



# **Minutes of the Special Council Meeting**

**held on 7 March 2022**

**commencing at 5.02 pm**

**MINUTES OF THE ALEXANDRINA COUNCIL SPECIAL MEETING  
HELD ON MONDAY 7 MARCH 2022 COMMENCING AT 5.02PM  
IN THE COUNCIL COMMUNITY CHAMBERS “WAL YUNTU WARRIN” GOOLWA**

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**MINUTES**

**OF THE SPECIAL COUNCIL MEETING HELD  
ON MONDAY 7 MARCH 2022  
IN THE ALEXANDRINA COUNCIL COMMUNITY CHAMBERS  
“WAL YUNTU WARRIN”, 11 CADELL STREET GOOLWA  
COMMENCING AT 5:02PM**

An audio recording of this meeting was made for minute-taking purposes and will last the length of the open meeting. The audio file will be available on the Council website after the draft Minutes have been circulated.

**PRESENT**

Mayor Keith Parkes, Councillors Karyn Bradford, John Carter, Bill Coomans, Michael Farrier, Margaret Gardner, Rex Keily, Bronwyn Lewis, Craig Maidment, Melissa Rebbeck, Michael Scott and James Stewart.

**APOLOGIES**

Nil

**IN ATTENDANCE**

Elizabeth Williams (Acting Chief Executive Officer), Mark van der Pennen (General Manager Environment), Matt Grant (General Manager Growth), Kathryn Gallina (General Manager Wellbeing), Tanya Cregan (Executive Assistant to the Mayor and Elected Members), and other staff as required.

**GALLERY**

Seven (7) members of the public, a representative from the Victor Harbor Times and a representative from the Southern Argus. A number of members of the public gathered outside the Chambers due to COVID-19 social distancing requirements.

**LOCAL GOVERNMENT PRAYER**

**Almighty God, we humbly beseech thee to grant thy blessing upon the works of this Council, guide us in our deliberations for the advancement and the true welfare of the people of the district.**

**ACKNOWLEDGMENT OF TRADITIONAL OWNERS**

**The Alexandrina Council and its communities acknowledge the Ngarrindjeri people as the traditional custodians of the lands and waters of our Council district.**

1. **CONFLICT OF INTEREST**

Elected Members were reminded of the requirements for disclosure by Members of any conflict of interest in items listed for consideration on the Agenda.

Section 74 of the Local Government Act 1999 requires that Elected Members declare any interest and provide full and accurate details of the relevant interest to the Council prior to consideration of that item on the Agenda.

Each Member of a Council has a duty to vote at all meetings unless by legislative exception.

The major exception being where a Member has a conflict of interest.

2. **INDEX OF FUTURE ITEMS**

2.1 **Adjourned Debate - Cr Farrier - Goolwa Wharf Precinct Revitalisation - Concept Plan Revision**

Adjourned debate from 24 January 2022, minuted resolution (ACM221338) Item 5.7:

**Moved Cr Farrier seconded Cr Carter**

**That Administration revise the Goolwa Wharf Precinct Revitalisation – Concept Plan Revision to:**

1. **Retain Jaralde Park as a marketplace and park with a lawn surface.**
2. **Provide Hector's with car parking directly adjacent to the venue.**
3. **Include the Harbour Master's Residence, the Railway Superintendent's House, the Morgue, the Chart Room, and the Distillery in the Concept Plan Revision.**
4. **That Administration enters into a meaningful round table discussion with the Friends of the PS Oscar W, The Wharf Barrel Shed, Council and all other interested parties to come to a mutually agreed outcome, with meetings minutes and reported back to the chamber for Council resolution following community consultation.**

Cr Carter sought and was granted leave of the mover to vary the motion as follows:

**That Administration revise the Goolwa Wharf Precinct Revitalisation – Concept Plan Revision to:**

1. **Retain Jaralde Park as a marketplace and park with a lawn surface.**
2. **Provide Hector's with car parking directly adjacent to the venue.**

3. Include the Harbour Master's Residence, the Railway Superintendent's House, the Morgue, the Chart Room, and the Distillery in the Concept Plan Revision.
4. That Administration enters into a meaningful round table discussion with the Friends of the PS Oscar W, The Wharf Barrel Shed, Council and all other interested parties to come to a mutually agreed outcome, with meetings minutes and reported back to the chamber for Council resolution following community consultation.
5. That Administration immediately begin the reconstruction of the Goolwa Wharf structure, together with Signal Point's roof and air conditioning.

**FORMAL MOTION**

**ACM221339** Moved Cr Stewart seconded Cr Gardner

That this matter be adjourned until after the Council Briefing to be held on 14 February 2022.

**CARRIED**

Cr Farrier, as mover, and Cr Carter as seconder, sought and were granted leave of the meeting to vary the motion as follows:

**ACM221338** That Administration revise the Goolwa Wharf Precinct Revitalisation – Concept Plan Revision to:

1. Retain Jaralde Park as a marketplace and park with a lawn surface.
2. Provide Hector's with car parking directly adjacent to the venue.
3. That Administration enters into a meaningful round table discussion with the Friends of the PS Oscar W, The Wharf Barrel Shed, Council and all other interested parties to come to a mutually agreed outcome, with meetings minutes and reported back to the chamber for Council resolution following community consultation.
4. That Administration immediately begin the reconstruction of the Goolwa Wharf structure, together with Signal Point's roof and air conditioning.
5. That Council holds discussions with the Goolwa Wharf precinct leaseholders in regards to recovery of costs.

**ACM221397 Moved Cr Lewis second Cr Coomans**

Pursuant to section 90(2) of the Local Government Act 1999, the Council orders that all members of the public be excluded, with the exception of the Acting Chief Executive Officer, General Managers – Environment, Growth and Wellbeing, Senior Governance Officer, Manager Economic Development, Manager Projects, Communications Advisor, Angelo Lanzilli-Director Procure PM, and Minute Taker, on the basis that it will consider Item 2.1 Adjourned Debate - Cr Farrier - Goolwa Wharf Precinct Revitalisation - Concept Plan Revision.

The Council is satisfied, pursuant to section 90(3)(b) of the Act, that the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is proposing to conduct business.

The Council is satisfied that the principle that the meeting should be conducted in a place open to the public has been outweighed in the circumstances because this agenda item contains information relating to commercial leases.

**CARRIED**

The Mayor sought and was granted leave by all of the Members present, approval to suspend meeting procedures for 15 minutes at 5.15 pm to allow for confidential questions relating to leases for the Goolwa Wharf Precinct to be asked and answered.

The Mayor determined that the suspension of meeting procedures be brought to an end at 5.34 pm.

Subsequently the motion was put and **CARRIED UNANIMOUSLY**

**ACM221398 Moved Cr Coomans seconded Cr Gardner**

1. That having considered Agenda Item 2.1 Adjourned Debate - Cr Farrier - Goolwa Wharf Precinct Revitalisation - Concept Plan Revision in confidence under section 90(2) and (3)(b) of the Local Government Act 1999, the Council, pursuant to sections 91(7) and (9) of the Local Government Act 1999, orders that:
  - 1.1 the audio recording of the confidential discussion of the Council meeting held on 7 March 2022 in relation to Agenda Item 2.1 Adjourned Debate - Cr Farrier - Goolwa Wharf Precinct Revitalisation - Concept Plan Revision are to remain confidential and will not be available until further order as it contains information relating to commercial leases.

2. That pursuant to section 91(9)(c) of the local government act 1999, the council delegates to the Chief Executive Officer the power to revoke, in whole or in part, the order made in paragraph 1 of this resolution.

**CARRIED UNANIMOUSLY**

**3. GROWTH - REPORTS FOR COUNCIL DECISION**

**3.1 Goolwa Wharf Precinct Revitalisation Project - Options**

**ACM221399 Moved Cr Rebbeck seconded Cr Stewart**

**That Council:**

1. **Receives and notes the Goolwa Wharf Revitalisation Project Master Plan Options Report as Attachment A to Report Item 3.1.**
2. **Adopts the following option as the formal Master Plan for the Goolwa Wharf Precinct.**

**Option B Plus Sub-Option B1**

**Approves Master Plan Option B as the preferred option for the Goolwa Wharf Revitalisation Project for a total of \$15,460,000 and amends its Long Term Financial Plan to reflect this, including additional capital expenditure of \$7,960,000 and operational expenditure of \$361,000 (interest and depreciation), offset by additional grant income of \$5,970,000, subject to co-contribution funding from the State and Commonwealth Governments to fund its delivery.**

**With the option to include car parking adjacent the Hectors on the Wharf business as referenced at Section 6.4.2.3 to Attachment 1.**

**Approves proceeding with the next phase of stakeholder engagement to inform key stakeholders of the preferred Option and work together to refine the final detail.**

**Notes that further information on Element 9 of the Plan and the use and space allocation within the Wharf Shed will be presented to a future meeting of Council.**

3. **Approves the scope of works as described in Option D as Stage 1 of the approved Master Plan, and notes that the base scope, is now valued at \$10,200,000 and amends its Long Term Financial Plan to reflect this, including additional capital expenditure of \$2,700,000 and operational expenditure of \$138,000 (interest and depreciation), offset by additional grant income of \$1,350,000, subject to co-contribution funding from the State and Commonwealth Governments to fund its delivery. The timing of future Stages will be presented for consideration as part of a future Council report.**

Cr Rebbeck sought and was granted leave of the meeting to speak to the Motion.

**CARRIED**

A division was requested by Cr Scott.

The Mayor declared the vote set aside.

Voting in the AFFIRMATIVE: Crs Farrier, Keily, Carter, Maidment, Stewart, Rebbeck, Coomans and Gardner.

Voting in the NEGATIVE: Crs Scott, Lewis and Bradford.

The Mayor declared the motion **CARRIED**

**4. CLOSURE**

The Mayor declared the meeting closed at 6.40 pm

MINUTES CONFIRMED ..... DATE.....  
MAYOR K PARKES