

Exclusion of the Public for item requested to be considered in confidence

Requested by:
Michael Sedgman, Chief Executive
Officer

Public

Purpose

Exclusion of the public from this meeting is sought for the consideration of the following Agenda Item:

9.1. Victoria Park Grandstand Expression of Interest Outcomes [section 90(3) (b) & (d) of the Act].

Meetings of Kadaltilla must be conducted in a place open to the public except in special circumstances. Special circumstances and associated considerations to exclude the public from a meeting are outlined in section 90 the *Local Government Act 1999 (SA)* (the Act).

Clause 4.8.21 of the Charter enables Kadaltilla, to order the exclusion of the public from attendance to consider in confidence any information or matter listed in section 90(3) of the Act. The exercise of this power does not exclude Board Members and/or any other person permitted by Kadaltilla to remain in the room.

The Order to Exclude for Item 9.1:

1. Identifies the information and matters (**grounds**) from section 90(3) of the Act utilised to request consideration in confidence.
2. Identifies the **basis** – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public; and
3. In addition, identifies for the following grounds – section 90(3) (b), (d) or (j) - how information open to the public would be contrary to the **public interest**.

All Board members must keep confidential all documents and any information presented to them for consideration on a confidential basis prior to the meeting.

Order to Exclude for Item 9.1

THAT THE KADALTILLA/ ADELAIDE PARK LANDS AUTHORITY

1. Having taken into account the relevant considerations contained in Clause 4.8.21 of the Adelaide Park Lands Authority Charter and section 90(3) (b) & (d) and 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Board of Kadaltilla / Park Lands Authority dated 24 September 2026 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 9.1 [Victoria Park Grandstand Expression of Interest Outcomes] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This report and its attachments contain commercial information submitted by proponents through a competitive EOI process, including proposed uses, commercial terms, financial information, operating models and business proposals.

Administration is proposing to commence lease negotiations with a preferred proponent. Disclosure of the submissions, McGees Property's commercial assessment or Council's proposed negotiating position before the process is concluded could prejudice the commercial position of the proponents, confer a commercial advantage on another party and prejudice Council's ability to negotiate an appropriate commercial outcome.

Public Interest

The Board is satisfied that the principle that the meeting be conducted in a place open to the public is outweighed in the circumstances by the need to protect the integrity of the EOI process and prospective lease negotiations.

Disclosure before the commercial process is concluded could provide other parties with access to commercially sensitive information and adversely affect Council's negotiating position and the commercial position of the proponents. Public disclosure can be reconsidered following the conclusion of the commercial process and review of the confidentiality order.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of Kadaltilla dated 24 September 2026 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 9.1 Victoria Park Grandstand Expression of Interest Outcomes] 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) of the Act.

Discussion

1. The *Adelaide Park Lands Act 2005 (SA)* requires the Authority to operate utilising Chapter 6 Part 3 of the *Local Government Act 1999 (SA)* (the Act). Chapter 6 Part 3 relates to public access to meetings and outlines the conduct to be observed by the Authority.
2. It is a requirement of the *Adelaide Park Lands Act 2005 (SA)* [13 (c)] reflected in clause 4.8.19 of the *Adelaide Park Lands Charter* (Charter), that meetings of the Authority be conducted in a place open to the public except in special circumstances. These circumstances and associated considerations to exclude the public from a Board meeting are outlined in Chapter 6, Part 3 of the Act.
3. In considering whether an order should be made to exclude the public the order must specify
 - 3.1. the grounds on which the order was made; and
 - 3.2. the basis on which the information or matter to which the order relates falls within the ambit of each ground on which the order was made; and
 - 3.3. if relevant, the reasons that receipt, consideration or discussion of the information or matter in a meeting open to the public would be contrary to the public interest.
4. In considering whether an order should be made to exclude the public, it is irrelevant that discussion of a matter in public may:
 - 4.1. cause embarrassment to the council or council committee concerned, or to members or employees of the council; or
 - 4.2. cause a loss of confidence in the council or council committee.
 - 4.3. involve discussion of a matter that is controversial within the council area; or
 - 4.4. make the council susceptible to adverse criticism
5. When determining whether to exclude the public from the meeting the Authority is required to consider & resolve whether it is necessary and appropriate to act in a meeting closed to the public to consider the following information in confidence.
 - 5.1. Information contained in Item 9.1 [Victoria Park Grandstand Expression of Interest Outcomes]
 - 5.1.1. Is not subject to an existing Kadaltilla / Park Lands Authority Confidentiality Order
 - 5.1.2. Is subject to an existing City of Adelaide Reconciliation Committee Confidentiality Order
 - 5.1.3. The grounds utilised to request consideration in confidence is s 90(3) (b) & (d) of the *Local Government Act 1999 (SA)*
 - (b) *information the disclosure of which—*
 - (i) *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*
 - (ii) *would, on balance, be contrary to the public interest*

- (d) *commercial information of a confidential nature (not being a trade secret) the disclosure of which—*
 - (i) *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; and*
 - (ii) *would, on balance, be contrary to the public interest*

Attachments

Nil

- END OF REPORT -