

Confidential Minutes of the Ordinary Meeting of Council of the City of Holdfast Bay held in the Council Chamber, Glenelg Town Hall, Moseley Square, Glenelg, on Tuesday 10 July 2018.

17. ITEMS IN CONFIDENCE

17.1 Sale of Land Proposal (Report No: 238/18)

Motion – Exclusion of the Public – Section 90(3)(b) Order C100718/1212

1. That pursuant to Section 90(2) of the *Local Government Act 1999* Council hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer and Staff in attendance at the meeting in order to consider Report No: 238/18 – Sale of Land Proposal in confidence.
2. That in accordance with Section 90(3) of the *Local Government Act 1999* Council is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 238/18 – Sale of Land Proposal on the following grounds:
  - b. pursuant to section 90(3)(b) of the Act, 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 conducting business, or to prejudice the commercial position of the Council

In addition, the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in the continued non-disclosure of the information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information.

Moved Councillor Lonie, Seconded Councillor Yates

**Carried**

Sale of Land Proposal (Report No: 238/18)

Council has now received an updated proposal from CESA regarding the potential purchase of part of the Holdfast Bay Community Centre (HBCC) land to support CESA's conversion of the Marymount College site to a Reception to Year 6 primary school with a co-located Early Learning Centre.

The CESA updated proposal is to purchase 2,100 square metres (40.2%) of the 5,225 square metre total HBCC site for \$2.536m and Council to purchase from CESA 300 square metres of land that abuts the eastern side of the HBCC land (break out zone) for \$0.268m.

CESA as can be demonstrated have increased their offer for part of the HBCC land substantially from their initial offer in April 2018 to an offer that provides a 31.3% premium above our valuation. The Administration believe this provides a fair value for the land if the Council wishes to sell the land.

Upon further investigation of the site by council officers and in discussions with HBCC, it can be seen that the HBCC infrastructure is in reasonable condition with a useful life of another 15 years before major infrastructure work is required. Therefore the priority of upgrading the HBCC in an infrastructure sense is seen as a lower priority. Also in the discussions with the HBCC representatives they were not in favour of Council selling any part of the land to CESA, however believe a new community centre would provide increased flexibility and opportunities for the centre. With the lower priority of the infrastructure requirement for the HBCC, the development of a HBCC Master plan should be deferred until an appropriate time in the future, preferably within the next 5 years.

It is recommended that CESA be advised that Council at this time is not prepared to sell any part of the HBCC land and that CESA be thanked for their interest and the development of a Masterplan for the HBCC which is included in the 2018/19 budget be deferred.

Councillor Lonie left the meeting at 8.04pm

Councillor Donaldson left the meeting at 8.04pm

**Motion**

**C100718/1213**

1. **That the report be received.**
2. **That the Chief Executive Officer advise CESA that the Council is not prepared to sell any part of the HBCC land at this time and thank them for their proposal.**
3. **That the proposed development of Holdfast Bay Community Centre Masterplan allocated in the 2018/19 budget be deferred until an appropriate time in the future when the infrastructure planning is required.**

Councillor Lonie rejoined the Chamber at 8.07pm

Councillor Donaldson rejoined the Chamber at 8.07pm

Moved Councillor Bouchee, Seconded Councillor Yates

**Carried**

**Division called:**

A division was called and the previous decision was set aside.

Those voting for: Councillors Aust, Lonie, Patton, Yates, Clancy, Donaldson, Bouchee, Charlick, Smedley and Snewin (10)

Those voting against: (0).

Deputy Mayor Bradshaw declared the motion

Carried

Councillor Patton left the chamber at 8.11pm

**RETAIN IN CONFIDENCE - Section 91(7) Order**

**C100718/1214**

1. That having considered Agenda Item 17.1 Report No: 238/18 Sale of Land Proposal in confidence under section 90(2) and (3)(b) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the report, attachment and minutes be retained in confidence for a period of 12 months and that this order be reviewed every 12 months.
2. That the Chief Executive Officer is authorised to release the resolution immediately.

Moved Councillor Bouchee, Seconded Councillor Lonie

Carried

Councillor Patton rejoined the Chamber at 8.12pm

