

CORRESPONDENCE

NIL

QUESTIONS ARISING FROM COUNCIL MEETING (10 MINUTES)

NIL

54 CONFIDENTIAL REPORTS

**54.1 REPORT TITLE: CONFIDENTIAL REPORT- POSSIBLE
 ACQUISITION OF LAND
 DATE OF MEETING: 3 NOVEMBER 2008
 AUTHOR: RICHARD CRABB/DAVID NINIO
 DEPARTMENT: INFRASTRUCTURE AND PROJECTS
 DEPARTMENT
 MANAGER: BRIAN CLANCEY
 FILE NUMBER: 154948**

Moved Cr Irvine that Council:

1. orders pursuant to Section 90(2) and 90(3) of the Local Government Act 1999 that the public be excluded from attendance at the meeting to consider in confidence matters regarding:
 - (a) 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.
2. Permits the Chief Executive Officer, General Manager Infrastructure & Projects, General Manager Strategy, Development and Communities, General Manager Corporate, and the Minute Secretary to remain in attendance at the meeting.

Seconded Cr Zanker and CARRIED.

Moved Cr Bails that Council:

3. Affirms its acceptance to proceed to settlement for the purchase at \$985,000 plus GST of the Brown Land contained in Certificate of Title Volume 6007, Folio 935.(allotment 12, Bald Hills Road, Nairne)

4. Confirms that the whole of the Brown Land contained in Certificate of Title Volume 6007 Folio 935 is excluded from classification as community land under the Local Government Act 1999.
5. Authorises the Mayor and Chief Executive Officer to execute, sign and seal all the necessary documentation to complete settlement for the purchase by Council of the Brown Land.
6. Authorises the Chief Executive Officer (or nominee) to undertake a proposed boundary realignment of the Brown Land, conceptually in accordance with attachment 1.
7. Notes that the preliminary boundary realignment plan is at this stage indicative and that the exact definitions of the boundary realignment will be subject to survey and take into consideration the preferred location of the treated waste water storage facilities following the finalisation of the site investigations and the development assessment process.
8. Notes that the intended establishment by Council of storage of treated waste water on portion of the Brown Land is subject to development approval.
9. Authorises the Chief Executive Officer (or nominee) to prepare and lodge a development application for the construction of a storage dam for treated waste water on portion of the Brown Land.
10. Authorises the Chief Executive Officer (or nominee) to negotiate and enter into arrangements with the vendor to enable continued occupation of the property by the vendor for an interim period (e.g. subject to approval of the boundary realignment) and Council being in a position to place the existing house with the remaining surplus land on the market (refer to attachment 1).
11. Note the intention that Council issue a public statement as soon as practicable after 17 November 2008 to advise the community of the land purchase and the intended use.
12. Notes that the costs associated with acquisition of the Brown Land would be formalised in the second 2008/09 budget review report to Council, intended to occur in the early part of 2009.
13. Orders pursuant to Section 91(7), (8) and (9) of the Local Government Act 1999 that the discussion, reports, attachments and minutes relating to this item be kept confidential until 17 November 2008.

Seconded Cr Irvine and CARRIED.

17 CONFIDENTIAL REPORTS

**17.1 REPORT TITLE: CONFIDENTIAL REPORT- POSSIBLE
ACQUISITION OF LAND**

DATE OF MEETING: 3 NOVEMBER 2008

AUTHOR: RICHARD CRABB/DAVID NINIO

DEPARTMENT: INFRASTRUCTURE AND PROJECTS

**DEPARTMENT
MANAGER: BRIAN CLANCEY**

REPRESENTORS: N/A

FILE NUMBER: 154948

**ATTACHMENTS: 1. PROPOSED BOUNDARY REALIGNMENT
PLAN
2. DAM CONCEPT DESIGN OPTION 1
3. DAM CONCEPT DESIGN OPTION 2**

PURPOSE

1. To update Council on the current status of investigations to establish additional treated waste water storage facilities on Allotment 12 located at Bald Hills Road, Nairne, contained in Certificate of Title Volume 6007 Folio 935 as shown on attachment 1 (the Brown Land); and
2. To authorise the Mayor and Chief Executive Office to execute all the necessary documentation to finalise the transaction between Council and the owners of the Brown Land to settlement stage.

RECOMMENDATION

That Council:

1. orders pursuant to Section 90(2) and 90(3) of the Local Government Act 1999 that the public be excluded from attendance at the meeting to consider in confidence matters regarding:
 - (a) 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

15. CORRESPONDENCE

NIL

16. QUESTIONS ARISING FROM COUNCIL MEETING (10 MINUTES)

commercial position of the Council; and

- (ii) would, on balance, be contrary to the public interest.
2. Permits the Chief Executive Officer, General Manager Infrastructure & Projects, General Manager Strategy, Development and Communities, General Manager Corporate, and the Minute Secretary to remain in attendance at the meeting.
 3. Affirms its acceptance to proceed to settlement for the purchase at \$985,000 plus GST of the Brown Land contained in Certificate of Title Volume 6007, Folio 935.(allotment 12, Bald Hills Road, Nairne)
 4. Confirms that the whole of the Brown Land contained in Certificate of Title Volume 6007 Folio 935 is excluded from classification as community land under the Local Government Act 1999.
 5. Authorises the Mayor and Chief Executive Officer to execute, sign and seal all the necessary documentation to complete settlement for the purchase by Council of the Brown Land.
 6. Authorises the Chief Executive Officer (or nominee) to undertake a proposed boundary realignment of the Brown Land, conceptually in accordance with attachment 1.
 7. Notes that the preliminary boundary realignment plan is at this stage indicative and that the exact definitions of the boundary realignment will be subject to survey and take into consideration the preferred location of the treated waste water storage facilities following the finalisation of the site investigations and the development assessment process.
 8. Notes that the intended establishment by Council of storage of treated waste water on portion of the Brown Land is subject to development approval.
 9. Authorises the Chief Executive Officer (or nominee) to prepare and lodge a development application for the construction of a storage dam for treated waste water on portion of the Brown Land.
 10. Authorises the Chief Executive Officer (or nominee) to negotiate and enter into arrangements with the vendor

to enable continued occupation of the property by the vendor for an interim period (e.g. subject to approval of the boundary realignment) and Council being in a position to place the existing house with the remaining surplus land on the market (refer to attachment 1).

11. Note the intention that Council issue a public statement as soon as practicable after 17 November 2008 to advise the community of the land purchase and the intended use.
12. Notes that the costs associated with acquisition of the Brown Land would be formalised in the second 2008/09 budget review report to Council, intended to occur in the early part of 2009.
13. Orders pursuant to Section 91(7), (8) and (9) of the Local Government Act 1999 that the discussion, reports, attachments and minutes relating to this item be kept confidential until 17 November 2008.
14. Subject to Section 90 of the Local Government Act 1999 as amended, readmit the public to the meeting at the conclusion of this item.

BACKGROUND

The purchase of the Brown Land has been the subject of two confidential agenda items. At its meeting held on 14 July 2008 Council resolved to:

1. *Note the Council's need to secure access to land in a strategic location for the purpose of establishing additional treated waste water storage facilities in order to secure its existing and future treated water storage capacity requirements.*
2. *Note the preliminary Waste Water Storage Assessment prepared for Council by Walbridge and Gilbert.*
3. *Authorise the Chief Executive Officer to finalise negotiations with the vendors' agent and to enter into a contract for Sale and Purchase of the Brown land by 16 July 2008 contained in Certificate of Title Volume 6007 Folio 935 substantially in accordance to the following conditions:*
 - (a) *Purchase Price \$985,000 plus GST if applicable*
 - (b) *Deposit \$25,000 to be paid on 16 November 2008 subject to a separate formal Council resolution within four months of execution of contract.*

- (c) Council will pay a non refundable amount of \$20,000 to the vendor (which will not be credited to the purchase price) in four instalments as follows:
\$5000 on 16 July 2008
\$5000 on 16 August 2008
\$5000 on 16 September 2008
\$5000 on 16 October 2008
- (d) In consideration of the \$20,000 payment by Council referred to in (c) above, the Council will not be liable to complete settlement under the contract unless Council has on or before 15 November 2008 passed a resolution approving the sale and purchase of the Brown land along with a resolution to execute under seal all of the necessary transfer documentation required to complete settlement.
- (e) If Council decides not to pass a resolution to purchase the Brown land referred to in (d) above, then the contract shall lapse and neither party will have any liability to the other in relation to any matter arising out of the contract (except for the \$20,000 payment by Council to the vendor referred to in (c) above).
- (f) Settlement date 15 January 2009 (settlement will only occur if Council makes a resolution on or before 15 November 2008 to finalise the transaction).
- (g) The vendor will grant uninterrupted access to Council from the date of execution of contract to settlement date.
- 4. Note that the proposed contract referred to recommendation 5 above does not commit Council to proceed with the purchase of the Brown land unless Council makes a resolution to do so by 15 November 2008.
- 5. Note that unless Council determines by Council resolution on or before 15 November 2008 to finalise the contract, the Council's financial liability is limited to \$20,000.
- 6. Note that following the further necessary investigations a further Council report will be submitted by no later than 15 November 2008.
- 7. Note that if following the further investigations the recommendation is to proceed with the purchase of the Brown land, the portion of the Brown land that is surplus to what is required for the storage of treated waste water would be intended to be disposed of by Council subject to a boundary realignment being approved.

8. *Determine that the land contained in Certificate of Title Volume 6007 Folio 935 (the Brown Land) be excluded from Community Land Classification under the Local Government Act upon transfer of the Brown Land to Council (this will only occur if Council proceeds to settlement)*
 - a) *write to the Southern & Hills LGA and LGASA and Adelaide Hills Regional Development Board and Murraylands Regional Development Board seeking that representations be made to the EPA requesting long term policy certainty for:*
 - i. *treated waste water continuing to be able to be discharged to watercourses; and*
 - ii. *the requirements for the management of treated waste water.in*
9. *orders pursuant to Section 91(7), (8) and (9) of the Local Government Act 1999 that the discussion, reports, attachments and minutes relating to this item be kept confidential until 17 November 2008.*

At the meeting held on 15 September 2008 Council resolved to:

1. *Authorise Council Officers to brief nearby property owners to the Brown Land about the possibility of Council establishing treated water storage facilities on portion of the Brown Land.*
2. *Note the update of investigations carried out on the Brown Land about the possibility of establishing treated waste water storage facilities on portion of the Brown Land and that a further report is intended to be presented to Council by late October 2008.*
3. *Orders pursuant to Section 91(7), (8) and (9) of the Local Government Act 1999 that the discussion, reports, attachments and minutes relating to this item be kept confidential until 9 September 2009.*

DISCUSSION

Technical Investigation

a) State Agencies

Discussions have been held with the relevant State Agencies to seek their preliminary comments and views on the possible construction of a treated waste water storage dam on the Brown Land and in particular to establish any significant impediments that may exist in the consideration of an assessment of a development application.

The Agencies approached included:

- Department of Health (DH);
- Environment Protection Authority (EPA);
- Department of Water, Land and Biodiversity Conservation (DWLBC); and
- South Australian Murray-Darling Basin Natural Resources Management Board (SAMDB NRM).

The verbal responses from the Agencies were as follows:

DH

No issues, particularly given that the treated waste water will be of a high quality (equivalent to or better than the current Laratinga Wetlands), namely "municipal use with contact" as described by the Draft National Wastewater Guidelines.

EPA

No concern expressed regarding set-back distances to dwellings (approximately 150 metres to the nearest dwelling). Some concern expressed regarding set back distances from the creek being less than the prescribed 50 metres however sufficient measures can be engineered to ensure that no cross contamination of Dam/Creek waters occur.

DWLBC

Concern expressed with the proximity of the dam to the creek and the proposed relocation of part of the eastern leg of the creek. Currently no legislation exists that prohibits the relocation of a creek. Provided it can be demonstrated that no cross contamination is likely, a leakage detection system is in place for the dam and no environmental damage will be caused to the creek environs, an approval should be forthcoming.

SAMDB NRM

The SAMDB NRM were positive regarding their views of the proposal given that the dam will provide sufficient winter storage for treated water and remove the necessity to discharge to Mt Barker Creek for the current flow.

Conditions such as bypass creek capacity to cater for 1 in 100 year Annual Recurrent Interval, erosion controls, cut off drains for dam leakage and appropriate landscaping will be imposed and are appropriate for this proposal.

Agency Summary

The Agencies were generally supportive of the proposed dam, given the benefits that will arise, namely:

- Elimination of treated water discharge to Mt Barker Creek (for the current flows); and
- The ability to store treated water for re-use on Council public open space or nearby agricultural use.

Nevertheless there are some concerns regarding the creek and the agencies would not commit to a preliminary in principle approval and all advised that their position could only be given following a detailed assessment as part of a development application process.

b) Engineering Assessment

Brown Land

Wallbridge and Gilbert (W&G), Consulting Engineers were engaged to carry out the engineering assessment for the dam. This report is available on request.

Site survey work was undertaken to enable accurate contours of the land to be determined and 8 boreholes were sunk (to a depth of 6 m or bedrock) to determine ground water table level, the presence of rock and the availability of suitable clay for dam lining.

The site investigation has revealed that;

- No ground water exists at the depths to be excavated;
- An approximate ½ metre band of highly plastic clay exists (that may be suitable for dam lining); and
- Weathered rock exists at 3 - 4 m depth and will impact on the eastern portion of the dam.

W&G has prepared concept designs for two dam locations with the preferred concept being option 1 as shown in attachments 1 and 2.

This option is the most cost effective one because:

- Cut/Fill can be balanced to minimise construction costs;
- Storage capacity is greater than option 2; and
- The existing olive grove (10 ha) and dwelling can be disposed of.

Option 1 does require the relocation of part of the eastern leg of the creek and does not satisfy EPA's prescribed buffer distances (50 m) to a watercourse. The EPA's concerns with the buffer distance should be able to be overcome by careful attention to leakage protection and detection in the dam design. Additionally the significant cost penalty and reduced storage for the option 2 location (please see attachment 3) will further support option 1.

The dam has a capacity of 107 Mega Litres (ML), is approximately 250 m long by 150 m wide and 7 m deep. The embankment wall at the western end of the Dam (facing Bald Hills Road) will be approximately 6 m high and of earth construction on a 1 in 3 batter. This would be landscaped to minimise visual impact. As an example, the existing dam on Samwell's land (on Bald Hills Road south of the Freeway) is of similar size and appearance.

It may be possible to increase dam capacity to 125 ML in the final design, however this will be dependant on more detailed logging of the extent of the underlying rock and the cost.

The dam design will address all the issues necessary for such a structure and provide sufficient information to address all the points raised by the State Agencies.

A balance between cut and fill will eliminate the necessity to cart soil to/from the site and significantly reduce the impact of construction activity on nearby residents.

Some rearrangements to the pipe work and power supply to the existing bore on the site (which provides water to the olive grove may be required).

Preliminary cost estimates have been prepared for the preferred option 1 dam and are as follows:

- Capital cost to construct (including associated infrastructure – electricity, fencing, access, landscaping, pipe work, etc)
\$ 1.20 M
- Modification to bore pipe work and power supply \$ 0.04 M
- Project Management (design, tendering, superintending)
\$ 0.06 M
- Contingencies
\$ 0.25 M

TOTAL \$ 1.55 M

The actual timing of construction would be dependent upon the success of a development application and subsequently, funding provision in the 2009/10 or 2010/11 Council Annual Business Plan.

Detailed design, tender call for construction and tender award are all steps that would need to be undertaken.

Other Sites

Other possible sites have not been specifically identified at this stage, however indicative costing has been undertaken to demonstrate the additional cost of locating storage facilities further out of the township.

Additional costs will be incurred for the provision of delivery and return pipe lines and pumping costs. It has been assumed that dam construction costs will be the same.

- Delivery and return pipe lines \$300,000 per kilometre (km)
- Annual pumping costs \$1,800 per km

The above costs indicate that Council would need to obtain land at no cost 1 km further out of the township to equate to the cost of the Brown Land Dam (land net cost of approximately \$300,000).

Council Risk

Whilst the Brown Land Dam will reduce/eliminate discharge to Mt Barker Creek for current flows, Mt. Barker's rapid growth will necessitate further storages to be secured in the near future. Growth examples include the Bluestone (Hurling Drive development) and the two residential developments on Sims Road (either side of the Mount Barker Waldorf School).

There is always the risk of losing existing major customers and the associated storage on their land (e.g. Samwells).

In addition there is not yet certainty that the proposed supply to the Hillgrove Resources mine at Kanmantoo will proceed. Council and Hillgrove Resources continue to work to this objective and this will be the subject of a further report to Council, expected to be in the near future.

The ideal situation is to have large volume customers with on site storage for treated waste water. Council is continuing to pursue suitable land parcels to supplement and minimise the risk of substantial shortage in storage volumes.

In addition to the Brown Land, Council is continuing to pursue the acquisition of another land parcel for treated water storage purposes.

A technical assessment of the suitability of the land is shortly to commence and a further report will be prepared for consideration at a future Council meeting.

c) Summary

The Brown Dam offers Council a unique opportunity to provide a significant treated waste water storage facility abutting the Mt Barker township for a net land cost of approximately \$300,000 (7 ha).

The proposed location is close to council's existing treated waste water pipe line infrastructure. The dam could readily be incorporated into Council's reticulation network to supply treated waste water for irrigation of open spaces throughout the townships of Mount Barker, Littlehampton and Nairne.

The site is also adjacent to the proposed Hillgrove pipe line (Little Dublin Road) and will therefore permit easy integration with this facility.

Whilst the State Agency comments are reasonably positive, there is some risk in achieving their consent through the Development Application (DA) process, particularly with issues associated with the creek.

Provided that the DA is very well prepared with sufficient detail and professional advice (planning, hydrological, geotechnical, engineering and environmental) then Council can be reasonably confident that the relevant State Agencies will support the application.

In the event that Council was unable to secure development approval the land could always be sold. This would not occur until there was design certainty for the proposed new Freeway Interchange. It can reasonably be expected that the financial risk to Council would be minimal.

Development Plan

External planning advice has been sought from Adelaide Hills Development Services.

Two separate Development Applications will be required for the proposal and preliminary comments on their relevance to the Development Plan are as follows.

a) Realignment of the boundary between existing Council land and the Brown land

Council own a 1.8 ha title (Part C – attachment 1) on the corner of Bald Hills Road and Little Dublin Road (purchased for a future freeway interchange) which abuts the Brown land. If Council purchases the Brown land it could realign the boundary between its existing land and the Brown land to allow approx 10.2 ha of olive grove (Part B – attachment 1) and the existing house to be disposed with the remaining 9.1 ha accommodating a future freeway interchange and the treated waste water storage dam Part A and C – attachment 1).

The boundary realignment is likely to be an “on merit” Category 1 Land Division Development Application and should be relatively straight forward.

b) Construction of a 107 ML treated waste water storage dam

The proposed dam will require a Development Application to the Development Assessment Commission and will be a “non complying” Category 3 Development Application.

This entails full public notification and there are no appeal rights to Council if the application is not approved.

The Development Application stands an improved chance of being approved, provided the State Government Agencies can be satisfied. The most significant issues are the proximity of the proposed dam to the Creek and the possibility of cross contamination of waters.

The planning provisions of Mt Barker’s Development Plan can generally be satisfied.

Commercial Consideration

A recent valuation carried out for Council by Mr Lindsay W Wapper (Qualified Valuer) determined the following market values:

- Value of the Brown Land as a whole: \$1,005,000 (excluding of GST). Note that the proposed purchase price is fixed at \$985,000 which is very close to the valuation.
- Value of surplus 10 ha containing the House and Olive Plantation: \$710,000
- Value of the remaining 7.6 ha where it is proposed to establish the Treated Waste Water Storage Facilities: \$340,000.

Based on the valuation advice received, this means that if the house and 10 ha is sold by Council at \$710,000 the cost to Council for the land containing the treated waste water storage facilities would amount to \$295,000 plus cost. (Please note that the latest plan as shown on attachment 1 contains 10.2ha.).

From a commercial perspective it is considered most unlikely that an alternative site containing the same attributes and location as the Brown Land would be secured at \$295,000 to establish the treated waste water storage facilities.

Contractual Obligations

If Council determines to proceed with the purchase of the Brown Land the following sequential steps will be required:

- The existing contract executed by the Chief Executive Officer will require the Council seal affixed by the Mayor and the Chief Executive Officer and a set forwarded to the vendors.
- A deposit of \$25,000 will have to be paid to the vendor.
- Settlement is to take place on or before 15 January 2009 when the balance of the purchase price is to be paid.

Timing to sell the existing house with the remainder land

It is proposed that if Council determines to proceed with the contract of sale and purchase of the Brown Land that:

- the necessary steps are taken to initiate the proposed boundary realignment.
- subject to approval of the boundary realignment, the house and the remaining land is subsequently placed on the market in order to offset much of the cost of acquisition.

The vendor has indicated that subject to agreement on suitable arrangements, they would be willing to remain in occupation for an interim period and maintain the property. Please see recommendation 10.

Exclusion of the Brown Land from Community Land Classification

It is proposed that the Brown Land is excluded from Community Land Classification under the Local Government Act 1999. This would enable the sale of the house and the surplus portion of the land when the proposed boundary realignment is approved.

Briefing to nearby property owners

In accordance to the previous Council resolution, nearby owners have been contacted. Mr and Mrs Miller to the South on Little Dublin Road and Mr Rees/Ms Morris to the North on Bald Hills Road are aware of the proposal and have no objection.

Nearby owners to the West on Bald Hills Road are in the process of being contacted. No objection has been raised by those contacted to date. At the time of preparing this agenda item discussion was still to occur with three remaining property owners.

POLICY IMPLICATIONS

1. Financial/budget

As at 30 June 2008, the CWMS capital reserve stood at \$1.8 million. This capital reserve will receive income arising from new residential developments such as Bluestone (Hurling Drive) and the two sites on Sims Road either side of the Mount Barker Waldorf School.

The purchase cost of the Brown Land of \$985,000 (plus GST if applicable) and the non-refundable amount of \$20,000 can be met from this reserve fund.

Other costs will include the W & G technical assessment, Project management of the W & G study by our contractor Mr Richard Crabb, valuation, survey, legal and conveyancing.

The 2008/09 Council Budget/Annual Business Plan did not include provision for this land acquisition.

The purchase and other costs would be formalised at the time of the second 2008/09 budget review report to Council.

The broad funding strategy will be the intended sale by Council of the surplus portion of the Brown Land including the house which would provide a substantial offset of the costs associated with acquisition.

Council's 2008/09 Budget includes provision for the preparation of a Strategic and Business Plan for the district wide Community Wastewater Management Systems (CWMS). Preparation of a project brief for this Plan has commenced and the completion of this project will further inform future decision making by Council relative to CWMS.

2. Legal

Planning

The Brown Land is located in a rural zone. The construction of treated waste water storage would constitute development and will require development approval from the Development Assessment Commission.

In order to meet the objectives of this zone, the Development Application would need to satisfy that the proposed treated

waste water storage facility would not adversely impact on existing water courses and compliment rural activities within this zone.

Regulatory Approvals

In addition to the DA process there may be other statutory approvals of a technical nature that may be required. These are unlikely to present any problems e.g. EPA licence for the storage of treated waste water.

Exclusion of all of the Brown Land from classification as community land under the Local Government Act 1999 is proposed.

3. Staffing/Work Plans

In addition to internal staff resources, the further investigations required to assess the viability of establishing on the Brown land treated waste water storage required expert external advice. The services of Mr Richard Crabb (contractor to undertake Project Management) and Wallbridge and Gilbert have been retained.

4. Environmental

Securing suitable land for the storage of treated waste water will have environmental benefits.

5. Social

The conservation and reuse of water has significant social benefits.

6. Strategic Plans

Strategy for future collection, treatment and reuse for STEDS effluent - 2020 KBR August 2003

Mount Barker District's Community Strategic Plan

Environment

Goal "Promote value conserve and manage the natural and built environment for the benefit of current and future generations and at every opportunity observe the principles of ecological sustainability".

Object 4 states "Provide a leadership role in a range of environmental issues including water management.

Strategy 3.10 states "Develop a water resource management strategy that encompasses all areas on water quality and flooding involving all key stakeholders. Take advantage of potential opportunities through use of reclaimed effluent stormwater.

COMMUNITY CONSULTATION

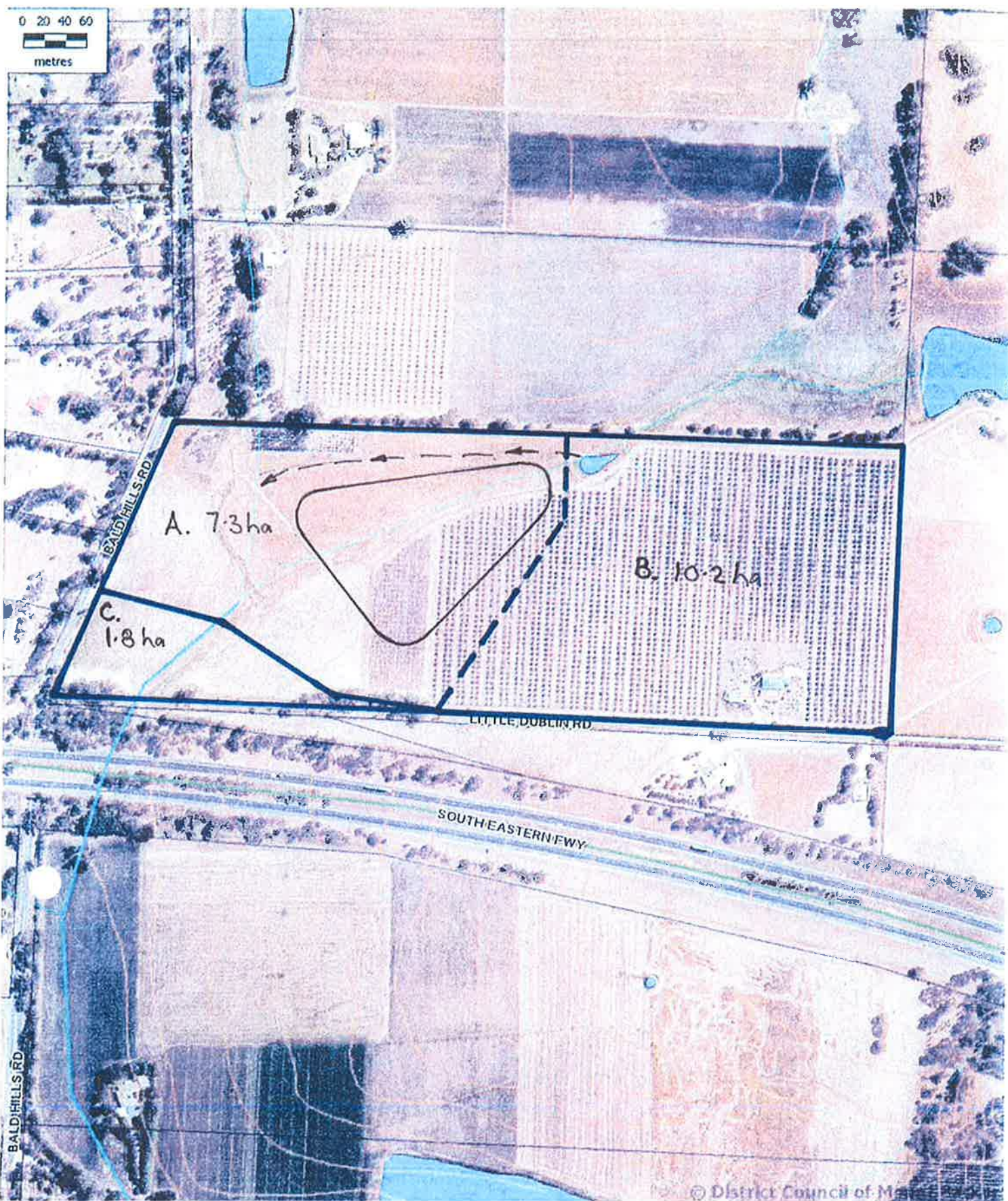
1. Customer Needs Analysis

Not applicable.

2. Promotion/Communications

A Public Statement is intended as per recommendation 11.

Bald Hills Road



District Council of Mount Barker
6 Dutton Road
Mount Barker SA 5251

Telephone (08) 8391 7200
Facsimile (08) 8391 7299

Map Zoom: 975.4 m

Map Scale: 1:4,939

Created on: Wednesday, 23 July 2008 By: mth

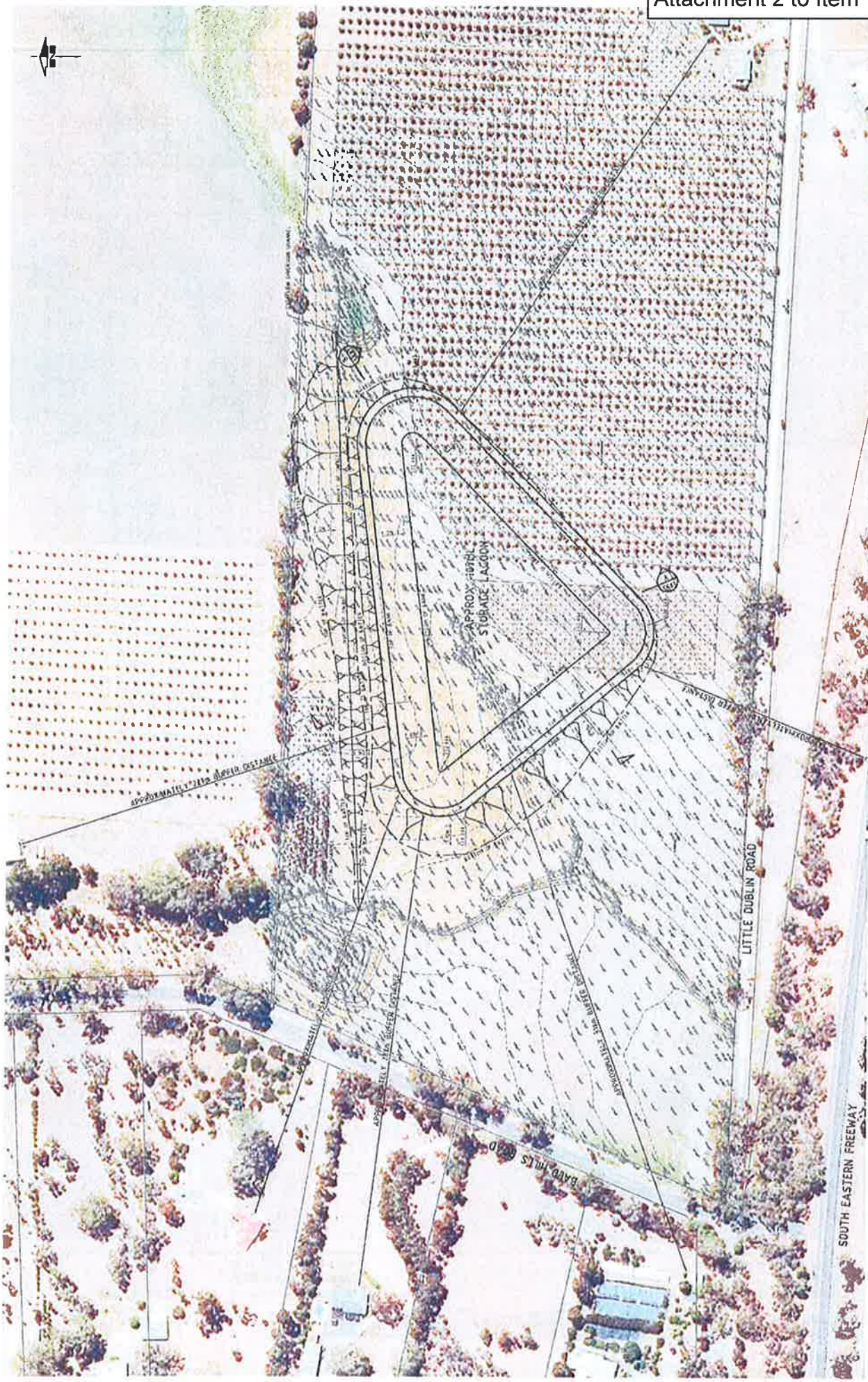
POSSIBLE BROWN LAND DAM

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Attachment 2 to Item 17.1



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STORAGE LAGOON
DISTRICT COUNCIL OF MOUNT BARKER
OPTION 1
CONCEPT PLAN
A1

NO.	DATE	DESCRIPTION	BY	CHECKED	SCALE
1	10/11/08	PRELIMINARY ISSUE	W&G	W&G	1:1000

PRELIMINARY ISSUE

DRAWING NUMBER: C080855 SK01B

