



# THE COMMITTEE MINUTES

for the meeting

Tuesday 2 November 2021

in the Colonel Light Room  
Adelaide Town Hall



Present –

The Right Honourable the Lord Mayor, Sandy Verschoor  
Councillor Couros (Deputy Lord Mayor) (Chair),

Councillors Abrahamzadeh, Donovan, Hou, Hyde, Khera, Knoll, Mackie, Martin and Snape.

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## Acknowledgement of Country

At the opening of the Committee Meeting, the Chair stated:

'Council acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.'

## Apologies and Leave of Absence

Apology:

Councillor Moran

## Confirmation of Minutes – 19/10/2021 [TC]

That the Minutes of the meeting of The Committee held on 19 October 2021, be taken as read and be confirmed as an accurate record of proceedings.

## Reports to be presented to Council

All reports in this section will be presented to Council on 9 November 2021 for consideration and determination

### 1. Item 5.1 - Adelaide South West Community Centre [2020/01966] [TC]

Tom McCready, Acting Director City Shaping and Christie Anthoney, Associate Director City Culture, City of Adelaide responded to questions from Committee Members.

### 2. Item 5.2 - Residential Growth Action Plan [2021/00082] [TC]

Ian Hill, Managing Director and Greg Ratsch, Executive Manager Business and Investment, Adelaide Economic Development Agency, Klinton Devenish, Director Services, Infrastructure & Operations and Tom McCready, Acting Director City Shaping, City of Adelaide, responded to questions from Committee Members.

Due to external presenters being present in the public gallery, the Chair, Deputy Lord Mayor (Councillor Couros) advised that Item 5.4 - Adelaide Central Market Authority – Quarterly Update would be considered prior to Item 5.3 - Adelaide Economic Development Agency – Quarterly Update.

### 3. Item 5.4 - Adelaide Central Market Authority – Quarterly Update [2015/02959] [TC]

Theo Maras, Chairman and Jodie Kanne, General Manager, Adelaide Central Market Authority responded to questions from Committee Members.

During the discussion, Councillor Khera left the Colonel Light Room at 6.18pm and re-entered at 6.20pm.

### 4. Item 5.3 - Adelaide Economic Development Agency – Quarterly Update [2020/01894] [TC]

Ian Hill, Managing Director Adelaide Economic Development Agency, responded to questions from Committee Members.

**5. Item 5.5 - Adelaide City Deal Update [2019/01590] [TC]**

Ian Hill, Managing Director Adelaide Economic Development Agency and Sonjoy Ghosh, Manager Information Management, City of Adelaide, responded to questions from Committee Members.

**6. Item 5.6 - Adelaide International Tennis 2022 Partial road closure of War Memorial Drive [2021/01954] [TC]**

Christie Anthoney, Associate Director City Culture, City of Adelaide responded to questions from Committee Members.

**7. Item 5.7 - Proposed Event in the Adelaide Park Lands – Mango [2021/02103] [TC]**

Noni Williams, Manager City Experience, City of Adelaide responded to questions from Committee Members.

**8. Item 5.8 - 2021-2022 Quarter 1 Finance Report [2021/00122] [TC]**

Amanda McIlroy, Chief Operating Officer, City of Adelaide gave a precis of the item.

Clare Mockler, Chief Executive Officer and Grace Pelle, Manager Finance & Procurement, City of Adelaide responded to questions from Committee Members.

**9. Item 5.9 - 2021-22 Quarter 1 Commercial Operations Report [2021/00850] [TC]**

Tom McCready, Acting Director City Shaping, City of Adelaide responded to questions from Committee Members.

**10. Item 5.10 - Capital Works Status Report [2021/00122] [TC]**

Klinton Devenish, Director Services, Infrastructure & Operations, City of Adelaide gave a precis of the item.

Klinton Devenish, Tom McCready, Acting Director City Shaping and Grace Pelle, Manager Finance & Procurement, City of Adelaide responded to questions from Committee Members.

During the discussion, Councillor Hou left the Colonel Light Room at 6.45pm and re-entered at 6.47pm.

**11. Item 5.11 - Adelaide Park Lands Foundation [2012/01346] [TC]**

Mick Petrovski, Manager Governance, City of Adelaide responded to questions from Committee Members.

**Exclusion of the Public**

**12. Item 6.1 - Exclusion of the Public to Consider [2018/04291] [TC]:**

- 7.1. Telecommunications SmartHub [s 90(3) (b) & (h)]
- 7.2. Residential Housing Strategic Review [s 90(3) (b) & (d)]
- 7.3. 2021-22 Quarter 1 Confidential Commercial Operations Report [s 90(3) (b)]

**Order to Exclude for Item 7.1:**

**THAT THE COMMITTEE**

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (h) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of The Committee dated 2 November 2021 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 7.1 [Telecommunications SmartHub] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

**Grounds and Basis**

This item contains certain information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting business, prejudice the commercial position of the Council and prejudice the commercial position of the person who supplied the information.

Council has also sought legal option on the matter and the advice provided requested that the matter should be considered in confidence due to ongoing or potential litigation.

### Public Interest

The Council is satisfied that in principle the meeting be conducted in a place open to the public has been outweighed in the circumstances given that information within this update pertains to non-binding commercial negotiations for the Council. The release of such information may severely prejudice the Council's ability to influence a proposal for the benefit of the Council and the community in this matter.

- Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of The Committee dated 2 November 2021 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 7.1 [Telecommunications SmartHub] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (h) of the Act.

### Order to Exclude for Item 7.2:

#### THAT THE COMMITTEE

- Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of The Committee dated 2 November 2021 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 7.2 [Residential Housing Strategic Review] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

#### Grounds and Basis

This Item contains certain information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting business, prejudice the commercial position of the council and prejudice the commercial position of the person who supplied the information and confer a commercial advantage to a third party.

The disclosure of information in this report could reasonably prejudice the commercial position of the Council including its future commercial dealings given that it contains financial information and future direction with regard to Council assets and strategic land holdings.

#### Public Interest

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information prior to a determination of the Council as it may prejudice Council's further commercial dealing regarding these assets. On this basis, the disclosure of such information may severely prejudice Council's ability to influence the proposal for the benefit of the Council and the community.

- Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of The Committee dated 2 November 2021 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 7.2 [Residential Housing Strategic Review] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (d) of the Act.

### Order to Exclude for Item 7.3:

#### THAT THE COMMITTEE

- Having taken into account the relevant consideration contained in section 90(3) (b) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of The Committee dated 2 November 2021 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 7.3 [2021-22 Quarter 1 Confidential Commercial Operations Report] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

#### Grounds and Basis

This Item is confidential as it includes commercial information of a confidential nature where confidence consideration is sought to protect the commercial position of the council and the operating position of Council's business entities operating in a competitive market place prior to the effective date of 30 September 2021.

The disclosure of information in this report to competitors in advance may be to Council's commercial detriment.

### Public Interest

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information to competitors in advance may be to Council's commercial detriment.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of The Committee dated 2 November 2021 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 7.3 [2021-22 Quarter 1 Confidential Commercial Operations Report] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) of the Act.

Members of the public and Corporation staff present not directly involved with Item 7.1, 7.2 & 7.3 left the meeting at 7.22pm.

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## Confidential Item 7.1

Telecommunications SmartHub

Section 90 (3) (b) & (h) of the *Local Government Act 1999 (SA)*

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## Confidential Item 7.2

Residential Housing Strategic Review

Section 90 (3) (b) & (d) of the *Local Government Act 1999 (SA)*

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## Confidential Item 7.3

2021-22 Quarter 1 Confidential Commercial Operations Report

Section 90 (3) (b) of the *Local Government Act 1999 (SA)*

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The meeting re-opened to the public at 7.54pm.

### **Confidentiality Orders**

#### **Minute 13 - Item 7.1** – Telecommunications SmartHub [TC]

In accordance with Section 91 (7) & (9) of the *Local Government Act 1999 (SA)* and on the grounds that Item 7.1 [Telecommunications SmartHub] listed on the Agenda for the meeting of The Committee held on 2 November 2020 was received, discussed and considered in confidence pursuant to Section 90(3) (b) & (h) of the *Local Government Act 1999 (SA)*, this meeting of The Committee do order that:

1. The resolution, the report, the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2028.
2. The confidentiality of the matter be reviewed in December 2022.
3. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

#### **Minute 14 - Item 7.2** – Residential Housing Strategic Review [TC]

In accordance with Section 91(7) and (9) of the *Local Government Act 1999 (SA)* and because Item 7.2 [Residential Housing Strategic Review] listed on the Agenda for the meeting of The Committee held on 2 November 2021 were received, discussed and considered in confidence pursuant to Section 90(3) (b) & (d) of the *Local Government Act 1999 (SA)*, this meeting of The Committee do order that:

1. The resolution, the report, the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2028.
2. The confidentiality of the matter be reviewed in December 2022.
3. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

#### **Minute 15 - Item 7.3** – 2021-22 Quarter 1 Confidential Commercial Operations Report [TC]

In accordance with Section 91(7) & (9) of the *Local Government Act 1999 (SA)* and because Item 7.3 [2021-22 Quarter 1 Confidential Commercial Operations Report] listed on the Agenda for the meeting of The Committee held on 2 November 2021 was received, discussed and considered in confidence pursuant to Section 90(3) (b) of the *Local Government Act 1999 (SA)*, this meeting of The Committee do order that:

1. The resolution, the report, the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2028.
2. The confidentiality of the matter be reviewed in December 2022.
3. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

### **Closure**

The meeting closed at 7.54pm.

Councillor Couros (Deputy Lord Mayor)  
**The Committee Chair**

### **Documents attached:**

Nil