



**MINUTES OF STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE
MEETING HELD IN COMMITTEE ROOMS, 12 JAMES STREET, SALISBURY ON**

13 SEPTEMBER 2016

MEMBERS PRESENT

Cr G Caruso (Chairman)
Mayor G Aldridge (ex officio)
Cr E Gill
Cr D Proleta
Cr S Reardon
Cr G Reynolds (Deputy Chairman)
Cr B Vermeer
Cr R Zahra

STAFF

Chief Executive Officer, Mr J Harry
General Manager City Development, Mr T Sutcliffe
General Manager Business Excellence, Mr C Mansueto
Manager Strategic Development Projects, Ms C Milton
Strategic Development Project & Design Coordinator, Mr C Watchman
Administrative Coordinator Business Excellence, Mrs M Potter

The meeting commenced at 6.48 pm.

The Chairman welcomed the members, staff and the gallery to the meeting.

APOLOGIES

An apology was received from Cr J Woodman.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr R Zahra
Seconded Mayor G Aldridge

The Minutes of the Strategic Property Development Sub Committee Meeting held on 14 June 2016, be taken and read as confirmed.

CARRIED

Moved Cr R Zahra
Seconded Mayor G Aldridge

The Minutes of the Confidential Strategic Property Development Sub Committee Meeting held on 14 June 2016, be taken and read as confirmed.

CARRIED

REPORTS

SPDSC1 Tranche 1 Update Report

Cr G Caruso declared a perceived conflict of interest on the basis that his employer, SA Power Networks, provide a regulated rebate for the electrical infrastructure. Cr G Caruso advised he would remain in the meeting and vote in the best interests of the community.

Moved Mayor G Aldridge
Seconded Cr S Reardon

1. That the report is received and the update on the status of the Tranche 1 program be noted.
2. That the variances between the revised revenue and cost forecasts from the 2016/17 Endorsed Budget outlined in this agenda report (Item No. (SPDSC1, Strategic Property Development, 13/09/16 – Attachment 1) be endorsed and recommended to Council as a non-discretionary budget review as part of the 2016/17 1st Quarter Budget Review as follows:

15159 Walpole 1 – Greentree Walk
Revised project cost: \$6,508,969

19739 Ryans Road – Emerald Green
Revised project cost: \$5,555,820
Revised project revenue: \$13,448,216

18802 Diment Road – The Reserve
Revised project cost: \$7,118,472
Revised project revenue: \$8,675,568

CARRIED

*The majority of members present voted IN FAVOUR of the MOTION.
Cr G Caruso voted IN FAVOUR of the MOTION.*

SPDSC2 Strategic Land Review Implementation Plan Update

Moved Cr R Zahra
Seconded Mayor G Aldridge

1. The current status of the Strategic Land Review Implementation Plan, methodology and timing be noted.
2. That a further report be presented to the Strategic Property Development Sub-Committee to review and confirm the priority list of projects for next stage feasibility investigations.

CARRIED

SPDSC3 Tranche 2 - Update Report

Cr G Caruso declared a perceived conflict of interest on the basis that his employer, SA Power Networks, provide a regulated rebate for the electrical infrastructure. Cr G Caruso advised he would remain in the meeting and vote in the best interests of the community.

Moved Cr R Zahra
Seconded Mayor G Aldridge

1. That the report be received and the update on the project delivery status for Boardwalk at Greentree - Walpole Road Stage 3, Walpole Road Upgrade and balance Tranche 2 projects be noted.
2. That the variances between the revised revenue from the Council endorsed budget 16/17 including carry forward funds reflecting the multi-year project delivery timeline outlined in the agenda report be endorsed and recommended to Council as a non-discretionary budget review as part of the 2016/17 Budget Review 1, as follows:

20968 Walpole Road Stage 3 – Boardwalk at Greentree
Revised project revenue: \$15,083,136

CARRIED

*The majority of members present voted IN FAVOUR of the MOTION.
Cr G Caruso voted IN FAVOUR of the MOTION.*

OTHER BUSINESS

Nil

CONFIDENTIAL ITEMS

SPDSC4 Confidential Presentation - Strategic Land Review Draft Mapping Update

Moved Cr R Zahra

Seconded Mayor G Aldridge

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if Council so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on that grounds that:

1. *Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*

- it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and

- information the disclosure of which would, on balance, be contrary to the public interest.

2. *In weighing up the factors related to disclosure,*

- disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations

- the presentation contains sensitive information the disclosure of which may prejudice the commercial position of Council.

*On that basis the public's interest is best served by not disclosing the **Confidential Presentation - Strategic Land Review Draft Mapping Update** item and discussion at this point in time.*

3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 6.52pm.

SPDSC4 Confidential Presentation - Strategic Land Review Draft Mapping Update

Cr G Reynolds left the meeting at 7:08 pm and did not return.

Moved Cr B Vermeer
Seconded Mayor G Aldridge

1. The presentation be noted.

CARRIED

The meeting moved out of confidence and closed at 7.43pm.

CHAIRMAN.....

DATE.....