

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 8 December 2020.

18. ITEMS IN CONFIDENCE

18.1 Brighton Beachfront Holiday Park – Master Plan (Report No: 392/20)

Motion – Exclusion of the Public – Section 90(3)(d)

C081220/2176

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: 392/20 Brighton Beachfront Holiday Park – Master Plan 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: 288/20 Brighton Beachfront Holiday Park – Master Plan on the following grounds:
 - d. Pursuant to Section 90(3)(d) of the Act, the information to be received, discussed or considered in relation to Report No: 392/20 Brighton Beachfront Holiday Park – Master Plan is 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.

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.
3. The Council is satisfied, the principle that the meeting be conducted in a place open to the public, has been outweighed by the need to keep the information and discussion confidential.

Moved Councillor Lindop, Seconded Councillor Miller

Carried

Since the first stage of its redevelopment between 2014 and 2016, the Brighton Beachfront Holiday Park (the Park) has increased occupancy rates within the park significantly, resulting in ongoing growth in the net contribution returned to Council.

However, over the last three years especially, the older infrastructure has been aging significantly, impacting on occupancy levels and revenue, and causing reputational risks.

Given that it is essential that the Park remains relevant, competitive and financially viable into the future, it is deemed urgent to progress Stage 2 of the development to ensure that the accommodation and facilities keep with the expectations of today's holiday park users. This upgrade is being considered in a tourism and caravan industry context that seems strong and favourable.

A master plan for the upgrade of the Park has been developed in collaboration with the new operator, including a concept plan and business case. Following its presentation at Council workshop on 10 November 2020, this report sought endorsement of the business case and concept plan.

Motion

C081220/2177

That Council:

1. **approve the Business Case for the redevelopment of the Brighton Beachfront Holiday Park in principle, with a total construction budget of \$3.4 Million over the next 3 years;**
2. **endorse Administration to progress with the works planned in year 1 as detailed in the business case;**
3. **endorse Administration to undertake further concept and detailed design for stage 2 and 3 as planned in the business case; and**
4. **consider Stage 2 and 3 separately as part of the relevant annual budget process.**

RETAIN IN CONFIDENCE - Section 91(7) Order

C081220/2178

5. **having considered Agenda Item 18.1, Brighton Beachfront Holiday Park – Master Plan in confidence under Section 90(2) and (3)(d) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the report, attachments and minutes be retained in confidence for a period of 24 months and that the Chief Executive Officer is authorised to release the documents prior to that time if and when all parties to the contract have provided their consent.**

Moved Councillor Lonie, Seconded Councillor Lindop

Carried Unanimously