



# COUNCIL MINUTES

for the meeting held  
on Tuesday, 26 April 2022

in the Council Chambers  
72 Woodville Rd, Woodville SA 5011



**PRESENT :****Elected Members:**

Mayor - Angela Evans, Councillor - Gerard Ferrao, Councillor - Kenzie van den Nieuwelaar (via Zoom), Councillor - Paul Sykes, Councillor - Kelly Thomas , Councillor - Sarah McGrath, Councillor - Charlotte Watson, Councillor - George Turelli, Councillor - Matt Mitchell, Councillor - Edgar Agius, Councillor - Thomas Scheffler, Councillor - Tolley Wasylenko

**DATE :**

Tuesday, 26 April 2022 | Time 7:00 PM

**VENUE :**

Council Chambers

**In Attendance :**

Chief Executive Officer - Paul Sutton	General Manager Asset Management Services - Adrian Ralph
General Manager City Services - Bruce Williams	General Manager Corporate Services - Donna Dunbar
Manager Engineering Strategy and Assets - Sam Adams	Manager Governance and Operational Support - Kerrie Jackson (via Zoom)
Coordinator Recreation, Open Space & Environment – Kelly Mader	Team Leader Governance and Business Support - Mary Del Giglio

## **1. COUNCIL OPENING**

The meeting commenced at 7 PM.

### **1.1 OPENING PRAYER**

Almighty Father from Whom all goodness flows, grant unto us qualities of wisdom justice and tolerance, that we the civic leaders of this community may govern in harmony and concord.

This we ask in Thy name.

We also remember and give thanks for those, our sons and daughters, who gave their lives for Australia.

Lest we forget.

Niina Marni is Kurna for ' Welcome'. The City of Charles Sturt acknowledges and pays respect to the traditional custodians of the land, the Kurna people of the Adelaide plains. We pay our respect to Elders past, present and emerging. We respect their spiritual beliefs and connections to land which are of continuing importance to the Kurna people of today. We acknowledge the contributions and important role that Aboriginal people continue to play within our local community in Charles Sturt. We also respect the culture of Aboriginal people visiting from other areas of South Australia and Australia.

### **1.2 APOLOGIES AND LEAVE OF ABSENCE**

#### **APOLOGIES**

Councillor - Stuart Ghent  
Councillor - Paul Alexandrides  
Councillor - Oanh Nguyen  
Councillor - Helen Hibeljic  
Councillor - Alice Campbell

#### **LEAVE OF ABSENCE**

Nil

## 2. CONFIRMATION OF MINUTES

### 2.1 COUNCIL

#### Brief

Confirmation of the minutes of the previous meeting held on Monday, 11 April 2022.

**Moved Councillor - Edgar Agius**

**Seconded Councillor - George Turelli**

#### Motion

**That the minutes of the previous meeting held on Monday, 11 April 2022 be taken as read and confirmed.**

**Carried Unanimously**

## 2.2 REPORTS OF COMMITTEES - PART I

### 2.2.1 ASSET MANAGEMENT COMMITTEE

#### Brief

The Asset Management Committee was held on Tuesday, 19 April 2022.

**Moved Councillor - Kelly Thomas**

**Seconded Councillor - Tolley Wasylenko**

**That having considered the recommendations of the Committee which has read and considered the reports in the agenda related to items:**

#### **4.21 WEST LAKES CATCHMENT STORMWATER MANAGEMENT PLAN - CONSULTATION OUTCOME AND ENDORSEMENT**

#### Motion

1. That the report is received and noted.
2. That the outcomes of recent community engagement on the Draft West Lakes Catchment Stormwater Management Plan are noted.
3. That the West Lakes Catchment Stormwater Management Plan Revision D be adopted.
4. That the West Lakes Catchment Stormwater Management plan be submitted to the Stormwater Management Authority for approval.

**4.22 PROPOSED COMMUNITY GARDEN - ATHOL PARK - CONSULTATION OUTCOMES****Motion**

1. That the report be received and noted.
2. That a Community Garden be established on Fawk Reserve, Athol Park.
3. That Option is A (on the Alma Street alignment of Fawk Reserve) is considered the preferred location for the Community Garden.

**4.23 PROPOSED COMMUNITY GARDEN - ST CLAIR - CONSULTATION OUTCOMES****Motion**

1. That the report be received and noted.
2. That a Community Garden be established on Actil Avenue, St Clair.

**4.24 AMEND COMMUNITY LAND MANAGEMENT PLANS - FAWK RESERVE AND ST CLAIR GREENWAY - CONSULTATION FEEDBACK****Motion**

1. That Community feedback received from the public consultation process to amend the Community Land Management Plans for St Clair Greenway and Fawk Reserve shown at Appendix 3 are noted and acknowledged by Council.
2. That the Community Land Management Plan for St Clair Greenway as shown in Appendix 1 be amended pursuant to Section 198 (1) of the Local Government Act 1999.
3. That the Community Land Management Plan for Fawk Reserve as shown in Appendix 2 be amended pursuant to Section 198 (1) of the Local Government Act 1999.

**4.25 GRANGE RECREATION RESERVE BUILDING AND SPORTING FACILITIES MASTER PLAN****Motion**

1. That Council note the three options outlined in the Grange Recreation Reserve Building and Sporting Facilities Master plan, including the stakeholder feedback and costings.
2. That Council proceed with detailed design and on-going stakeholder engagement in 2022/23 for Option 1.

**4.26 ROAD PROCESS ORDER - PORTION OF HERBERT ROAD, WEST CROYDON****Motion**

1. That prior to making a decision in accordance with section 13 of the Roads (Opening and Closing) Act 1991, Council notes that no objections were received from public service authorities and that no public submissions were received in relation to the proposed closure of the portion of Herbert Road in West Croydon, marked 'A' in the Preliminary Plan contained within Appendix 1 of this report.
2. That pursuant to section 13 of the Roads (Opening and Closing) Act, Councils makes a Road Process Order to close the portion of Herbert Road in West Croydon marked 'Closed Road' in the Final Plan in Appendix 4.
3. That pursuant to section 193(4a) of the Local Government Act 1999, Council excludes the closed portion of Herbert Road from Community Land classification to enable amalgamation with the adjoining allotment under ownership of the registered proprietor of 46 Herbert Road, West Croydon.
4. That the Mayor and Chief Executive Officer affix the Council seal and sign all documents relating to this matter (or to facilitate these recommendations).
5. That Council authorises the Mayor and Chief Executive Officer to enter into all Conveyancing Transactions relevant to this matter and to sign all documents and provide such information as required to effect such Conveyancing Transactions.

**4.27 ENGINEERING STRATEGY & ASSETS - CHANGES TO 2021/2022 CAPITAL WORKS PROGRAM****Motion**

1. That the report is received and noted.
2. That the variations to the 2021/22 Capital Works Program for transport assets as set out in this report be approved and adjusted in the budget and annual financial statements.
3. That the \$300,000 allowance contained within the Road Rehabilitation Program of Works 2021/2022 (Project 3172) for Fairford Terrace works be added to the Fairford Terrace, Semaphore Park Road Safety Improvements project (Project 3326) to combine these budgets into a single project budget.
4. That due to the deferral of the Bartley Terrace Streetscape Stage 2 Upgrade (Project 3263), \$800,000 from this budget be reallocated to the Fairford Terrace, Semaphore Park Road Safety Improvements project (Project 3326) to enable construction of that project to proceed.
5. That Council note the construction of Fairford Terrace, Semaphore Park Road Safety Improvements (Project 3326) will continue into the 2022/23 financial year.
6. That by endorsing the variations listed in this report, Council is endorsing a variation to the approved Asset Management Plan renewal schedule where relevant.

#### **4.28 ASSET MANAGEMENT SERVICES CAPITAL WORKS & OPERATING PROGRAM VARIATIONS**

##### **Motion**

1. That the following variations to the Capital Works Program or Annual Operating Program be approved and adjusted in the budget and annual financial statements 2021/22 as they involve transfers between renewal and new/upgrade works and or new projects to be funded by unbudgeted income:

a. Budgeted expenditure of \$2,090,144 for Aquatic Reserve Clubroom Upgrade Project - 3251 (Upgrade) be increased by \$456,856 from savings in:

- Playground Renewals 2020/21 - 3179 (Renewal) \$25,000 AMP
- Council Building Renewals - 3265 (Renewal) \$56,856
- Road Reconstruction Program of Works 2021/2022 - 3331 (Renewal)
- \$375,000

The proposed project budget is \$2,547,000.

2. That the following variations to the Capital Works and Annual Operating Program be approved and budgets or scope adjusted accordingly:

a. Budgeted expenditure of \$48,000 for the Advance Technology Pilot Project - 17264 (New) be increased by \$15,000 from savings in the Street Tree and Damaged Infrastructure Register Project 17263 - (New).

3. That by endorsing the variations listed in 1. above, Council is endorsing a variation to the approved Asset Management Plan renewal schedule where relevant.

#### **4.29 COMMUNITY GARDENS AND LOCAL AMENITY GROUPS - QUARTERLY ACTIVITY REPORT - 1**

##### **Motion**

That the report be received and noted.

**Council adopts the recommendations of the Committee as printed in the Minutes of this Committee.**

**Carried Unanimously**

Councillor - Matt Mitchell entered the meeting at 7.06 PM

## 2.2.2 CITY SERVICES COMMITTEE

### Brief

The City Services Committee was held on Tuesday, 19 April 2022.

Councillor - Gerard Ferrao entered the meeting at 7.08 PM

**Moved Councillor - Kenzie van den Nieuwelaar      Seconded Councillor - Sarah McGrath**

**That having considered the recommendations of the Committee which has read and considered the reports in the agenda related to items:**

### 4.08 EVENTS AND FESTIVALS SPONSORSHIP - RECOMMENDATIONS FOR FUNDING

#### Motion

That the Southern Bricks Lego User Group be funded \$5,000 to support Brixpo at the St Clair Recreation Centre on 9 and 10 July 2022 subject to the endorsement of the Events and Festivals Sponsorship Budget Bid in the 22/23 Annual Budget.

### 4.09 HERITAGE CONSERVATION GRANT APPLICATIONS

#### Motion

#### 99 Chief Street, Brompton

1. That Council approves a grant allocation of \$2,000.00 from the Heritage Conservation Grants Program to the applicant, Mr A Sims & Ms K Garrard for conservation work to a Representative Building located at 99 Chief Street, Brompton as outlined in the application referred to in Appendix 1, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.

#### 8 Westbourne Street, West Croydon

2. That Council approves a grant allocation of \$2,000.00 from the Heritage Conservation Grants Program to the applicant, Mr D Snushall for conservation work to a Representative Building located at 8 Westbourne Street, West Croydon as outlined in the application referred to in Appendix 2, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.

#### 13 Surrey Street, Grange

3. That Council approves a grant allocation of \$2,000.00 from the Heritage Conservation Grants Program to the applicant, Mr M Hodson for conservation work to a Representative Building located at 13 Surrey Street, Grange as outlined in the application referred to in Appendix 3, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.



**8 Euston Terrace, Croydon**

4. That Council approves a grant allocation of \$2,000.00 from the Heritage Conservation Grants Program to the applicant, Mr P Giles for conservation work to a Representative Building located at 8 Euston Terrace, Croydon as outlined in the application referred to in Appendix 4, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.

**110 East Terrace, Henley Beach**

5. That Council approves a grant allocation of \$2,000.00 from the Heritage Conservation Grants Program to the applicant, Mrs A Frey for conservation work to a Representative Building located at 110 East Terrace, Henley Beach as outlined in the application referred to in Appendix 5, subject to the standard conditions of the Heritage Conservation Program Guidelines and any specified special conditions.

**Council adopts the recommendations of the Committee as printed in the Minutes of this Committee.**

**Carried Unanimously**

**3. REPORTS**

Nil

**4. DEPUTATIONS****4.11 DEPUTATION - AN OPPORTUNITY FOR COMMUNITY MEMBERS AND ORGANISATIONS TO MAKE A DEPUTATION REGARDING THE DRAFT ANNUAL BUSINESS PLAN AND BUDGET FOR 2022/23****Brief**

Pursuant to the Local Government Act 1999 Council affords the opportunity to hear any submission or deputation in regard to the development of the Annual Business Plan and Budget that has been made available for community consultation.

[Note: At 7.09 PM Mayor – Angela Evans invited Community Members in the Gallery to identify whether they intend to speak to “Item 4.8 – Draft Annual Business Plan 2022/23 for Consultation” of Corporate Services Committee from 4 April 2022. Pursuant to the Local Government Act 1999 Council affords the opportunity to hear any submissions or deputations in regard to the development of the Annual Business Plan and Budget. One hour has been allocated for community members to ask questions and make submissions.]

Leave of the meeting was sought to grant Ms Bowshall and Mr Eastick an extension of time to complete their deputation. Leave was granted for an additional 3 minutes.

Councillor - Charlotte Watson entered the meeting at 7.14 PM

**Moved** Councillor - Matt Mitchell

**Seconded** Councillor - Tolley Wasylenko

**Motion**

**That the deputation submission received from Ms Sarah Bowshall and Mr John Eastick on behalf of the Model T Ford Club of Australia Inc. be noted.**

**Carried Unanimously**

**5. PETITIONS**

Nil

**6. BUSINESS**

**6.33 MAINSTREAMING CLIMATE CHANGE - IMPROVING GOVERNANCE SYSTEMS TO MANAGE THE RISK AND LOCAL IMPACTS OF CLIMATE CHANGE**

**Brief**

This report outlines how the City of Charles Sturt is seeking to improve its understanding of the risks of climate change on our City, Council operations, service delivery and assets. The report also considers how Council can strengthen its governance systems to support impactful climate action. A brief summary of the United Nations' IPCC's Sixth Assessment Report (2022) is also provided.

**Moved** Councillor - Tolley Wasylenko

**Seconded** Councillor - Kelly Thomas

**Motion**

- 1. That Council acknowledge the IPCC's Sixth Assessment Report on Climate Change (2022), including the series of three Working Group contributions (Headline Statements), which is provided as Appendix 1, 2, 3.**
- 2. That Council receive and note the AdaptWest Climate Change Risk and Governance Assessment report as Appendix 4.**
- 3. That Council notes that the City of Charles Sturt has been recognised as one of the top ten Councils in Australia for climate change adaptation governance.**
- 4. That Council endorse the implementation plan for the recommendations from the AdaptWest Climate Change Risk and Governance Assessment, which is provided as Appendix 5, and note that some priority tasks may require funding to complete and any such costings will be presented to Council as part of future budget deliberations.**

**Carried Unanimously**

### 6.34 NET ZERO QUARTERLY UPDATE

#### Brief

The City of Charles Sturt recognises its role in and risks of climate change and declared a Climate Emergency in December 2019. *Net Zero: Our map to net zero corporate emissions 2020-2025* (Net Zero) was endorsed in late 2020 and is being implemented to reduce corporate greenhouse gas emissions and mitigate climate change. An update on the progress of Net Zero through the six established Strategic Working Groups, are contained within this report.

**Moved** Councillor - George Turelli      **Seconded** Councillor - Kenzie van den Nieuwelaar

#### Motion

**That Council note the January to March 2022 update report associated with the implementation of the Net Zero to reduce greenhouse gas emissions from Council operations.**

**Carried Unanimously**

### 6.35 ADAPT WEST CLIMATE CHANGE ADAPTATION - REGIONAL PARTNERSHIP PROGRESS REPORT - APRIL 2022

#### Brief

This report has been prepared to update Council on the activities from January to April 2022 from the AdaptWest in Action 2019-2022 regional climate change adaptation plan.

**Moved** Councillor - Charlotte Watson      **Seconded** Councillor - George Turelli

#### Motion

**That the report be received and noted.**

**Carried Unanimously**

**6.36 DISCRETIONARY WARD ALLOWANCE – CONSIDERATION OF APPLICATIONS****Brief**

Discretionary Ward Allowance grants are available to eligible, not for profit individuals, groups and organisations which are seeking funding support for programs, projects and activities that benefit the local community. This report is for Council to consider new applications that have been received and assessed.

Leave of the meeting was sought to consider the parts to Item 6.36 individually. Leave was granted.

**Moved Councillor - Sarah McGrath**

**Seconded Councillor - Thomas Scheffler**

**Motion**

1. That the Discretionary Ward Allowance application for The Charles Sturt Memorial Museum Trust Inc for \$5,000.00 (ex GST) be approved from Grange Ward.

**Carried Unanimously**

**Moved Councillor - Tolley Wasylenko**

**Seconded Councillor - Kelly Thomas**

**Motion**

2. That the Discretionary Ward Allowance application for The Italian Historical Society of SA Inc for \$2,310.00 (no GST) be approved from West Woodville Ward.

**Carried Unanimously**

## 7. MOTIONS ON NOTICE

### 7.05 NOTICE OF MOTION - LETTER TO PREMIER OF SOUTH AUSTRALIA AND MINISTER FOR CLIMATE, ENVIRONMENT & WATER REGARDING SAND NOURISHMENT AND REPLENISHMENT AT WEST BEACH

#### Brief

A Notice of Motion has been received from Councillor Kenzie van den Nieuwelaar requesting that the Mayor writes to the Premier of South Australia and Minister for Climate, Environment & Water seeking assurances regarding sand nourishment of West Beach, that the remainder of the mass fill sand replenishment occurs immediately, commitment to a minimum annual sand replenishment, commitment to a timeline for determining a long term solution, and that all external sand options are utilised.

**Moved** Councillor - Kenzie van den Nieuwelaar      **Seconded** Councillor - Kelly Thomas

#### Motion

**That the Mayor write to the Premier, Peter Malinauskus, MP and Hon Susan Close, MP Minister for Climate, Environment & Water seeking the following assurances:**

- 1. That the current State Government continue with the previous Government's commitment of 250,000 cubic metres of sand to provide mass nourishment to West Beach.**
- 2. Council requests that the remainder of the mass fill sand replenishment occurs immediately to protect the beach during the winter months.**
- 3. That the State Government commits to a minimum replenishment of 115,000 cubic metres of sand per year while 'other alternatives are being explored' and until a strategy is implemented.**
- 4. That the State Government commit to a timeline to come to a decision for a long term solution.**
- 5. That all external sand options are utilised e.g. the northern metropolitan coastline, not *only* sand from the Semaphore breakwater.**
- 6. That the State Government commit to a whole of metro coast, and non-partisan approach to addressing sand erosion, that is fair and equitable to the *entire* metro coastline regardless of electorate boundaries.**

**Moved** Councillor - Edgar Agius

**Seconded** Councillor - George Turelli

#### Formal Motion

**That the Motion be put.**

**Carried**

**The motion to Item 7.05 was Carried**

**Division called by Councillor - Tolley Wasylenko**

<b>Voters</b>	<b>For</b>	<b>Against</b>	<b>Not Vote</b>
Councillor - Charlotte Watson	X		
Councillor - Edgar Agius	X		
Councillor - George Turelli	X		
Councillor - Gerard Ferrao		X	
Councillor - Kelly Thomas	X		
Councillor - Kenzie van den Nieuwelaar	X		
Councillor - Matt Mitchell	X		
Councillor - Paul Sykes		X	
Councillor - Sarah McGrath	X		
Councillor - Thomas Scheffler	X		
Councillor - Tolley Wasylenko		X	
Mayor - Angela Evans			X

**The motion to Item 7.05 was Carried**

#### **8. QUESTIONS ON NOTICE**

Nil

#### **9. MOTIONS WITHOUT NOTICE**

[As previously identified and agreed by the Presiding Member]

Nil

#### **10. QUESTIONS WITHOUT NOTICE**

Nil

#### **11. BUSINESS - PART 11 - CONFIDENTIAL ITEMS**

Nil

## 12. REPORTS OF COMMITTEES - PART 11 - CONFIDENTIAL ITEMS

Nil

[Note: At 8.18 PM Mayor – Angela Evans made a final invitation for community members to speak to “Item 4.8 – Draft Annual Business Plan 2022/23 for Consultation”. As there were no community members in the Gallery, the remaining parts to Item 4.11 were considered by Council.]

**Moved Councillor - George Turelli**

**Seconded Councillor - Thomas Scheffler**

### **Motion**

- 1. That Council allow 1 hour in which members of the public may ask questions, and make submissions, in relation to the Draft Annual Business Plan and Budget 2022/23.**
- 2. That the deputation submission received from Ms Sarah Bowshall and Mr John Eastick on behalf of the Model T Ford Club of Australia Inc. be considered as part of the Annual Business Plan and Budget development process.**
- 3. That any deputation submissions received, and their authors be thanked for their contribution which will be considered as part of the Annual Business Plan and Budget development process.**
- 4. That any deputation notes, that comply with Council's Code of Practice for Meeting Procedures and the laws of defamation, be included in the Minutes as Appendix 1.**

**Carried Unanimously**

## 13. MEETING CLOSURE

The meeting concluded at 8.19 PM.

# APPENDIX 1





## DEPUTATION

🏠 PO Box 91  
MARDEN SA 5070  
☎ 0433 432 362 (Secretary, Sarah Bowshall)  
🌐 [www.modeltfordclubaustralia.org.au](http://www.modeltfordclubaustralia.org.au)

26 April 2022

### **Presented by Sarah Bowshall and John Eastick.**

My name is Sarah Bowshall and I am the Secretary of the Model T Ford Club.

Thank you for allowing the Model T Ford Club of Australia to speak tonight about the Model T Ford Clubrooms located on Lot 11 Port Road Plantation, Croydon.

With me is John Eastick, the in-house Project Manager.

We are both duly authorised to represent the Model T Ford Club here tonight.

Our President and some other Committee members of our Club are also present.

This deputation is the first part of our Club's response to the Community Consultation process for the Annual Business Plan 2022/23.

For the benefit of Councillors, the item reference in the Draft Business Plan is Budget Bid ID PBB-00001467.

The Model T Ford Club are longstanding tenants of the Model T Ford clubrooms, with more than 25 years exemplary and mutually benefitting tenancy with an existing 5+5 year lease (currently in holdover). Council also previously agreed to execute a new 5+5 year lease agreement in November 2021.

The clubrooms serve as a valued home to a total of 15 car and special interest clubs. To all of us, the clubrooms are viewed as more than just a building, it is a community club hub that brings together people with common interests and has a great sense of mateship and comradery. The clubrooms also provide a common-use space in which clubs can safely display club memorabilia and other items meaningful to them, adding to the atmosphere of the building.

We contend that it is one, if not the most utilised community building within the City of Charles Sturt, with over 2000 regular venue attendees. As the primary lessee, the Model T Ford Club has provided extensive use of the venue to community clubs as a community service, with no financial profit gained through any such sub-hiring. For the Model T Ford Club, the clubrooms essentially act as an ongoing community service project, with the iconic building having served as a community hub for 88 years, initially as a lawn bowls clubrooms, followed by netballs clubrooms, and now home to the Model T Ford Club and 14 other resident clubs.

The Council insures the building, specifically the structure, and as the Lessee, the Club has paid the equivalent of an annual premium each year of its tenure.

Needless to say, vacating our home has had, and continues to have, a profound impact on all resident clubs and it is here that I wish to draw your attention to *Exhibit A* which provides a list of the 15 resident clubs.

The Model T Ford Club, and the Council, have also contributed extensively to the building's preservation and operation over many years. Our Club spent over \$200,000 on capital improvements in addition to maintaining the clubrooms to a high standard with attractive facilities. The Council has also completely renovated the building's toilet facilities, laid new carpet through the entire building, and upgraded the Plantation Reserve large car park alongside the building, as part of major SA projects, which contributes immensely to the building's functionality and suitability for use. Our many regular visitors gain safe and suitable access to the building and ample car parking availability with extremely minimal disruption to neighbours.

After occupying the building for 25 years, we feel that we are the sad victim of circumstance forced to fight for the building's retention. The very deep concern is that the draft Business Plan, as written, advocates for the building to be demolished, with no other options being sufficiently explored for Council's Business Case consideration.

There would also appear to be some ambiguity related to this item between two versions of the Business Plan. Notwithstanding, our Club received a letter dated 13 April 2022 from the Council's Property Services Coordinator to advise that the clubrooms would be demolished and our lease would be terminated.

Demolition of the Clubrooms and the disintegration of the collective of clubs that use the facility, and have done so for up to 25 years, is not the 'best value outcome' for all parties.

Separate to the Business Planning process, there is a specific report to be presented to the Asset Management Committee at its 16 May 2022 meeting.

Our Club, at its General Meeting on 2 February 2022, unanimously carried a motion conveying that the Club will do everything possible, within reason, to return to the Clubrooms, will proceed accordingly, and that the Club will be prepared to offer its intellectual, physical, and financial resources to contribute to the remedial works of the building.

With the clubrooms being repaired and restored, we are also committed to contributing to more improvements to the building, including but not limited to recommencing a solar array project for which Discretionary Ward Allowances could be re-activated.

I will now hand over to our Project Manager, John Eastick.

So why do we find ourselves in this position you may ask:

The Club sought approval to install a solar array on the roof. A Discretionary Ward Allowance was provided and another submitted. Council engaged an Engineer to check the roof structure to support the array and identified pre-existing defects that raised alarm bells.

This came as a complete surprise. The Club was well aware that Council undertook regular checks, including asbestos and termites and assumedly condition assessments.

The Club was provided with an indication that there would be a repaired or new roof, preceded by certain interim supporting works in December 2021.

Then white ant damage was detected in one section of wall and the building needed to be urgently closed for use.

Throughout our occupation for 25 years, we understood the building was in good order and fit for purpose. The Club has been an exemplary tenant and undertook ongoing maintenance via working bees and utilising external contractors.

On Friday last week, the Club obtained a copy of the Council commissioned Engineer's Report through the Freedom of Information process.

The contracted Engineer expresses certain opinions about the building condition. Whilst respected, our review of the report is that it includes assumptions based upon limited investigation. There is no evidence of a detailed termite damage assessment. Whilst we have not been permitted to re-enter the building, it is our club's opinion that the building's condition is not as dire as expressed. It can be repaired and returned to service. Providing there is a will, there are solutions to the various matters included in the report.

Furthermore, a replacement building in this location may be problematic for various reasons.

There are nine key messages that we would like to deliver:

1. The Clubrooms must be saved – retained, repaired and restored in as short a time as is practicable to become fit for purpose and enable all 15 clubs to return to what they have all enjoyed prior to vacating the premises from late November 2021.
2. The extent of both financial and social capital invested in the building.
3. The Club's aim is for the existing Clubrooms to continue to serve as a community hub.
4. The Club has the full support of all of its sub-tenant (hiring) Clubs to all return to the Clubrooms as soon as possible.
5. The 2022/23 budget bid be redirected to saving the Clubrooms and the funding allocation be increased appropriately.
6. The Club proposes a partnership with Council and potentially the State Government to achieve the 'best value outcome'.
7. The Lease Agreement, as currently exists between the Club and Council, must not be terminated as there is no reason for doing so at this stage.
8. Our club's current arrangements be continued for use of the Woodville North Community Centre on Sparrow Reserve.



## DEPUTATION

🏠 PO Box 91  
MARDEN SA 5070  
☎ 0433 432 362 (Secretary, Sarah Bowshall)  
🌐 [www.modeltfordclubaustralia.org.au](http://www.modeltfordclubaustralia.org.au)

9. The proposed negative content of the AMC Report due for the 16 May 2022 meeting must be re-visited (or failed / rejected at the voting stage).

In my closing, the Club has further aspirations for the restored building.

Thank you for the opportunity to address Council and our Club looks forward to a more positive outlook.

The Club also requests that a copy of these notes and *Exhibit A* be included in the Meeting Minutes.

## MODEL T FORD CLUB DEPUTATION 26 APRIL 2022

### EXHIBIT A

#### CLUBS USING CLUBROOMS ON LOT 11 PORT ROAD PLANTATION CROYDON:

##### FORD:

Model **T** Ford Club of Australia Inc  
Early Ford **V8** Club of America (SA Chapter)  
**Falcon** Car Club  
Ford **8 & 10** Side Valve Club

##### HOLDEN:

48 **FJ** Holden Car Club of SA  
**FB EK** Holden Club  
**FX-HZ** Holden Car Club of SA Inc  
**Monaro** Car Club

##### OTHER CAR:

American **GM** Drivers Club of Australia  
**Cadillac-Lasalle** Car Club of SA Inc  
**Jaguar** Classic Car Club  
**Land Rover** Register of SA  
SA Classic **Speedway** Association Inc

##### OTHER:

Fern Society of SA Inc  
Military Arms Preservation Society