

**12.3                      REPORT TITLE:            CONFIDENTIAL REPORT - LAND  
ACQUISITION – PROPOSED FREEWAY  
INTERCHANGE**

**DATE OF MEETING: 21<sup>ST</sup> AUGUST 06**

**AUTHOR:                      DAVID NINIO**

**AUTHOR'S TITLE:        SPECIAL PROJECTS OFFICER**

**REPRESENTORS:        NIL**

**FILE NUMBER:            80/190/001**

**ATTACHMENTS:        MAPS**

**DEPARTMENT:            ASSETS AND INFRASTRUCTURE**

**DEPARTMENT  
MANAGER:                BRIAN CLANCEY**

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### **PURPOSE**

To seek Council endorsement to initiate negotiations with four property owners to acquire their land for the additional Freeway Interchange and the road widening located at the intersection of Bald Hills and Springs Roads.

### **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;
2.        That the Chief Executive Officer, General Manager Assets & Infrastructure, General Manager Strategy and Development, General Manager Corporate and Community Services, and the Minute Secretary be permitted to remain in the room.

3. That Council authorise officers to initiate negotiations with four property owners to acquire parcels 1, 2 and 3 as shown on the enclosed map for the additional Freeway Interchange and parcel 4 for road widening purposes.
4. 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 21 August 2007.  
released at 3 September 2007 meeting.
5. 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.

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## **BACKGROUND**

The AusLink sponsored report through consultants Meyrick and Associates was submitted to Council to note on 7<sup>th</sup> August 2006. One of the short term priorities (2013-2014) identified in the Auslink Study is the need to add the necessary interchanges to the South Eastern Freeway.

The report to Council also indicated that work is progressing for the purpose of securing the necessary land.

A preliminary survey of the subject parcels of land has been sought and valuations will be undertaken when the preliminary survey is completed.

## **DISCUSSION**

The proposed approach is to negotiate with the relevant owners the sale of the subject land to Council. This will be undertaken when the preliminary surveys have been finalised and valuations have been obtained. If agreement is reached a further report will be submitted to Council for approval to proceed with the purchase of the land. If agreement cannot be reached compulsory acquisition may be considered as a last resort.

Acquisition of the subject parcels of land is of significant importance to Council having regard to the expected traffic growth in the District. Ownership of the land would enable in the future construction of an additional Freeway Interchange; and reduce the traffic hazard by widening the Bald Hills and Springs Roads Intersection.

Maximum flexibility is provided by acquiring the subject Interchange Land. It creates an opportunity to stage the works and the ultimate final construction of the Interchange.

Council has already secured the land West of Bald Hill's Road as part of the land requirement for an additional Freeway Interchange (the land marked Council Reserve on the attached map).

The intersection of Bald Hills Road and Springs Road raises road safety issues with respect to sight distance on both legs of Bald Hills Road. In order to achieve the desired safety requirements the most cost effective approach is to acquire a small portion of land on the north western corner of the intersection.

This action will increase the sight distance and will comply with Austroads Part 5 - Intersections at Grade.

In advance of the proposed land acquisition and physical works, Council is reviewing the current speed limits to determine if any changes are desirable as an interim measure.

## **POLICY IMPLICATIONS**

### **1. Financial/budget**

This year's budget contains \$75,000 for land acquisition of land for the widening of the Bald Hills and Springs Road Intersection.

The Draft 10 Year Council Financial Plan includes \$1million to acquire land for interchange purposes. Furthermore, a funding contribution for the proposed interchange has been incorporated within the Developer Contribution Project for indirect infrastructure works.

This year's budget does not contain funds to acquire land for the interchange. A follow up report to Council will be submitted when the acquisition cost has been quantified.

Construction of the additional Freeway Interchange would be a Federal Government responsibility.

### **2. Legal**

Not Applicable unless compulsory acquired.

### **3. Staffing/Work Plans**

Negotiations with the relevant owners will be carried out by Council Staff.

#### **4. Environmental**

- Not Applicable

#### **5. Social**

As a consequence of growth in the area, the existing freeway interchange will soon approach its capacity during peak hours. An additional interchange will improve access, travel time and reduce traffic from Littlehampton to the existing interchange. In addition a new interchange would provide an alternative access should the existing interchange close as a consequence of a traffic accident.

#### **6. Strategic Plans**

##### **Lifestyle**

Support and encourage a well planned District that provides for the needs of the community, enhances the quality of life and is safe and accessible for all.

1. Promote the District of Mount Barker as a positive place to live, work and play.
5. Ensure that public safety is optimised at all times.

##### **Community Assets**

Provide a comprehensive range of accessible services and facilities in a financially, socially and environmentally manner

3. Community facilities are provided to the highest standard meeting local community needs.

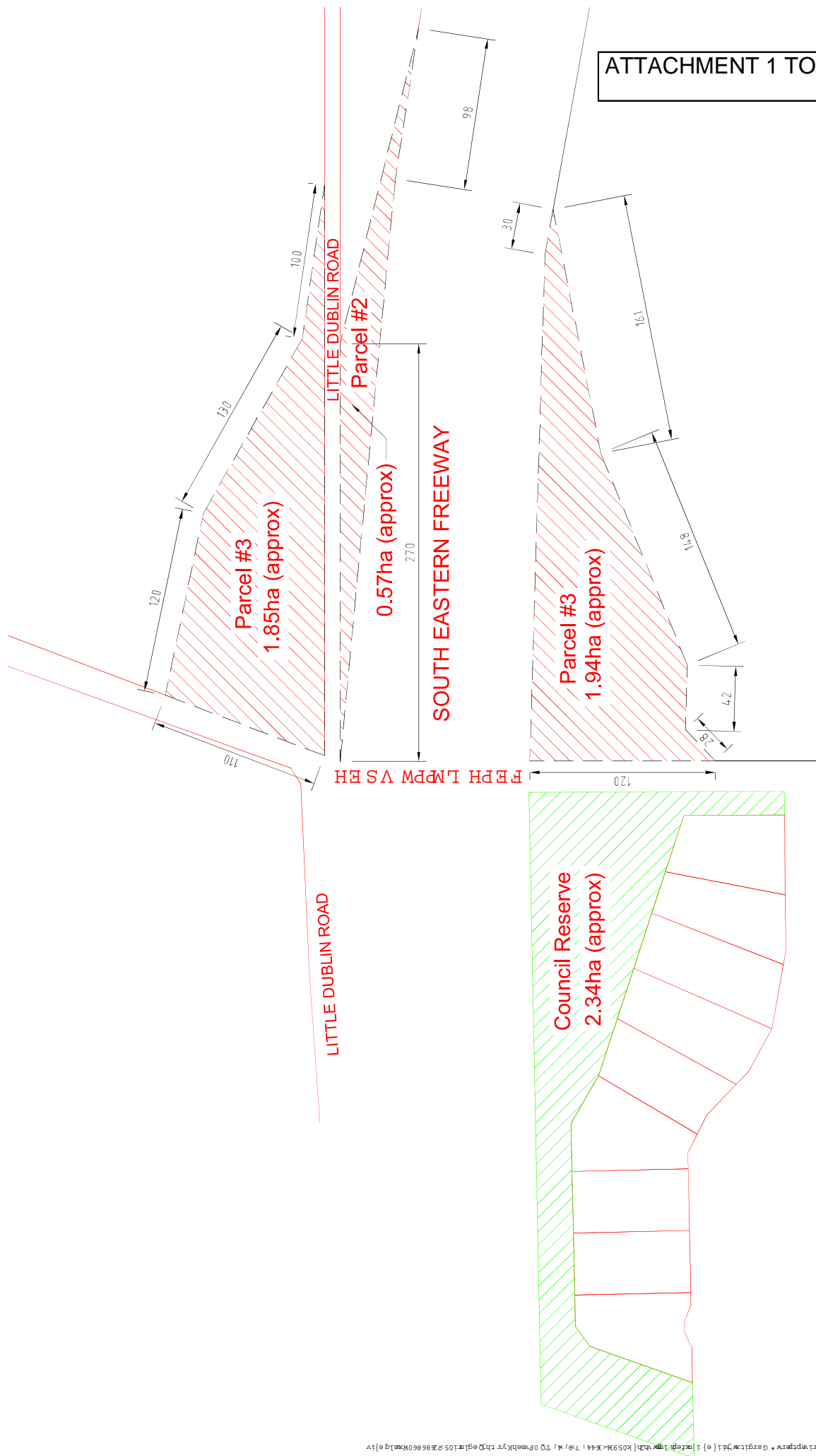
#### **COMMUNITY CONSULTATION**

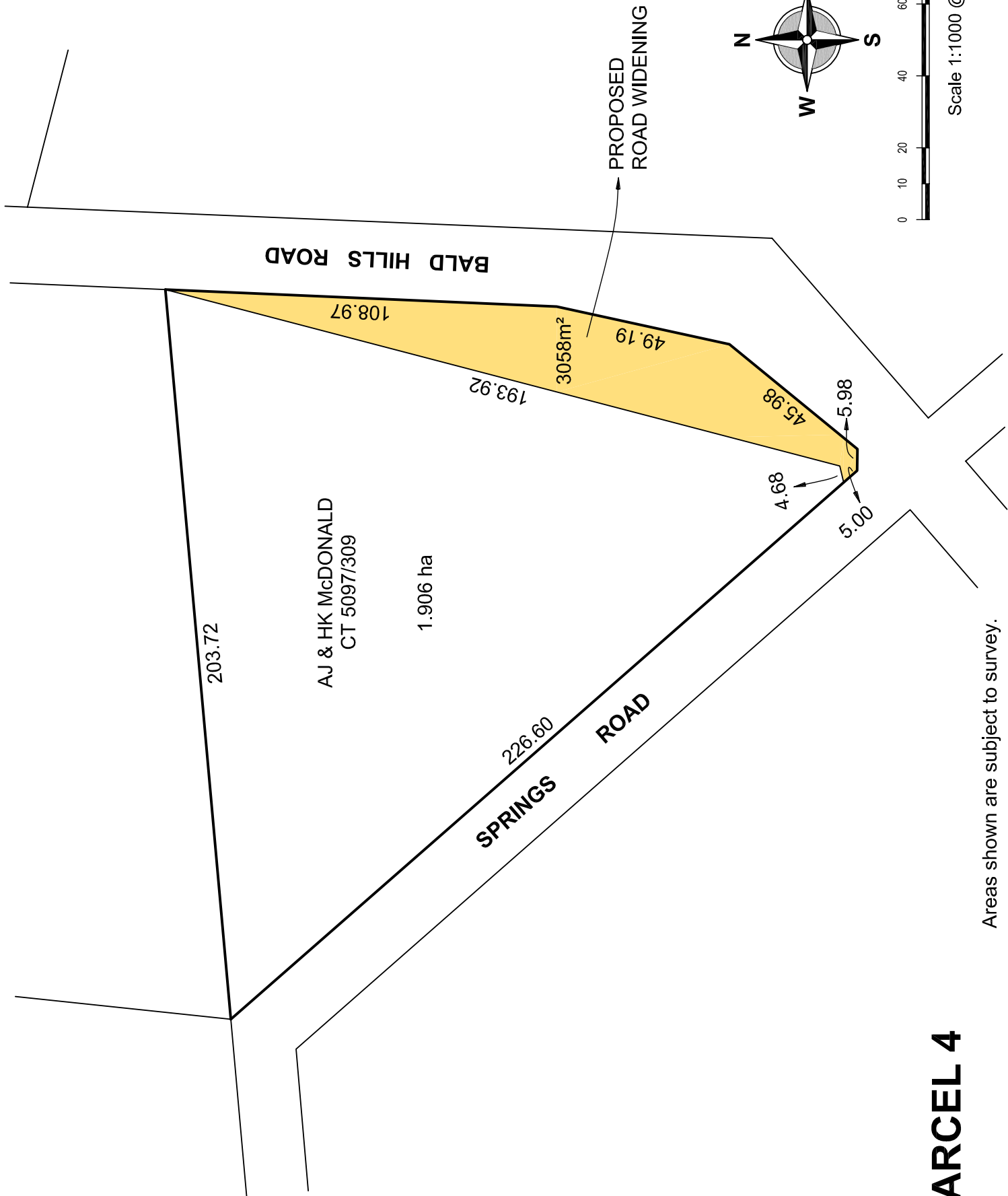
##### **1. Customer Needs Analysis**

Not Applicable

##### **2. Promotion/Communications**

Not applicable.





Areas shown are subject to survey.

# PARCEL 4