

CONFIDENTIAL REPORT

**12.4 REPORT TITLE: MOUNT BARKER CARAVAN PARK –
 DISPOSAL OF LAND**

DATE OF MEETING: 20 JUNE 2005

AUTHOR: MALCOLM CROUT

**AUTHOR'S TITLE: GENERAL MANAGER CORPORATE AND
 COMMUNITY SERVICES**

REPRESENTORS: NONE

FILE NUMBER: 50/020/009

**ATTACHMENTS: 1. LETTER OF OFFER – ATE
 2. LETTER TO ATE AND ATTACHED
 ROUTE PLANS**

DEPARTMENT: CORPORATE AND COMMUNITY SERVICES

**DEPARTMENT
MANAGER: MALCOLM CROUT**

PURPOSE

To inform Council on the conclusion of negotiations and subsequent offer to purchase Council land (CT5110/454) for the development of a bus depot and interchange adjacent to the Mount Barker Caravan Park.

RECOMMENDATION

1. That pursuant to Section 90(2) and 90(3)(d) 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 commercial information of a confidential nature (not being at 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.

2. That the Chief Executive Officer, Acting General Manager Asset Services, General Manager Strategy, General Manager Corporate and Community Services and the Minute Secretary be permitted to remain in the room.
3. That the Council 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 2 February 2006.
- 4 That Council notes the report, and
- 5 Authorises the CEO or his delegate to negotiate a formal sale agreement with ATE to dispose of the subject land for \$1000.000 plus any applicable GST for the development of a Depot/Interchange, subject to,
 - 5.1 Advice on planning matters relative but not limited to proposed use, heritage issues, title notations etc,
 - 5.2 Development of the Depot and the Interchange occur concurrently,
 - 5.3 Infrastructure costs associated with the changes according to route 1 and 2 maps are paid in by ATE,
 - 5.4 Construction being commenced no later than December 2006, otherwise Council repudiate the contract for sale,
 - 5.5 The Mount Barker Caravan Park Committee undertaking a community consultation process designed to ensure that the public interest is maximised,
 - 5.6 The Mount Barker Caravan Park Committee ensuring that the sale of land does not adversely impact on the viability of the Tourist Park Concept,
 - 5.7 Establishing an improved outlook to the SteamRanger interface with the Interchange,
 - 5.8 Shared development with Council of the extension of the linear trail from Gawler Street to Childs Road underpass
 - 5.9 Improved access to the town centre shopping precinct from the interchange and depot sitesand,
- 6 That Council authorise the Mayor and Chief Executive Officer to execute documentation required to effect the formal sale agreement, and any other associated documentation in relation to this matter

BACKGROUND

The subject land was purchased by the District Council of Mount Barker for the purpose of developing the Mount Barker Caravan Park.

Discussions commenced in early 2004 with Department of Transport and Urban Planning (DTUP) and TransitPlus when it became known that TransitPlus had an interest in the land for the purpose of developing a Depot/Interchange.

In turn, DTUP have had discussions with the Department of Environment and Heritage (DEH) who own the land that the Interchange will be located upon and have obtained in principle support for the project.

DISCUSSION

On the 7th February Council authorised the CEO or his delegate to negotiate on the sale of land. This report is an outcome to those negotiations.

It is proposed that the formal sale agreement be agreed subject to the conditions as detailed in the recommendation for the purpose of providing the best possible outcome for the community, whilst ensuring that the future development of the Tourist Park Concept for the Caravan Park and Swimming Centre are not impeded. The offer of \$1,000,000 accords with an independent valuation obtained by Council. The current valuation on Council's records calculated by the Valuer General is \$400,000.

The Depot/Interchange will have a significant impact on community access to transport and provide for additional parking opportunities for the adjoining shopping precinct. The development would permit the parking of commuters in the swimming centre car park to be remedied as a consequence of the development.

Opportunities are presented if the proceeds of the sale are returned to the Tourist Park for the purpose of redevelopment of the park into Aquatic Sports and Accommodation. The work on the linear trail could be funded from Gawler Street to Childs Road, making a significant impact on the lifestyle of the community in the vicinity and extend the use of the linear trail.

It is crucial that the disposal of this land and subsequent reuse of the remaining land provide improved viability for the operations of the Swimming Centre and Caravan Park.

Re-routing bus traffic away from Druids Avenue and the residential section of Cameron Road accords with one of the key points of focus of the Transport Master Plans. Further work will be done to improve this outcome further in terms of utilising the Walker and Morphet Streets infrastructure.

Officers will bring a report back to Council following the community consultation, development plans and subsequent disposal of land.

POLICY IMPLICATIONS

1. Financial/budget

There will be no impact on Council's budget. Public consultation for the sale of land and development of the Depot/Interchange and Tourist Park would be expended by the Mount Barker Caravan Park Committee.

2. Legal

Disposal of land and assets is subject to Council policy, and regard to any relevant legislation. The land is not community land and as a consequence, Council need not comply with the legislation relating to community land.

3. Staffing/Work Plans

The immediate development work may be performed by existing staff and there should be no impact on other work plans.

4. Environmental

Officers will seek to ensure that environmental aspects are considered and undertake and audit for the purposes of ensuring this aspect is given due consideration.

5. Social

The social elements and outcomes of the development of a Depot/Interchange and Tourist Park will have a significant impact on the social well being of the community

6. Strategic Plans

Affects the entire Strategic Plan on the pillars of Lifestyle, Economic Development, Environment, Leisure, and Community Assets. Has significant relevance to the Transport Master Plan.

COMMUNITY CONSULTATION

1. Customer Needs Analysis

It is proposed that significant community consultations in the form of public meetings are held and that public comment is given due regard. The Mount Barker Caravan Park Committee would undertake this work in conjunction with TransitPlus and DTUP

2. Promotion/Communications

The proposal made by ATE, TransitPlus, and DTUP will be advertised in the Courier, Advertiser and in Council's Community Contact. Information would be available on Council's website and at the front counter of the Civic Centre and Mount Barker Community Library. Residents within the vicinity would be letter dropped as to the proposal and invited to attend public meetings and provide comment.

2/06/2005

Malcolm Crout
General Manager Corporate and Community Services
The District Council of Mt Barker
PO Box 59
Mt Barker SA 5251

Attention: Malcolm Crout

File No	DC Mt Barker
Doc No	50/020/009
Received	05/125371
Time	10 JUN 2005
	M.C.

**Re: Property for Sale – 494 Druids Avenue Mount Barker
Expression of Interest**

We wish to express our interest in purchasing the above property.

Indicative Price

We indicate the price at which we would be interested in buying the property is \$1,000,000.00

I can confirm that we would cover the cost of the proposed roadworks as indicated by you in your letter of the 18th May 2005.

This cost will form part of our development costs.

Key terms and special conditions


- Subject to satisfactory searches, inspections and other due diligence investigations
- Subject to satisfactory development approval

In Principle Expression of Interest Only

Our expression of interest is made on an 'in principle' basis only and is subject to entry by the parties into a formal written contract of sale reflecting the above requirements and otherwise on terms and conditions satisfactory to both parties.

We await your response in relation to our proposal.

Yours faithfully,



Andrew Mountjoy

50/020/009

16 June, 2005

Andrew Mountjoy
Australian Transit Enterprises
19 Grice Street
Clontarf QLD 4019

Dear Andrew

RE: Depot Park n Ride

Following your letter of the 18th March, subsequent telephone conversations with yourself and Mark Dunlop, General Manager TransitPlus I enclose the access and egress route plans. These have been designed in conjunction with advice from Mark and a site meeting with him and staff.

Route 1 is the access route and route 2 the egress route. As discussed this morning, an alternative to route 1 will be to utilise Walker and Morphett Streets and so place transport in the business precinct, rather than Druids Avenue, which is predominately residential. However, this route may not be possible within 12 months, as the Electricity Supply Authority must approve the relocation of cabling which was constructed under a joint funding arrangement.

Route 1 requires that the corner of Hutchinson and Gawler Street is modified and the total cost for this work is \$6475 plus GST. Route 2 requires that the corner of Hutchinson Street and Mann Street be modified, lighting relocated, trees removed, the roundabout reconstructed and traffic entry treatments be modified. The total cost for this work is \$19163 plus GST. In addition Council is undertaking traffic counts of the Regional Town Centre to ensure that flows are enhanced by installing appropriate signage. Council will carry out these modifications as private works as a way of minimising costs. The costs of works are paid in advance of work being performed. If you require a work specification our engineering department would be happy to provide this information.

The next step is for an offer to be made to Council with respect to the land of interest. We anticipate that the public consultation process would take between one to two months and this would proceed on receipt of your offer and formation of an in principle agreement between the three parties. Council is prepared to

direct and fund the process of consultation, but would appreciate the attendance of all parties at public meetings and joint coordination of publicity for the development.

Should you have any questions on this matter I would be happy to discuss.

Yours sincerely

Malcolm Crout

GENERAL MANAGER CORPORATE AND COMMUNITY SERVICES

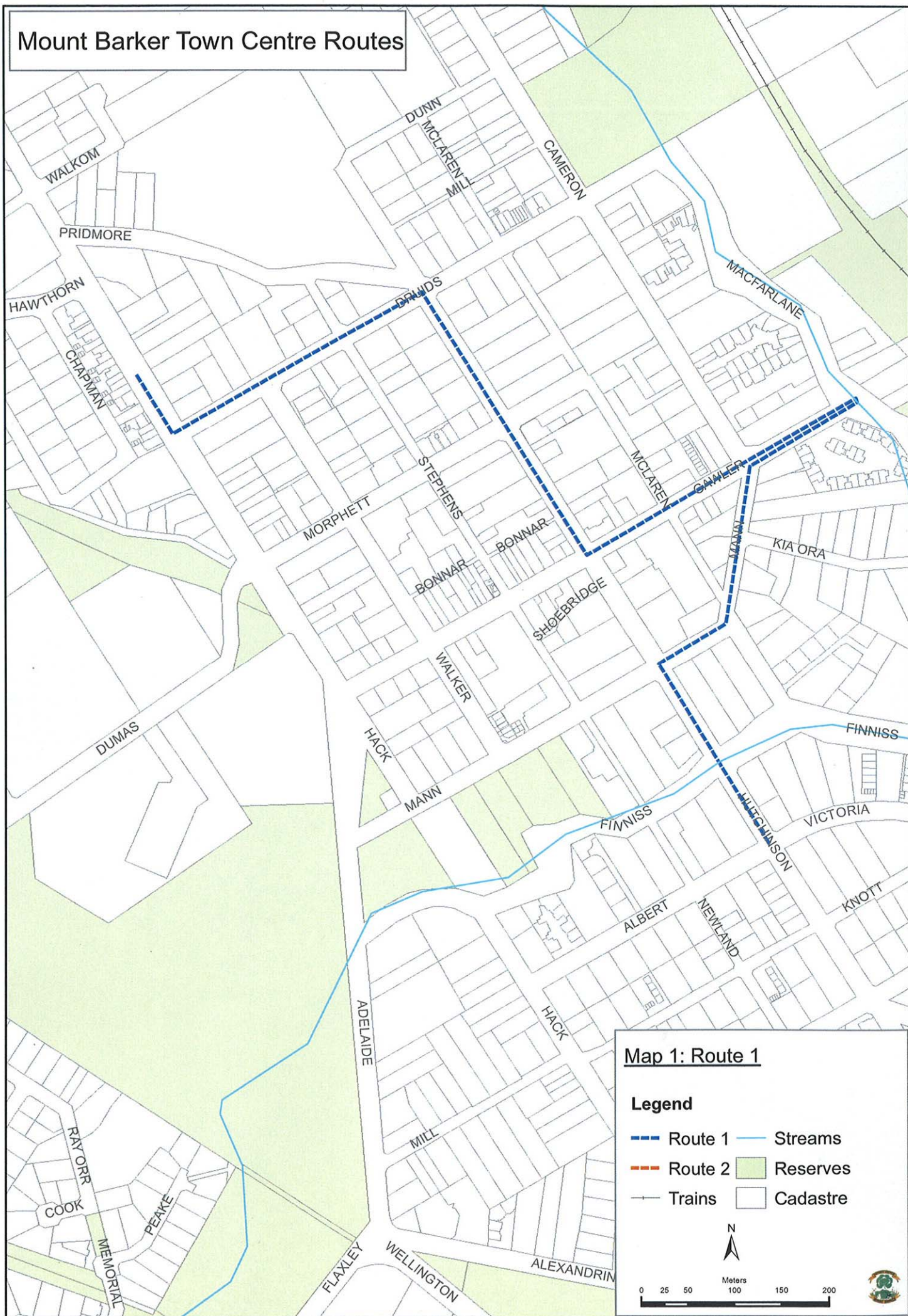
Direct line: 8391 7254

Email: mcrout@dcmtbarker.sa.gov.au

CC: Mark Dunlop
General Manager
TransitPlus

Enc: Map 1 Route 1
Map 2 Route 2

Mount Barker Town Centre Routes



Mount Barker Town Centre Routes

