

#	Date	Item Title	Confidential Order Details	Item being kept confidential - Agenda/ Attachment/ Minutes	Reason regarding retention or recommend-action to release	Resolution Regarding Action	Last Review Date	Next Review Date	Date Released
16	12 Oct 07	Town Centre Multi Deck Car Park	<p>Reason: S 90(3)(b) information the disclosure of which:</p> <p>(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</p> <p>(ii) would, on balance, be contrary to the public interest.</p>	Discussion, agenda, attachment, minute	Release	Release and make public	7 Sept 09		Part related to Anglican Church released on 17 March 08 Remaining information released 6 Sept 2010

**CONFIDENTIAL MINUTES OF
THE SPECIAL MEETING**

of the District Council of Mount Barker held in
the Bowyer Chambers of the Local Government
Centre, Mount Barker on Friday 12 October
2007 at 4.03pm

PRESENT

The Mayor (A. Ferguson), Councillors Stokes,
Campbell (from 4.05pm), Brazher-Delaine,
Gamble, Bails, Hamilton (from 4.06pm), Zanker,
Irvine and Wilksch

IN ATTENDANCE:

Chief Executive Officer (A Stuart), General
Manager Strategy, Development & Communities
(H Inat), Special Projects Officer (D. Ninio), and
the Minute Secretary (R. McDougall).

APOLOGIES

Cr Kuchel

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REPORTS BY OFFICERS

30.1

**REPORT TITLE: CONFIDENTIAL REPORT - MT BARKER
TOWN CENTRE - MULTI DECK CAR PARK
INVESTIGATIONS AND PURCHASING
LAND TO FACILITATE THE CREATION OF
A COMMUNITY AND CULTURAL HUB**
DATE OF MEETING: 12 OCTOBER 2007
AUTHORS: HENRY INAT AND DAVID NINIO
**AUTHOR'S TITLE: GENERAL MANAGER, STRATEGY AND
DEVELOPMENT SERVICES**
DAVID NINO, SPECIAL PROJECTS OFFICER
REPRESENTORS: NA
FILE NUMBER: 64/070/002-5
DEPARTMENT: STRATEGY AND DEVELOPMENT SERVICES
DEPARTMENT
MANAGER: HENRY INAT

Moved Cr Brazher-Delaine:

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

2. That the Chief Executive Officer, General Manager Strategy and Development, and Special Projects Officer, and the Minute Secretary be permitted to remain in the room.

Seconded Cr Bails and CARRIED

4.05pm Cr Stokes declared an interest as a Warden of the Anglican Church and Parish Council of the Church and involved in the decision to put the land on the market and left the meeting.

4.05pm Cr Campbell entered the meeting.

Moved Cr Irvine

3. That the Mayor & Chief Executive Officer be authorised to execute all necessary documentation to achieve the land purchase, including authority to affix the common seal of Council.

Purchase of land – Anglican Church land – Confidentiality
Removed 17 March 08

4. That Council endorse the need to acquire parcels of land identified as strategic to achieve identified community outcomes (including but not limited improved car parking and associated community outcomes) in the Town Centre.
5. That Council delegate to the Mayor and Chief Executive Officer the authority to negotiate the purchase of the Anglican Church land located at the rear of 44 Hutchinson Street, Mt Barker more particularly described as portion of land in CT 5796/760 as shown in Attachment 3 as a strategic parcel of land to a value no greater than \$1.3million exclusive of GST.
6. That on transfer to Council, the land described as portion of land contained in CT 5796/760 as shown in Attachment 3 shall continue to be excluded from the classification of community land in accordance with Section 193(4)(a) of the Local Government Act 1999.

Multi Deck Carpark and Community/Cultural Hub investigations

7. That Council delegate to the Mayor and Chief Executive Officer the authority to commence formal negotiations with the owners of the Mt Barker Hotel site to secure access to their site for the purposes of facilitating the construction of a multi deck carpark that would be built between Walker and Stephens Streets Mount Barker.
8. That the commitment of Council to pursue the possible construction of a multi deck carpark is predicated on the

formulation of a funding model that maximises private sector participation and where possible minimises public funding exposure.

9. That deliberations pertaining to the possible development of a multi deck car park only proceed in the context of an endorsed funding model that will maximise private sector participation and ensure consistency with Council's draft 10 year Financial Plan.
10. That the following recent past investigations undertaken regarding the possible development of a multi deck car park be reviewed and updated as required:
 - Design considerations of a possible multi deck car park.
 - Cost estimates of the possible construction of a car park within the context of a feasibility analysis.
 - Carparking and traffic management implications on the immediate locality of the site and Town Centre as a whole.
 - Prudential investigations pursuant to Section 48 of the Local Government Act 1999.
11. That Council's deliberations regarding the potential to establish a multi deck car park in the Town Centre address the economic potential of linking the multi deck car park development site to achieving identified aligned community outcomes in the form of a Community and Cultural Hub comprising, but not limited to:
 - Civic Centre office accommodation,
 - Community facilities such as community meeting hall, a Cultural Centre and or child care facilities,
 - Office and retail opportunities:
 - Open Space and recreation outcomes,
 - Street scape and urban environment improvements,
 - Environmental outcomes.
12. That staff formulate a community engagement strategy that will ensure community input is established and maintained during the various stages of Council deliberations relating to this initiative.
13. That the community engagement strategy be presented to Council as a key first step in moving forward with this project.

-
14. That the information relating to the Anglican Church land shall remain confidential until a formal contract for the purchase and sale of this land has been executed between Council and the Anglican Church.

4.06pm Cr Hamilton entered the meeting.

Seconded Cr Zanker and CARRIED.

Moved Cr Irvine

15. That the Council orders pursuant to Section 91(7), (8) and (9) of the Local Government Act 1999 that the discussion, report, attachments and minutes relating to this item be kept confidential until 12 October 2008.

Seconded Cr Brazher-Delaine and CARRIED

Moved Cr Irvine:

16. That subject to Section 90 of the Local Government Act 1999 as amended, the public be readmitted to the meeting at the conclusion of the item.

Seconded Cr Zanker and CARRIED.

MEETING DECLARED CLOSED AT 4.13PM

CHAIRMAN

DATE

1. **APOLOGIES** – CR JASON KUCHEL

2. **REPORTS BY OFFICERS**

CONFIDENTIAL

2.1 **REPORT TITLE: MT BARKER TOWN CENTRE - MULTI DECK CAR PARK INVESTIGATIONS AND PURCHASING LAND TO FACILITATE THE CREATION OF A COMMUNITY AND CULTURAL HUB**

DATE OF MEETING: 12 OCTOBER 2007

AUTHORS: HENRY INAT AND DAVID NINIO

**AUTHOR'S TITLE: GENERAL MANAGER, STRATEGY AND DEVELOPMENT SERVICES
DAVID NINO, SPECIAL PROJECTS**

REPRESENTORS: NA

FILE NUMBER: 64/070/002-5

**ATTACHMENTS: ATTACHMENT 1 – STRATEGIC LAND PARCELS PLAN
ATTACHMENT 2 – LETTER FROM ANGLICAN CHURCH GROUP
ATTACHMENT 3 – ANGLICAN CHURCH SITE PLAN
ATTACHMENT 4 – LETTER FROM FASSINA GROUP
ATTACHMENT 5 – CONCEPT PLANS FOR MULTI DECK CAR PARK**

DEPARTMENT: STRATEGY AND DEVELOPMENT SERVICES

**DEPARTMENT
MANAGER: HENRY INAT**

PURPOSE

To present an opportunity to Council to facilitate whole town centre development and community use outcomes.

To seek direction from Council to commence formal negotiations with the owners of the Mt Barker Hotel to secure access to their existing car park land for the purposes of facilitating the construction of a multi deck carpark that would be built between Walker and Stephens Streets Mt Barker.

To present to Council an offer by the Anglican Church to sell land to Council located at the corner of Stephens and Mann Streets Mount Baker. This land is considered a strategic land parcel relating to both the potential establishment of a multi deck carpark and creating a community and cultural hub.

Refer to Attachment 1 – strategic land parcels plan

RECOMMENDATION

1. That pursuant to Section 90(2) and 90(3) of the Local Government Act 1999 the District Council of Mount Barker orders that the public be excluded from attendance at the meeting to consider in confidence matters regarding :
 - (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
2. That the Chief Executive Officer, General Manager Assets & Infrastructure, General Manager Strategy and Development, and Special Projects Officer, Acting General Manager Corporate and Community Services, and the Minute Secretary be permitted to remain in the room.
3. That the Mayor & Chief Executive Officer be authorised to execute all necessary documentation to achieve the land purchase, including authority to affix the common seal of Council.

Purchase of land – Anglican Church land

4. That Council endorse the need to acquire parcels of land identified as strategic to achieve identified community outcomes (including but not limited improved car parking and associated community outcomes) in the Town Centre.
5. That Council delegate to the Mayor and Chief Executive Officer the authority to negotiate the purchase of the Anglican Church land located at the rear of 44 Hutchinson Street, Mt Barker more particularly described as portion of land in CT 5796/760 as shown in Attachment 3 as a strategic parcel of land to a value no greater than \$1.3million exclusive of GST.

6. That on transfer to Council, the land described as portion of land contained in CT 5796/760 as shown in Attachment 3 shall continue to be excluded from the classification of community land in accordance with Section 193(4)(a) of the Local Government Act 1999.

Multi Deck Carpark and Community/Cultural Hub investigations

7. That Council delegate to the Mayor and Chief Executive Officer the authority to commence formal negotiations with the owners of the Mt Barker Hotel site to secure access to their site for the purposes of facilitating the construction of a multi deck carpark that would be built between Walker and Stephens Streets Mount Barker.
8. That the commitment of Council to pursue the possible construction of a multi deck carpark is predicated on the formulation of a funding model that maximises private sector participation and where possible minimises public funding exposure.
9. That deliberations pertaining to the possible development of a multi deck car park only proceed in the context of an endorsed funding model that will maximise private sector participation and ensure consistency with Council's draft 10 year Financial Plan.
10. That the following recent past investigations undertaken regarding the possible development of a multi deck car park be reviewed and updated as required:
 - Design considerations of a possible multi deck car park.
 - Cost estimates of the possible construction of a car park within the context of a feasibility analysis.
 - Carparking and traffic management implications on the immediate locality of the site and Town Centre as a whole.
 - Prudential investigations pursuant to Section 48 of the Local Government Act 1999.
11. That Council's deliberations regarding the potential to establish a multi deck car park in the Town Centre address the economic potential of linking the multi deck car park development site to achieving identified aligned community outcomes in the form of a Community and Cultural Hub comprising, but not limited to:
 - Civic Centre office accommodation,
 - Community facilities such as community meeting hall, a Cultural Centre and or child care facilities,
 - Office and retail opportunities:

- Open Space and recreation outcomes,
 - Street scape and urban environment improvements,
 - Environmental outcomes.
12. That staff formulate a community engagement strategy that will ensure community input is established and maintained during the various stages of Council deliberations relating to this initiative.
 13. That the community engagement strategy be presented to Council as a key first step in moving forward with this project.
 14. That the information relating to the Anglican Church land shall remain confidential until a formal contract for the purchase and sale of this land has been executed between Council and the Anglican Church.
 15. That the Council orders pursuant to Section 91(7), (8) and (9) of the Local Government Act 1999 that the discussion, report, attachments and minutes relating to this item be kept confidential.

BACKGROUND

The dynamic nature in which the Mt Barker Town Centre has developed over recent years, with resulting increasing in land values, has resulted in Council taking a more proactive role in the purchasing land to better ensure community outcomes are achieved.

Council has over the past several years considered the need to provide new and upgraded car parking in the town centre. Over this same period the town Centre has experienced unprecedented levels of development primarily in the retail sector located in the townships northern precinct along the Morphett Street corridor.

Council is currently assessing several major development proposals on several sites along and within vicinity of Morphett Street.

Council has indicated through various means that the continued pressures of ensuring sufficient car parking in the town centre is critical to its orderly functionality and long term prosperity.

The need to ensure the provision of adequate carparking in and or near the historic precinct of Gawler Street has been identified as a priority to achieving a vibrant and diverse Regional Town centre.

The need for Council to secure achieving community outcomes, such as improved car parking, has necessitated Council purchasing land at Walker Street (rear of ANZ Bank) to provide flexibility in future considerations and negotiations. The purchase of the site was also

considered critical to ensure that Council secured the land and had real control of its eventual development capacity.

Council has recently received confirmation that the Anglican Church group is willing to offer to Council the opportunity to purchase land located at the corner of Mann Street and Stephens Street Mt Baker. The site referred comprises portion of land contained in CT 5796/760 as shown in Attachment 3. The site is located immediately opposite the identified preferred site for the future multi deck car park.

Refer Attachment 3 – Anglican Church Land

This report presents an update on investigations pertaining to the multi deck car park and reviews the benefits in Council taking the opportunity to secure another strategic parcel of land in the Town Centre.

The Anglican Church site has the potential to allow Council to achieve multiple outcomes linked to the potential future car park and other community use such as the creation of a community/cultural hub.

Should Council decide to pursue this initiative it will further demonstrate a key commitment to the business community of the need to secure long term car parking for the town centre and parking in Gawler Street.

Elected Members participated in a workshop held 22 January 2007 where the subject of this report was discussed.

DISCUSSION

(Strategic land parcels in the town Centre – Gawler Street South Precinct.)

The Gawler Street South Precinct is that area of land described as bounded by Gawler Street to the north, Adelaide Road to the west, Western Flat Creek to the South and Hutchinson Street to the east.

Refer Attachment 1 – Town Centre Strategic Land Parcels Plan.

There is considered to be a window of opportunity for Council to actively create a focus of vibrancy in the south precinct that provides a civic and community response to the District needs. This is compared to the retail and commercial response provided by the northern precinct of the town centre.

By Council actively participating in the formation and development of key land parcels in this sector of the town centre Council will help direct the best mix of land use such that the town centre as a whole

provides a balance of retail, commercial, community and cultural outcomes.

There are a number of factors that present an opportunity for Council to take a proactive step in formulating a position to actively inform the form and function of future development contained in the Gawler Street South Precinct. They can be summarised as follows

- The relative underdeveloped nature of sites in the locality;
- That Council owns several key sites as identified including Civic Centre; car park lot at corner of Mann and Walker Street; Walker Street land (rear of ANZ bank), the town hall, land currently occupying the public toilets on Stephens Street;
- Council has care and control of key sites comprising open space/reserve land currently occupied by the bowling club and croquet club;
- Council is currently in discussions with two private land owner groups comprising the Fasina family who own the Mt Barker hotel site and the Anglican Church group;
- The likely timing of deliberations by Council expected over the coming few years regarding the civic centre redevelopment and car parking will result in changing land use and market dynamics which the Council can receive financial benefit from if it purchases land now. The value of the land parcels are expected to increase as a consequence of developments to occur.
- That Council has the capacity to engage with owners of other identified parcels which could be consolidated and from joint venture partners for future development options.

Notwithstanding the above opportunities a critical factor for success is timing.

(Anglican Church land)

The Anglican Church has by way of correspondence dated 18 July 2007 offered to Council the option to purchase the portion of land located at the corner of Mann and Stephens Street. A response from Council is required by 18 October 2007.

Refer Attachment 2 – letter from Anglican Church group 'Diocese of the Murray' offering to sell land.

Refer Attachment 3 – Anglican Church site plan.

The site measures 1994 sqm. The site is devoid of any structures/improvements.

The site is currently used for informal carparking.

The church has offered the land to Council at a cost of \$1.3m exclusive of GST. A valuation undertaken by an independent valuation firm (Egan National Valuers) presents the market value of the site at \$1.2m exclusive of GST. This is based on \$600 per square metre. Given the strength of the market, the lack of commercial land in the Town Centre and that settlement will take at least nine months (approval of plan of land division required) Egan National Valuers considers the offer from the Anglican Church to sell the land for 1.3million to be most reasonable.

The Anglican Church land should it be purchased could prove valuable for the following reasons:

- The land will be available to provide car parking during the construction of the multi deck car park.
- The land could provide a range of medium to long term uses when considered in an overall development project. Such uses including retail, office (council or other), community and cultural activities. The highest and best use of the site will need to be determined in context with the development occurring on adjoining sites. Given the commercial nature of the decision to purchase the land the long term commercial nature of the sites use should be reaffirmed. To this extent that land should not be deemed to be community land.
- The site can provide for greater flexibility and improved outcomes when considering future options for the Town Hall.
- The site could allow for greater efficiencies in development outcomes (i.e. development capacity) if it is developed in conjunction with the abutting car park site.
- The land will allow Council to consolidate the ownership of all the land fronting Stephens street between Mann and Gawler Streets.
- Should Council decide not to develop the site for any purpose but to 'land bank' the site its market value will increase over time and provide a financial return to Council.

(Funding Model)

Financing for the purchase the Anglican Church land will be sourced through loan funds.

The land value will increase over the course of time and result in a positive financial return to the community. This will occur even if Council does not develop the land.

The funding structure to the potential development of the Anglican land and or the potential multi deck car park has yet to be formulated in detailed way. However, elements of the funding model are anticipated to include:

- Loan funding – as provided for by Draft 10 year Financial Plan

- Commercial uses - Incorporation of commercial uses in the car park site to offset capital expenditure.
- Sale and or leasing of individual car parking spaces in the car park.
- Sale of non strategic assets - Possible sale of sites not considered strategic.
- Car park contribution fund - Financial contributions received by Council to its car park contribution fund.
- Development Agreements - Indirect Infrastructure Contributions – funding aligned as part of the new residential greenfield sites development contributions.

The overall objective of the funding model to be implemented will be to minimise Councils financial exposure as and where possible.

(Gawler Street South Precinct – getting the mix right)

Should the development of a Multi Deck carpark eventuate on the Walker/Stephens streets site its influence on the immediate area and the whole of the town centre are likely to be significant.

As demonstrated at attachment 1 the possible future car park site is strategically and centrally located to both historic Gawler Street and other parcels of land that Council has ownership of and or potential interest in.

The future car park site (should it eventuate) would provide a significant stimulus to the possible future development of the Gawler Street South Precinct.

If developed it would provide the economic drive to direct a reassessment of land opportunities and values which need to be carefully considered if balanced community outcomes are hoped to be achieved.

In this context the sequencing of development that could be envisaged in the Gawler Street South Precinct needs to be carefully managed to achieve highest and best land use outcomes.

Council is in a position to direct a land consolidation and development model which if pursued could derive the community significant economic and community benefits.

(Linking various parcels together to achieve a greater good- Creating a Community and Cultural Services Hub)

The need to formulate a detailed understanding between different parcels of land and their respective relationships that Council either owns or has an interest in, should provide a clear context to ensure that decisions are made to ensure the best possible community investment outcomes.

It is considered that Council has an opportunity to take advantage of several strategic parcels of land which if managed within a coordinated manner could facilitate the possible achievement of numerous interrelated and integrated community outcomes. A key central outcome being the provision of improved public car parking provision for residents, business and visitors to the regional town centre.

Seven different parcels of land have been identified that Council either owns or that Council has had real capacity to negotiate the ownership of.

Each site has the potential to accommodate a series of different uses. Ranging from conventional local government operations in the form of office space, community use and open space to more private sector orientated activities such as retail and or commercial uses.

The exact mixture of uses that could eventuate will be influenced and informed as a consequence of expert commercial property advice. However, the following is presented to demonstrate a possible mixture of uses that could eventuate. Refer to attachment 1 - Sites identified.

The parcels of land in question and their possible end use are outlined as follows:

- Site 1 – Civic Centre redevelopment to provide office accommodation/ community (meeting hall/child care centre) and cultural centre. Council owned land.
- Site 2 – Multi level carpark – council to consolidate existing land holding with adjoining parcels.
- Site 3 – current carpark that could be sold and or developed for highest and best use.
- Site 4 – Multi Level Carpark – potential to also include office and retail development. Council to negotiate ownership as part of car park proposal.
- Site 5 – Town Hall site to be considered in context of potential end uses.
- Site 6 – Office/retail/community uses land – Council to potentially purchase. Anglican land.
- Site 7 – Council/community land to provide open space/reserve and civic square opportunity.

Should it be demonstrated that by coordinating the potential development of any one or all of these sites, over a designated period with the facilitation of such a project occurring having clear regard to well understood property development principles and sound financial parameters, then an exciting "Community and Civic Service Hub" could result.

(Carparking needed to service Gawler Street)

In order to provide a solution to the future car parking demands of Gawler Street and surrounding areas, the Mt Barker Hotel site has been identified by Council as the preferred location of a possible future multi deck carpark.

Council's commitment to the hotel car park site as the preferred location of a multi deck car park has been acknowledged by referencing the site as such in its Development Plan. This was undertaken as part of the Town Centre Urban Design and Carparking PAR which was authorised 12 January 2006. The Development Plan provisions intern reaffirm that the Mt Barker car park land shall continue to be used for car parking purposes.

(Walker Street Land)

The land parcels which about the Mt Barker Hotel site fronting Walker Street were identified by Council as a strategic land holding. Council was successful in negotiating with the respective land owners and secured the sites on 11 December 2006.

The site provides Council a strong negotiating position to achieve an improved car parking outcome should discussions with the Hotel continue to be positive.

Council over a period of 12 months commenced negotiations with the land owners to secure the site.

Details relating to the land purchase (ANZ and Barbieri land) are provided as follows:

- Land purchased for \$450,000.00. Transaction comprised:
 - \$270,000 for Barbieri land
 - \$180,000 for ANZ land
- Other elements of transaction:
 - Council lease back to ANZ the Walker street carpark until Council requires land.
 - Council demolish house on site.
 - Council to then build new ANZ carpark when walker street site not available.

Should Council decide not to pursue the consolidation of the Walker Street land for the purpose of a car park proposal as a consequence

of investigations undertaken and community consultation process, the site will be able to applied to other uses that would provide the community a financial return. The natural increase in land values occurring in the town centre in itself will result in a positive financial return to Council.

Mount Barker Hotel Site and construction of a multi level car park

Since Council had secured the Walker Street land discussions with the Mt Barker Hotel owners have continued.

More recently the Hotel owners, the Fassina Group have again indicated their willingness to discuss their site to be developed for a multi deck car park. A letter was forwarded to Council detailing their willingness to continue discussing the initiative dated 3 April 2007. Refer attachment 3 – letter from Fassina Group.

It is important to stress although not detailed in the Fassina letter the owners have expressed a clear desire that should the discussions progress to formal negotiations they would want to ensure that the construction of the car park commences within a 12 month period. This time period is understood to relate to the anticipated completion of the Hotels renovations and the need to minimise any disruption to the hotels operations during the car park construction process.

It is worth noting some of the key elements the Fassinas have presented in discussions held as to their interest in participating with Council in facilitating a car parking outcome. They can be summarised as follows:

- Fassina's involvement is based on them owning one level of the carpark.
- The carpark level to be aligned to the hotel is to be at the same level as the hotel.
- Management issues associated with ensuring car parking spaces are maintained for hotel patrons.
- Frontage the Walker Street to be made available to create a retail outlet. This would more than likely comprise a Bottle Shop. It is understood the size of the bottle shop is required to measure 750sqm.
- Various options presented by the Fassina's in financing the car park construction. Fassina's willing to build the carpark at commercial rates (8%) + 2% at Council cost.
- Alternatively Council can build the carpark.
- Fassina's want development to commence construction within the next 12 months.
- Council to own the carpark (community asset) Fassina's will own one level of carpark.

If the development were to be financed by the Fassina Group, assuming an interest rate of 10% the cost is \$500,000 pa interest. However, should Council undertake to finance the project on its own, assuming a \$5m development cost, the interest cost to Council at borrowing rate of 7% amounts to \$350,000 pa.

It is again stressed that no commitment has been given to the Fassinas regarding any element of a potential arrangement regarding possible construction of a car park on their site.

Mutli Deck Carpark – key elements

Indicative preliminary designs of a potential car park that could be constructed on the site have been prepared during the course of the investigations undertaken to date. This work has been undertaken to assist in the formulation and assessment of the car park itself and relationships to adjoining parcels of land and relationship to the town centre as whole.

Key elements of what could be a multi deck car park can be summarised as follows:

- Estimated cost of carpark development = \$5m
- 5 levels
- Number of car parks - 326
- Car park to have frontage to both Walker and Stephens Street.
- Walker Street will provide the main frontage to the carpark.
- Primary frontage to the carpark will be via Walker Street.
- Walker Street frontage to be integrated and could accommodate retail and office accommodation.
- Design to have absolute regard to enhancing streetscape and emphasise a positive built form relationship with adjoining buildings.

Refer to attachment 5 – draft multi deck carpark concept plans

Community Engagement

The pursuit by Council of seeking to acquire land at Walker Street was a transparent process. The Mount Barker Town Centre Development Association (MBTCDA) have provided ongoing support for the initial land consolidation process which had extended to them providing funding to assist Council in the costs associated with the investigations in acquiring the land.

It is understood that the MBTCDA is eagerly awaiting Council progressing to the next stage of investigations relating to the construction of the carpark. Support by the Gawler Street Trades Inc is also understood to be well established with the group also eager to see Council progress to the next stage of its investigations.

Given the significance of the project as it relates to both the possible multi deck car park and the relationships with creating a potential Community and Cultural Hub, the significance of establishing and maintaining a strong community engagement program is critical.

The elements of the community engagement program will be formulated and presented back to Council for consideration. It is clearly understood that attention to active and positive community engagement needs to start from the beginning of the initiative through its many and various stages.

Possible elements of what could comprise the community engagement program include, but not limited to:

- Formation of a Multi Deck Park and Community and Cultural Hub Advisory Group that could comprise Elected Members, representatives from the Town Centre Business Community, Mount Barker Residences Association, General Community representatives.
- The preparation and circulation of regular information to the general community and identified stakeholder groups.
- Concept stage - Holding initial discussion and work shop forums where initial concepts and details of the initiative can be worked through.
- Concept Stage - Subsequent forums could then be held to provide feedback and demonstrate how and where issues raised have been incorporated and if not why. This would still relate to the initial concept stage.
- Design/ Feasibility Stage - The same approach regarding community engagement could then be repeated as part of the subsequent detail design and feasibility analysis stage.

POLICY IMPLICATIONS

1. Financial/budget

The capacity of Council to purchase the Anglican Church land and maintain a option to pursue the construction of a deck carpark will need to be provided within Councils financial management parameters incorporating both annual budgetary allocations and Councils Draft 10 year financial plan.

2. Legal

Should negotiations proceed relating to either initiative all relevant legal requirements and legislative provisions will be adhered to.

3. Staffing/Work Plans

Existing staff resources have been allocated in undertaking investigations relating to the matters raised in this report. Specialist external advice will need to be obtained during the course of continuing investigations.

4. Environmental

The provision of improved car parking in the township and encouraging pedestrian movements between various precincts of the town centre will result in improved environmental outcomes.

5. Social

Should Council proceed to seek to consolidate land holdings in the town centre the sites could then be developed to achieve identified community outcomes.

6. Strategic Plans

The Community Strategic Plan identifies the need for Council to champion the creation of positive outcomes for the community as they relate to the orderly and economic development of the Regional Town Centre.

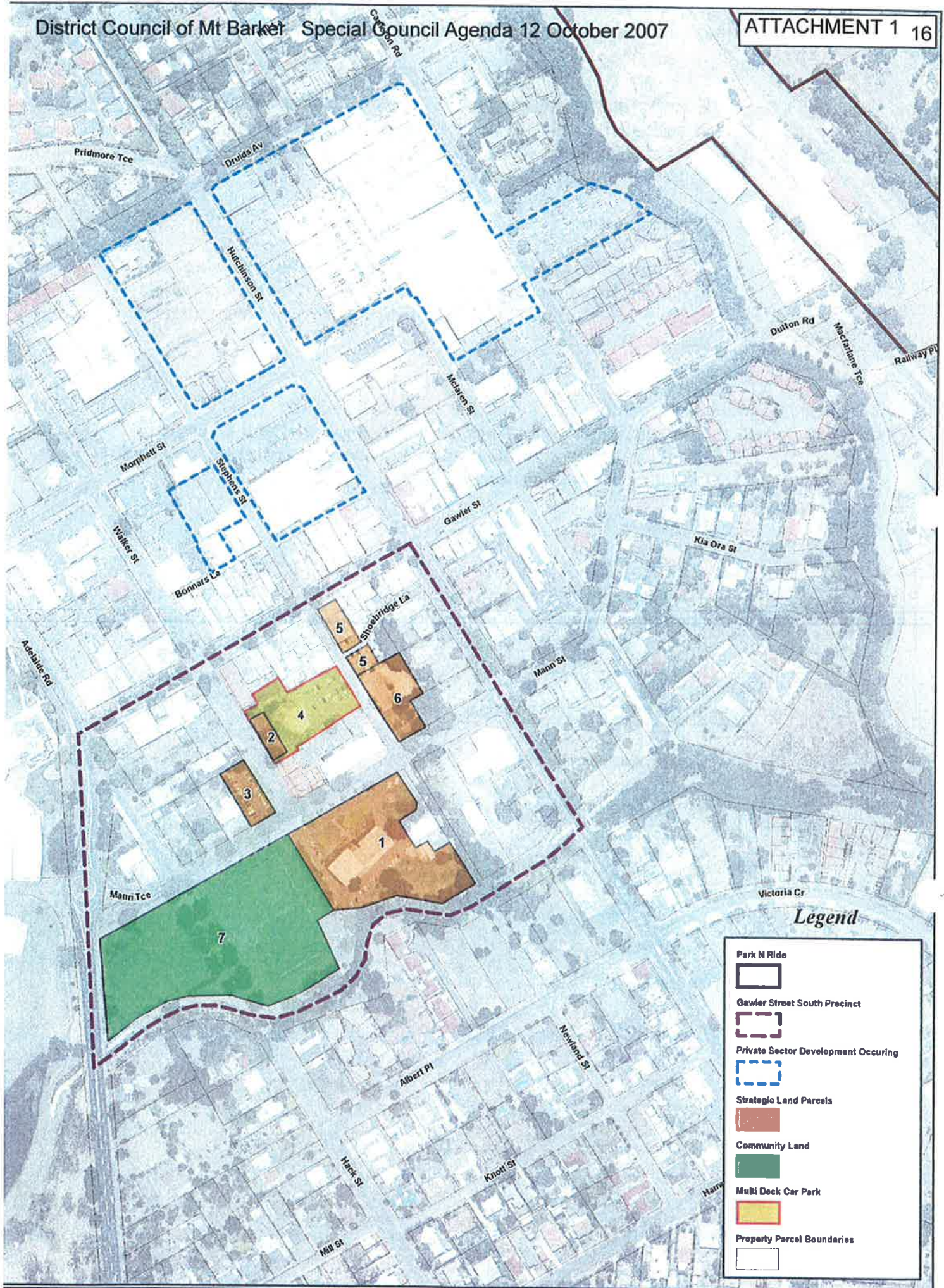
COMMUNITY CONSULTATION

1. Customer Needs Analysis

- *Refer above*

2. Promotion/Communications

Refer above.





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The Synod of the Diocese
of The Murray of the
Anglican Church of
Australia Incorporated

18 July 2007

Andrew Stuart, CEO
District Council of Mount Barker
PO Box 54
MOUNT BARKER SA 5251

File No.	80/680/045
Doc No.	0-7/19968
Rec.	20 JUL 2007
Time	SM

Dear Mr Stuart,

I refer you to my letter of 7 July 2006 which offers the District Council of Mount Barker a first preferred option on any land which may be sold at the rear of our Hutchinson Street buildings in Mount Barker.

This land as defined on your enclosed plan referred to as Mann Street Option 2 and outlined in pink and totalling approximately 1,994 square metres in accordance with your preliminary survey is now being sold. This defined area remains subject to a final survey.

As agreed, I am activating your first preferred option and advising that the land as outlined in the second paragraph is offered to the Council for the sum of \$1,300,000.00 with a deposit of \$50,000.00 being paid on the execution of the contract and those monies to be invested on conditions to be agreed. We suggest that the settlement should take place within sixty (60) days of the execution of the contract or within fourteen (14) days of the plan of division being deposited whichever is later.

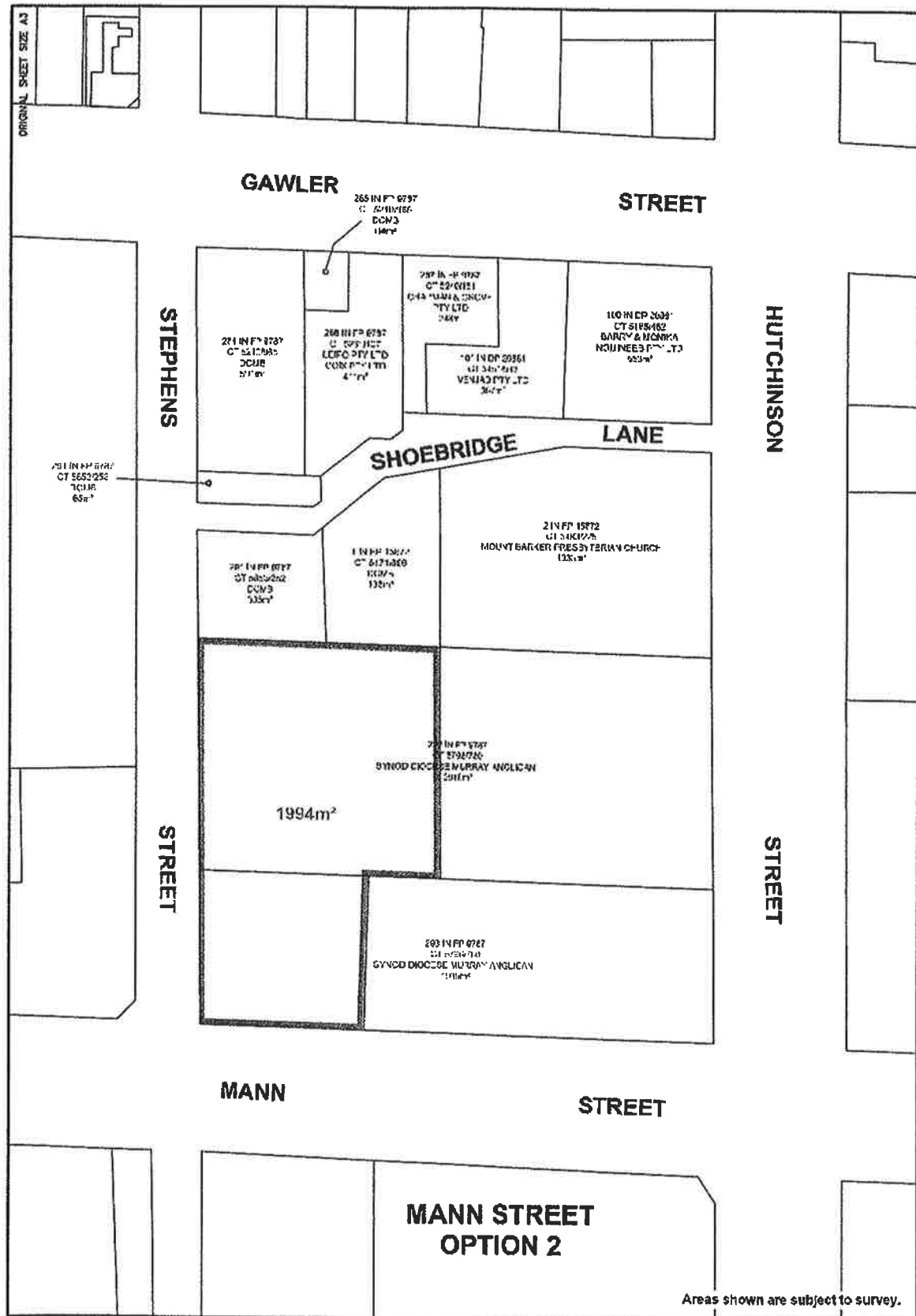
It should be noted that this offer is subject to the Diocese bearing the costs associated with the plan of division on the subject land and that the land is clear of the Caveat issued by the Registrar General. Our solicitors would draw the contract at the expense of the Diocese but the Council would pay stamp duty, registration fees and its own legal fees.

In order to progress these negotiations, I would ask that you respond within forty-five (45) days of the date of this letter.

I look forward to a positive and fruitful outcome.

Yours sincerely,


Donna M Jones
Registrar.



District Council of Mt Barker Special Council Agenda 12 October 2007

FASSINA GROUP
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FASSINA INVESTMENTS PTY. LTD.
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35 OAKLANDS ROAD, SOMERTON PARK, SOUTH AUSTRALIA 5044

PH: 08 8295 7707 FAX: 08 8295 6365

3rd April 2007**Attn: Henry Inat**
The District Council of Mount Barker
PO Box 54
Mount Barker SA 5251

File No	641070/002-5
Doc No	07110217
Rec.	- 4 APR 2007
Time	

Re: The Barker Hotel

Dear Henry

Without prejudice:

I am interested in talking further regarding your proposed multi story car park to be erected on our current vacant block located at the rear of the hotel.

While there remain issues on both sides in regard to this proposal, I feel that we can discuss and resolve most of them in a timely manner.

I await your reply

Yours Sincerely

**Ross Fassina**
Managing Director

