

12.8

REPORT TITLE: CONFIDENTIAL PARK 'N' RIDE

DATE OF MEETING: 15 AUGUST 2005

AUTHOR: ANDREW STUART

AUTHOR'S TITLE: CHIEF EXECUTIVE OFFICER

REPRESENTORS:

FILE NUMBER: 32/015/054

ATTACHMENTS:

DEPARTMENT: CHIEF EXECUTIVE OFFICER'S UNIT

**DEPARTMENT
MANAGER:**

PURPOSE

To seek Council support to prepare a co-ordinated press release (with Transit Plus) regarding the proposed Park 'N' Ride interchange and bus depot adjacent to the Mount Barker Caravan park.

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 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.
2. That the Chief Executive Officer, General Manager Assets & Infrastructure, General Manager Strategy, and the Minute Secretary be permitted to remain in the room.
3. That Council note the report.
4. That Council authorise the issue of a press release which will include the following elements:

1. Identifies the preferred site;
2. Benefits to patrons of public transport;
3. A positive step in building a base for future enhanced public transport services in Mount Barker
4. Providing share public parking facilities
5. Improving amenity and facilities in and around Steamranger
6. Providing a reference point to Council and the community when considering the location of future community facilities (ie safe and convenient access to traffic management solutions to facilitate bus circulation within the township.

and that the press release emphasise the Park 'N' Ride and bus depot is at an early stage and that detailed design will be undertaken to support a development application

3. That the Council orders pursuant to Section 91(7), (8) and (9) of the Local Government Act 1999 that the discussion, reports and attachments, and minutes) relating to this item be kept confidential until 15 August 2006.
4. 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.

BACKGROUND

At its meeting on 20 June 2005 Council considered a confidential report – Mount Barker Caravan Park – Disposal of Land. At that meeting Council resolved the following:

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 \$1000000 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 sites**and,*
- 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.*

DISCUSSION

Due to the extended leave (for health reasons) of Malcolm Crout, General manager Corporate and Community Services the progress on the resolution has slowed. However in Mr Crout's absence I have sought to progress negotiations. Recent discussions (11 August 2005) with Mr Mark Dunlop of Transitplus confirm that Transitplus are keen to progress the development as soon as practical.

Due to certain commercial considerations Council's reports on this matter have been subject to confidentiality. However the next stage in progressing this report will necessarily require public disclosure. Therefore this report seeks Council's endorsement to prepare a co-ordinated press release which identifies the site and the proposal for the Park 'N' Ride and associated/integrated bus depot.

It is proposed that in the press release the Mayor represent Council's interests. The press release will address the following key points:

1. Identifies the preferred site;
2. Benefits to patrons of public transport;
3. A positive step in building a base for future enhanced public transport services in Mount Barker
4. Providing share public parking facilities
5. Improving amenity and facilities in and around Steamranger
6. Providing a reference point to Council and the community when considering the location of future community facilities (ie safe and convenient access to traffic management solutions to facilitate bus circulation within the township.

Public transport may influence future recreation, leisure, community and tourism development opportunities in adjacent areas eg Council land at the rear of St Frances de Sales, Dunn Oval, and the Caravan Park. It is expected that Council will (via Mr Mark Band, Smart Connections, who prepared the Anembo Park Master Plan and is involved with the Callington Oval Plan), commence a community consultation process designed to inform the public of the broad overview of future recreation/leisure development projects and more particularly seek community views in relation to future leisure, recreation, tourism aspirations in and around the existing Park 'N' Ride, the swimming pool, Dunn Oval and the Caravan Park.

It is anticipated a co-ordinated press release will be available at Council's meeting on Monday night. The press release will emphasise the Park 'N' Ride and bus depot proposal is at an early stage and that detailed designs and specifications will need to be undertaken to support all necessary assessment processes including development approval.

POLICY IMPLICATIONS

1. Financial/budget

Any net proceeds from the sale of land are intended for use in the development of Council's recreation and tourism assets in the immediate area.

2. Legal

n/a

3. Staffing/Work Plans

Work will be performed within established staff resources.

4. Environmental

The proposed Park 'N' Ride and bus depot must meet environmental and development requirements. This will be assessed by the relevant authority when a development application is lodged.

5. Social

A Park 'N' Ride will assist with access to public transport to a broader section of the community.

6. Strategic Plans

6. Governance

11. Council to work in partnership with other levels of government and all relevant stakeholders for the benefit of the community.

COMMUNITY CONSULTATION

1. Customer Needs Analysis

Refer to body of report above.

2. Promotion/Communications

Refer to body of report above.