Campground back into community projects.

As the Lions Club request was not a response to a formal procurement process, it is, essentially, an unsolicited request in relation to the contracting out of services and, accordingly, should be considered in the context of Council's Procurement Policy.

## Council's Current Position

Council, at its Ordinary Meeting on 13 December 2021, considered the request from the Lions Club (a copy of Item 14.3 – *Management of the Parham Camping Reserve*, dated 13 December 2021, is provided for as **Attachment 1** to this Report) and resolved as follows:

### *14.3 Management of the Parham Camping Reserve*

*Moved Councillor Parker                      Seconded Councillor Boon                      2021/457*

*“that Council, having considered Item 14.3 – Management of the Parham Camping Reserve, dated 13 December 2021, receives and notes the report and in doing so:*

- 1. Acknowledges the Mallala and District Lions Club request to enter into a lease with Council in relation to the Parham Camping Reserve*
- 2. Resolves that it wishes to consider options for the management of the Parham Camping Reserve and*
- 3. Instructs the Chief Executive Officer to bring back a report outlining the necessary considerations, including but not limited to procurement and consultation.”*

*CARRIED*

## **Discussion**

### Three Options

There are three options for Council to consider in relation to management of the Campground:

1. Continue to manage in accordance with Council's Short Stay Accommodation Policy
2. Undertake a procurement process (Open Tender or Expressions of Interest) to seek an operator
3. Enter into a lease agreement with the Lions Club over the Campground for the Lions Club to operate the Campground.

These options are explored in more detail below.

#### *Option 1 – Continue to manage in accordance with Council's Short Stay Accommodation Policy*

Moving forward and should Council choose to continue to manage the Campground with a view to generating profit, or merely covering costs, consideration should be given to a low cost service model which maximises the use of technology and minimises the need for human inputs (i.e. pay and display ticket machine or online mobile application) and also tourism and promotion activity in order to increase the number of campers.

Compliance with any form of ticketing process would require regular and ongoing monitoring by Council staff and, accordingly, Council would need to consider the allocation of additional resources (currently unbudgeted). Campground management requires ongoing and significant work outside of ordinary hours and also carries a risk of working in isolation which must be considered and managed appropriately.

The Campground would be maintained by Council's existing maintenance/depot operations and cleaning would be contracted to a third party.

The following expenses are associated with Council operating the Campground:

- Electricity – transmission charge plus usage – services BBQ, lighting and ablution block
- Water – connection charge plus usage
- Gas hot water system in ablution block
- Sewerage and dump
- Cleaning – currently two times per week for ablution block, weekly waste collection
- Grounds maintenance – assume two workers x two hours per fortnight for watering and maintenance
- Insurance
- Depreciation – on capital works performed
- Other miscellaneous costs – including graffiti removal, customer services and enquiries and other unforeseen costs
- Council rates – \$nil as the site is owned by Council
- Overhead cost allocation – represents management and customer service time allocated to the management of the Campground
- Marketing costs – provision for basic advertising of the site across various RV and campground platforms.

Unless there is a charge applied along with a *significant* increase in the number of campers, the operations of the Campground are unlikely to be financially profitable under Council's operation nor will Council, or the community, receive any significant return on investment.

The Campground currently has a low level of utilisation and basic facilities. There is currently no charge to stay at the Campground, although Council's Short Stay Accommodation Policy does allow for camping fees to be charged. As set out above and as a result of a successful application for Federal funding, \$200,000 in total (comprising \$100,000 in Federal funding and \$100,000 Council co-contribution) will be invested in improvements including construction of a multipurpose camp kitchen, fish cleaning facilities, upgrade to unsealed surfaces, fencing, landscaping and signage as well as upgrade to the beach access. Although these facilities are likely to make the Campground more attractive to potential campers, the level of demand in the area is unknown without modelling being undertaken. There would naturally be a cost associated with such investigations. In any event, a Campground with more advanced facilities will see an increase in the various costs outlined above and indeed consideration of introducing camping fees which would, again, require Council to allocate additional resource/s (currently unbudgeted).

*Option 2 – Undertake a procurement process (Open Tender or Expressions of Interest) to seek an operator*

Option 2 envisages Council offering the operations of the Campground to the wider market through an open procurement process, in accordance with Council's Procurement Policy, such as Open Tender or Expressions of Interest (EOI).

Under section 49 of the Act, Council is required to prepare and adopt policies on contracts and tenders including policies on the contracting out of services and competitive tendering and the use of other measures to ensure that services are delivered cost effectively.

Council's Procurement Policy seeks to:

- *define the methods by which Council can acquire goods and services*
- *demonstrate accountability and responsibility of Council to ratepayers*
- *be fair and equitable to all parties involved*
- *enable all processes to be monitored and recorded and*
- *ensure that the best possible outcome is achieved for the Council.*

Further, the Procurement Policy provides that Council have must have regard for the following principles in its acquisition of goods and services:

1. *Encouragement of open and effective competition*
2. *Obtaining value for money*
3. *Probity, Ethical Behaviour and Fair Dealing*
4. *Accountability, Transparency and Reporting*
5. *Ensuring compliance with all relevant legislation*
6. *Development and Support of local business and industry*
7. *Risk Management*
8. *Work, Health, Safety*
9. *Environmental Protection*

Of particular relevance, at clause 5.2, the Procurement Policy provides that *open and fair competition is best achieved by undertaking a tender process so that all interested parties have an opportunity to bid. However, there may be procurements in which a tender process will not necessarily deliver the most advantageous outcome for the Council – in such instances, other market approaches may be more appropriate* (this is explored in more detail under Option 3 below).

With reference to the Procurement Policy, there are clearly several non-financial reasons for Council to consider Option 2 – mainly in relation to 1-5 above. However, the costs of undertaking an open approach to market should be considered against the potential benefits of such an approach.

Council would need to develop an information package in relation to the Campground which would include current usage, future development, future potential demand (ideally based on a market demand study which has not been undertaken to date) and ask the market to put forward a proposal for operation of the Campground.

The likelihood of private sector interest is unknown without a market demand study being undertaken. There would naturally be a cost associated with such study. In any event, from any revenue generated, the private operator would have various expenses (as set out under Option 1 above) plus payments due under a lease and for Council rates. A private operator would also expect to generate a profitable return on investment. Of course, of benefit to Council would be the proceeds of a lease and assumed increase in tourism activity for local businesses.



*Option 3 – Deal directly with the Lions Club in relation to entering into a lease for the Campground in order for the Lions Club to operate same*

As the Lions Club request was not a response to a formal procurement process, it is, essentially, an unsolicited request in relation to the contracting out of services.

The Lions Club is seeking to develop the Campground and operate it to provide a source of recurring revenue for the Lions Club as well as the Port Parham Action Group (PDAG). This would be achieved by utilising volunteer labour to maintain and service the Campground.

In addition to the considerations provided for under Option 2 above, Council's Procurement Policy also provides that while open and fair competition is generally best achieved by a tender process, other market approaches may be more appropriate to deliver the most advantageous outcomes to Council and, relevantly, provides Council with some discretion to utilise other methods when engaging services where same would be more advantageous for Council and the community.

It is also noted, as outlined above, that the Procurement Policy provides that Council have must have regard for the principle of 'development and support of local business and industry' in its acquisition of goods and services.

Under clause 5.2 of the Procurement Policy, *direct purchasing* from a single source without obtaining competitive bids may be an appropriate method when *the prospective buyer has knowledge, experience and expertise or owns intellectual property associated with the goods or service that would prevent any other prospective supplier to compete for the good or services and where the supplier already has a successful service history with Council.*

Further, under clause 5.3, *with the aim of achieving a value for money outcome, Council will endeavour to, at its discretion and to the full extent permitted by law, support local businesses by:*

- *Actively promoting local businesses with opportunities to supply to the Council*
- *Structuring the purchasing processes to be accessible to all businesses*
- *Giving preference to a local business when all other commercial considerations are equal and*
- *Ensuring that, where possible, specifications and purchasing descriptions are not structured in such a way that would potentially exclude local suppliers and contractors.*

The Lions Club has a track record of delivering infrastructure upgrades and, most relevantly, has managed the Mallala Campground since 2019. The Lions Club proposes to use the same model that it has used on the Mallala Campground, including contributing monies earned at the Campground back into community projects, and is essentially ready to commence operating the Campground subject to the necessary lease being negotiated, prepared and executed.

The Lions Club's operating model relies on the ability to utilise volunteer labour to undertake capital improvements and manage operating costs of the Campground providing an ability for the operating costs under Option 3 to be less than under Option 1. Assuming the Lions Club is able to profitably run the Campground, there is the potential for considerable community benefit over time as well as a moderate income to Council.

## Procurement

Council's Procurement Policy sets out the necessary considerations and processes in relation to the contracting out of services, as required by section 49 of the *Local Government Act 1999* (the Act), including by defining the methods by which Council can acquire services. Council's Procurement Policy provides that while open and fair competition is generally best achieved by a tender process, other market approaches may be more appropriate to deliver the most advantageous outcomes to Council and, relevantly, the Procurement Policy provides Council with some discretion to utilise other methods when engaging services where same would be more advantageous for Council and the community.

There are non-financial reasons for Council to consider Option 2 (to undertake a procurement process (Open Tender or Expressions of Interest) to seek an operator), mainly in relation to probity and providing all potential operators with a fair and equitable opportunity to express interest in the operation of the Campground. However, the costs of undertaking an open approach to market should be considered against the potential benefits of such an approach. It may be that Option 3 provides the best model, both from an economic and overall perspective, for Council to progress the operation of the Campground.

It is strongly recommended that, particularly if Council chooses to proceed with Option 3, the reasons for not undertaking an open market approach be set out within the relevant resolution for documentary and governance purposes.

## Further Investigation

It is noted that financial modelling and an economic assessment has not yet been undertaken in relation to the Campgrounds. Council may wish to consider such an exercise, in order to more accurately consider the potential financial outcomes of these options, prior to making a decision in this regard.

## Consultation

Prior to entering into any lease in relation to the Campground, Council will likely be required to undertake consultation as set out under section 202 of the Act (*alienation of community land by lease or licence*) and in accordance with Council's Public Consultation Policy.

## **Conclusion**

This body of work was prompted by a request by the Mallala Lions Club to enter into a lease with Council in relation to the Campgrounds in order for the Lions Club to manage the Campgrounds moving forward. As the Lions Club request was not a response to a formal procurement process, it is, essentially, an unsolicited request in relation to the contracting out of services and should be considered in the context of Council's Procurement Policy.

Council's Procurement Policy provides that while open and fair competition is generally best achieved by a tender process, other market approaches may be more appropriate to deliver the most advantageous outcomes to Council and, relevantly, the Procurement Policy provides Council with

some discretion to utilise other methods when engaging services where same would be more advantageous for Council and the community.

There are three key options for Council to consider in relation to management of the Parham Camping Reserve:

- Continue to manage in accordance with Council's Short Stay Accommodation Policy
- Undertake a procurement process (Open Tender or Expressions of Interest) to seek an operator or
- Enter into a lease agreement with the Lions Club over the Campground for the Lions Club to operate the Campground.

There are various non-financial reasons for Council to consider Option 2 (to undertake a procurement process (Open Tender or Expressions of Interest) to seek an operator), mainly in relation to probity and providing all potential operators with a fair and equitable opportunity to express interest in the operation of the Campground. However, the costs of undertaking an open approach to market should be considered against the potential benefits of such an approach.

It is recommended that Council consider the three options instruct the Chief Executive Officer accordingly. Further, if Council chooses to proceed with Option 3, it is strongly recommended that the reasons for not undertaking an open market approach be set out within the relevant resolution for documentary and governance purposes

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## **References**

### Legislation

Local Government Act 1999


### Council Policies/Plans

Procurement Policy

Public Consultation Policy

Strategic Plan 2021-2024

Short Stay Accommodation Policy

 <b>Adelaide Plains Council</b>	<b>14.3</b>	<b>Management of the Parham Camping Reserve</b>
	<b>Department:</b>	<b>Governance and Executive Office</b>
	<b>Report Author:</b>	<b>Chief Executive Officer</b>
<b>Date: 13 December 2021</b>	<b>Document Ref:</b>	<b>D21/53503</b>

## EXECUTIVE SUMMARY

- The purpose of this report is for Council to:
  - Formally receive a request from the Mallala and Districts Lions Club (the Lions Club) in relation to entering into a lease with Council in relation to the Parham Camping Reserve (the Campground)
  - Determine whether it wishes to consider management options for the Campground and instruct the Chief Executive Officer accordingly.
- The Campground is currently managed by Council, in accordance with Council's Short Stay Accommodation Policy. There is currently no charge to stay at the Campground, although Council's Short Stay Accommodation Policy does allow for camping fees to be charged.
- The Lions Club have expressed an interest in entering into a lease with Council in relation to the Campground. A copy of the letter from the Lions Club to Council, which was provided to Members informally by way of email on 15 November 2021 is now provided as **Attachment 1** to this Report.
- There are a number of factors (including but not limited to procurement and the potential for public consultation) that Council must consider prior to making a decision in relation to the Lions Club request.
- It is therefore recommended that Council:
  - Formally receive and note the Lions Club request and
  - Determine whether it wishes to consider management options for the Campground and instruct the Chief Executive Officer accordingly.
- If Council wishes to consider management options for the Campground, a further and more detailed report setting out all of the necessary considerations will be presented to Council (Recommendation 1). Alternatively, if Council does not wish to consider management options for the Campground, the Lions Club will be notified accordingly (Recommendation 2).

## **RECOMMENDATION**

### **Option 1 – Consider Management Options for the Parham Camping Reserve**

“that Council, having considered Item 14.3 – *Management of the Parham Camping Reserve*, dated 13 December 2021, receives and notes the report and in doing so:

1. Acknowledges the Mallala and District Lions Club request to enter into a lease with Council in relation to the Parham Camping Reserve
2. Resolves that it wishes to consider options for the management of the Parham Camping Reserve and
3. Instructs the Chief Executive Officer to bring back a report outlining the necessary considerations, including but not limited to procurement and consultation.”

**OR**

### **Option 2 – Not to Consider Management Options for the Campground**

“that Council, having considered Item 14.3 – *Management of the Parham Camping Reserve*, dated 13 December 2021, receives and notes the report and in doing so:

1. Acknowledges the Mallala and District Lions Club request to enter into a lease with Council in relation to the Parham Camping Reserve
2. Resolves that, at this time, it does not wish to consider options for the management of the Parham Camping Reserve and
3. Instructs the Chief Executive Officer to notify the Mallala and Districts Lions Club of this decision accordingly.”

## **BUDGET IMPACT**

Estimated Cost:	Nil
Future ongoing operating costs:	Nil
Is this Budgeted?	Not Applicable

## **RISK ASSESSMENT**

There are a number of factors (including but not limited to procurement and public consultation) that Council must consider prior to making a decision in relation to the Lions Club request. Prior to Council properly considering the Lions Club request it should turn its mind to whether it wishes to explore management of the Campground at all and, if so, instruct the Chief Executive Officer to bring back a detailed report.

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## **Attachments**

1. Copy of letter from Mallala and Districts Lions Club to Council received on 15 November 2021

## **DETAILED REPORT**

### **Purpose**

The purpose of this report is for Council to:

- Formally receive a request from the Mallala and Districts Lions Club (the Lions Club) in relation to entering into a lease with Council in relation to the Parham Camping Reserve (the Campground)
- Determine whether it wishes to consider management options for the Campground and instruct the Chief Executive Officer accordingly.

### **Background/History**

The Campground is currently managed by Council, in accordance with Council's Short Stay Accommodation Policy. Campers are required to complete a camping permit (available on-site) to nominate vehicle registration number, date of arrival and date of departure with part of the camping permit displayed on their vehicle and part placed in the secure permit container on-site. There is currently no charge to stay at the Campground, although campers do need to complete a camping permit. Council's Short Stay Accommodation Policy does allow for camping fees to be charged.

As Members are aware, Council's recent application for funding, through the Building Better Regions stream and for improvements to the Campground, was successful. As a result, \$200,000 in total (comprising \$100,000 in Federal funding and \$100,000 Council co-contribution) will be invested in improvements including construction of a multipurpose camp kitchen, fish cleaning facilities, upgrade to unsealed surfaces, fencing, landscaping and signage as well as upgrade to the beach access.

### **Discussion**

The Lions Club have expressed an interest in entering into a lease with Council in relation to the management of the Campground. A copy of the letter from the Lions Club to Council, which was provided to Members informally by way of email on 15 November 2021, is now provided as **Attachment 1** to this Report.

There are a number of factors (including but not limited to procurement and the potential for public consultation) that Council must consider prior to making a decision in relation to the Lions Club request.

### ***Procurement***

As the Lions Club request was not a response to a formal procurement process, it is, essentially, an unsolicited request in relation to the contracting out of services.

Council's Procurement Policy sets out the necessary considerations and processes in relation to the contracting out of services, as required by section 49 of the *Local Government Act 1999* (the Act), including by defining the methods by which Council can acquire services. Council's Procurement Policy

provides that while open and fair competition is generally best achieved by a tender process, other market approaches may be more appropriate to deliver the most advantageous outcomes to Council and, relevantly, the Procurement Policy provides Council with some discretion to utilise other methods when engaging services where same would be more advantageous for Council and the community. Similar considerations and advice was put to Council prior to it entering into a lease with the Lions Club in relation to the Mallala Campgrounds. Should Council instruct the Chief Executive Officer to bring back a further report (Recommendation Option 1 above), the relevant procurement considerations will be explored in more detail and in the context of the Campground.

## **Conclusion**

The Lions Club have expressed an interest in entering into a lease with Council in relation to the management of the Campground. There are a number of factors (including but not limited to procurement and public consultation) that Council must consider prior to making a decision in relation to the Lions Club request. It is therefore recommended that Council:

- Formally receive and note the Lions Club request and
- Determine whether it wishes to consider management options for the Campground and instruct the Chief Executive Officer accordingly.

If Council wishes to consider management options for the Campground, a further and more detailed report setting out all of the necessary considerations will be presented to Council (Recommendation Option 1). Alternatively, if Council does not wish to consider management options for the Campground, the Lions Club will be notified accordingly (Recommendation Option 2).

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## **References**

### Legislation

Local Government Act 1999

### Council Policies/Plans

Strategic Plan 2021-2024

Procurement Policy

Public Consultation Policy

Short Stay Accommodation Policy

Adelaide Plains Council  
RECEIVED  
15 NOV 2021



## MALLALA AND DISTRICTS LIONS CLUB

### **Mallala & Districts Lions Club (MLC) lease of Port Parham Camping Ground**

To APC CEO Mr James Miller

Dear James,

Ongoing from Deputation by Mr Alvin Jenkins from the Port Parham Action Group (PADAG) and subsequent motion to investigate possibility of MLC entering into a lease between MLC and MPC for the Port Parham Camping Ground.

MLC and PADAG have conducted several meetings both on location at Port Parham and the Mallala Camping Ground, to discuss all aspects of MLC entering a lease agreement with APC, it has been unanimously agreed that PADAG would be best suited for MLC to enter into a lease agreement with APC.

Outcomes of these meetings has included a structured vision for the redevelopment of the Port Parham Camping Ground and as importantly how that would fit into a broader vision of improvements collectively to coastal communities from Port Gawler to Port Parham. Financial implications of the lease (profit sharing) were also agreed upon in connection to financial profit sharing between MLC and PADAG, rental agreement will be discussed between MLC and APC as lease agreement is developed.

A copy of the signed current lease agreement for the Mallala Camping Ground was provided to PADAG and they have agreed it to be suitable with a couple of minor changes (set % rate for rent, instead of rent dependant on occupancy and cleaning of ablution blocks not required).

As both MLC and PADAG are community clubs, monies earnt from the Parham Camping Ground would be spent in our local (APC zone) communities, this will in turn remove a great financial burden to APC over the life of the lease as many community projects could be financed by these monies instead of APC funds.

By MLC having a lease and therefore responsible for running costs, insurances, water and power etc it would reduce the financial burden for APC.

In closing, we would use the same model that we have used for the Mallala Camping Ground that has been very successful, we have only had 3 minor issues with campers that



have all been resolved without APC intervention, at the same time continuing to keep the standard of the camping ground at a very high level.

Yours Sincerely



Brenton Bell OAM

Secretary ( [REDACTED] )

mallalalions@live.com.au

14 November 2021

COPY

## **RECOMMENDATION**

**“that Council, having considered the matter of Item 21.2 – *Options for Management of the Parham Camping Reserve* in confidence under sections 90(2) and 90(3)(b) of the *Local Government Act 1999*, resolves that:**

- 1. The **report and the minutes of the meeting** pertaining to Item 21.2 – *Options for Management of the Parham Camping Reserve* 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 Committee delegates the power to revoke this confidentiality order to the Chief Executive Officer.”**