

CONFIDENTIAL ITEMS 2003 – 16 SEPTEMBER 2014

#	Date	Item Title	Confidential Order Details	Item being kept confidential - Agenda/ Attachment/ Minutes	Reason regarding retention or recommendation to release	Resolution Regarding Action	Last Review Date	Next Review Date	Date Released
70	15 April 2013	Land Acquisition Opportunity	<p>Pursuant to Section 90(3)(b) Pursuant to Section 90(2) of the Local Government Act 1999 the Council orders that all members of the public except the Chief Executive Officer, General Manager Council Services, General Manager City Services, General Manager Infrastructure & Projects and the Executive Assistant to the Mayor and Chief Executive Officer be excluded from attendance at the meeting for the Agenda Item titled Land Acquisition Opportunity.</p> <p>The Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda item is information the disclosure of which could reasonably be expected to confer a commercial advantage on a person/organisation with whom the Council is:</p> <ul style="list-style-type: none"> - conducting business; and - would prejudice the commercial position of the Council <p>in that the information to be considered includes financial information, the disclosure of which could prejudice the</p>	Minutes Report Attachments	<p>Extended at 7 April 2014 meeting</p> <p>Extended at 26 May 2014 meeting</p>	<p>Section 91(7) Order Pursuant to Section 90 (3) (b) & (d) That having considered the Agenda Item titled Land Acquisition Opportunity in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, attached documents and all minutes be retained in confidence until six months after a contract has been executed for the sale and purchase of the land or 15 April 2014 whichever is the sooner.</p>	1 Sept 14	26 Feb 15	

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#	Date	Item Title	Confidential Order Details	Item being kept confidential - Agenda/ Attachment/ Minutes	Reason regarding retention or recommendation to release	Resolution Regarding Action	Last Review Date	Next Review Date	Date Released
			<p>Council's commercial position during negotiations.</p> <p>In addition the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in continued non-disclosure of this information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of Council's commercial position may severely prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter and in relation to other contract negotiations.</p>						

Seconded Councillor Irvine and CARRIED.

Moved Councillor Campbell that Council:

2. Authorise the making of a formal offer to the Adelaide Polo Club for the purchase of the land on Barker Road (as shown as Polo Grounds in attachment 1) on the basis set out in attachment 10.
3. In the event that the formal offer from Council is not accepted by the Adelaide Polo Club, authorise the Chief Executive Officer to negotiate with the Adelaide Polo Club to seek to secure the land shown as Polo Grounds in attachment 1 on terms and conditions as close a basis as possible to the content of the formal offer in attachment 10 but in any event for an amount that does not exceed \$10,080,000 being the total offer of \$9,600,000 plus 5%.
4. In the event that the Council offer is accepted or following negotiation under delegated authority by the Chief Executive Officer agreement is reached, authorise the Mayor and Chief Executive Officer to execute a conditional contract for the purchase and sale of the land shown as Polo Grounds in attachment 1 and associated documentation required including authority to apply the Council common seal.
5. Determine that in the event that Council is successful in purchasing the land shown as Polo Grounds in attachment 1 the land shown within the red border line in attachment 11 shall be classified as community land whereas the balance of the Polo Grounds land purchased will be excluded from classification as community land pursuant to the Local Government Act 1999.
6. Note that pursuant to the Local Government Act 1999 a prudential report is required to be prepared and considered at a Council meeting before a Council meeting resolution to proceed to settlement of the land shown as Polo Grounds in attachment 1 can occur.
7. Endorse the application to the State Government for grant funding to contribute to the purchase of portion of the polo grounds site and the development of open space facilities on same (attachment 8).

Seconded Councillor Grosser and CARRIED.

Moved Councillor Westwood

Section 91(7) Order

Pursuant to Section 90 (3) (b) & (d)

8. That having considered the Agenda Item titled Land Acquisition Opportunity in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, attachments 1 - 11 inclusive and all minutes be retained in confidence until six months after a contract has been executed by the Council and the Adelaide Polo Club for the sale and purchase of the land shown as Polo Grounds in attachment 1 or 15 April 2014 whichever is the sooner.

Seconded Councillor Campbell and CARRIED.

MEETING DECLARED CLOSED AT 10.19 PM

MAYOR

DATE

16. CONFIDENTIAL ITEM

16.1 REPORT TITLE: CONFIDENTIAL ITEM: LAND ACQUISITION OPPORTUNITY

DATE OF MEETING: 15 APRIL 2013

FILE NUMBER: 64/005/286

Strategic Plan Ref:

Urban Growth

2.4 Continue Mount Barker master planning to pursue integrated and managed urban growth outcomes.

Purpose:

To seek:

- authority to make an offer to purchase land on Barker Road from the Adelaide Polo Club (APC); and
- endorsement for the attached grant funding application to the State Government for portion of the APC land.

Summary – Key Issues:

- Seeking Council authority to make an offer to purchase the APC land;
- Seeking endorsement for the grant funding application to the State Government for the purchase of portion of the polo grounds site and development of open space facilities on same; and
- Note that a prudential report will be required to be prepared and considered at a Council meeting before settlement of the APC land could occur.

Recommendation:

That Council:

Section 90 (3) (b) Order

1. Pursuant to Section 90(3)(b)
Pursuant to Section 90(2) of the Local Government Act 1999 the Council orders that all members of the public except the Chief Executive Officer, General Manager Council Services, General Manager City Services, General Manager Infrastructure & Projects and the Executive Assistant to the Mayor and Chief Executive Officer be excluded from

attendance at the meeting for the Agenda Item titled Land Acquisition Opportunity.

The Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda item is information the disclosure of which could reasonably be expected to confer a commercial advantage on a person/organisation with whom the Council is:

- conducting business; and
- would prejudice the commercial position of the Council

in that the information to be considered includes financial information, the disclosure of which could prejudice the Council's commercial position during negotiations.

In addition the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in continued non-disclosure of this information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of Council's commercial position may severely prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter and in relation to other contract negotiations.

2. Authorise the making of a formal offer to the Adelaide Polo Club for the purchase of the land on Barker Road (as shown as Polo Grounds in attachment 1) on the basis set out in attachment 10.
3. In the event that the formal offer from Council is not accepted by the Adelaide Polo Club, authorise the Chief Executive Officer to negotiate with the Adelaide Polo Club to seek to secure the land shown as Polo Grounds in attachment 1 on terms and conditions as close a basis as possible to the content of the formal offer in attachment 10 but in any event for an amount that does not exceed \$10,080,000 being the total offer of \$9,600,000 plus 5%.
4. In the event that the Council offer is accepted or following negotiation under delegated authority by the Chief Executive Officer agreement is reached, authorise the Mayor and Chief Executive Officer to execute a conditional contract for the purchase and sale of the land shown as Polo Grounds in

attachment 1 and associated documentation required including authority to apply the Council common seal.

5. Determine that in the event that Council is successful in purchasing the land shown as Polo Grounds in attachment 1 the land shown within the red border line in attachment 11 shall be classified as community land whereas the balance of the Polo Grounds land purchased will be excluded from classification as community land pursuant to the Local Government Act 1999.
6. Note that pursuant to the Local Government Act 1999 a prudential report is required to be prepared and considered at a Council meeting before a Council meeting resolution to proceed to settlement of the land shown as Polo Grounds in attachment 1 can occur.
7. Endorse the application to the State Government for grant funding to contribute to the purchase of portion of the polo grounds site and the development of open space facilities on same (attachment 8).

Section 91(7) Order

Pursuant to Section 90 (3) (b) & (d)

8. That having considered the Agenda Item titled Land Acquisition Opportunity in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, attachments 1 - 11 inclusive and all minutes be retained in confidence until six months after a contract has been executed by the Council and the Adelaide Polo Club for the sale and purchase of the land shown as Polo Grounds in attachment 1 or 15 April 2014 whichever is the sooner.

Background:

Recreation and Sport Needs

1. A recreational needs analysis was endorsed by council at the meeting held on 20 February 2012.
2. The identified requirements cannot all be fitted within the Council owned land on Bald Hills Road/Springs Road (ex Stephenson).
3. A draft Council Master Plan for the area of the Ministerial DPA (attachment 9) proposed a number of sites for recreation and sport facilities and was considered at the Council's Strategic Planning and Development Policy Committee meeting held on 12 March 2013

4. The draft Master Plan includes the development of recreation and sport and community facilities on some of the APC land.

Why this site?

5. This site is preferred for the following reasons:
 - It is centrally located within the Ministerial DPA area and abuts existing residential development;
 - With the other locations proposed for recreation and sport facilities in the draft Master Plan, it provides a good 'spread' geographically of such facilities;
 - The land is somewhat unique in that it is predominantly flat making development for recreation and sport purposes more cost effective than other sites;
 - The land includes the ElectraNet corridor (see below) and this presents an opportunity for the use of this corridor for permitted community purposes such as the potential activities shown on the concept plan contained within attachment 5;

Process to Date

6. A site visit of the APC land on Barker Road/Fidler Lane was undertaken by Council Members in May 2012.
7. The APC land is as shown as Polo Grounds in attachment 1.
8. There has been regular communication between senior officers and representatives of the APC and a number of Informal Gatherings over a period of time at which Council Members have been briefed.
9. The APC Captain has verbally indicated to senior Council officers that he would be prepared to submit for formal consideration an offer of \$10 million subject to the APC having continued use of the current facilities until the APC can relocate to new premises with an expected time horizon for this of around three years.
10. The APC would retain access to the portion of the site that it requires for the purposes of polo use at no cost and in return, the APC would be responsible for the management and maintenance of this area.
11. The area that Council officers understand that the APC has indicated it would require use of until relocation occurs is shown in shading in attachment 3 plus site access for vehicles via Barker Road.
12. The APC Captain has verbally indicated to senior Council officers that the APC requires \$5 million in the short term to fund the purchase of an

alternative site and the subsequent establishment of replacement facilities to enable relocation to occur.

Discussion:

Site Constraints

13. The subject land has a number of constraints including the ElectraNet corridor.
14. All of the site constraints are shown in attachment 3.

Valuation

15. Council commissioned a licensed valuer to provide a valuation for the subject land and the adjacent land owned by Mr and Mrs Sandow (see below and attachment 1).
16. The valuation advice is provided in attachment 4.

Intended Use/Sale

17. The APC land is zoned residential neighbourhood enabling both residential and commercial use (subject to the normal approvals). The Development Plan also identifies the site as having a local centre.
18. The intended use of the APC land would be as per the attached concept plan (attachment 5).
19. This includes significant open space with recreational and sporting facilities and disposal of the balance of the site for various uses.
20. It is not intended that Council become a developer but instead that the surplus land parcels (i.e. not to be retained as open space) be sold off to maximise the financial return to Council (see Funding Strategy below).
21. The process for disposal of the balance of the subject land (i.e. surplus to open space needs) would be an open one to ensure transparency with ultimate decision making requiring a Council meeting resolution.
22. It is proposed that revenue from all such land sales by Council would be used to:
 - recover the purchase cost (including interest payable on the loan) of the purchase of the APC land;
 - recover the cost of the development of open space on portion of the APC land and if following that any funds remain;

- contribute to the development of recreation and sport and community facilities on the council owned land on Bald Hills and Springs Roads (ex Stephenson).

23. Settlement of the APC land would occur in two stages, these parcels of land are as shown in the attached plan (attachment 6). To achieve this will require development approval (land division/boundary alterations) to establish the required legal parcels. The proposed parcels have not yet been provided to the APC.

ElectraNet

24. The site includes the ElectraNet easement corridor (100 metres wide) as shown in attachment 2.

25. Whilst acknowledged as a site constraint it also provides an opportunity for community use as per the recent Informal Gathering with ElectraNet representatives.

SA Power Networks

26. SA Power Networks (SAPN) needs to construct a new substation and establish a route for 66 kv distribution lines into and out of the substation.

27. Work is occurring in relation to various options which is to be the subject of a future Council meeting agenda item.

28. One of the options being considered would see an additional 26 metre wide easement running parallel and additional to the ElectraNet easement meaning that there would then be a 126 metre wide easement across the APC land for electricity purposes.

29. Timing of decision making by SAPN on the location of the distribution lines is uncertain.

30. Ideally this would be known before any contract for purchase and sale proceeded to settlement.

31. Given this uncertainty, it is proposed that the Council offer to purchase the APC land be conditional that the APC land is not impacted by the decision of where the SAPN distribution lines would be located (refer attachment 10).

Funding Strategy and Community Land Issue

32. The proposed funding strategy to meet the cost of purchase of the subject land and the subsequent development of open space facilities on portion of the subject land is as shown in attachment 7.

33. Council has recently lodged an application with the State Government seeking grant funding of a total of \$5,457,500 being to contribute to the

purchase of part of the site and the subsequent development of some community, recreational and sporting facilities (refer attachment 8). Council's contribution would be \$3,457,500 over a three or so year period.

34. This application follows encouragement received at the recent meeting between the Acting Mayor and Deputy Premier John Rau.
35. The application excludes the purchase of the balance of the APC land which would need to be fully funded by Council.
36. The timing of a decision by the State Government on the funding application is unknown. Current indications are that the outcome is likely to be known before 30 June 2013. This can be discussed at the next scheduled meeting of the Mayor with Deputy Premier John Rau on 30 April 2013.
37. If Council is successful in acquiring the APC land, it will need to resolve to exclude from classification as community land pursuant to the Local Government Act all of the subject land except that portion to be retained as open space as shown in attachment 11.
38. This will allow the proposed funding strategy to be implemented.
39. Relationship to Council's Long Term Financial Plan:
Preliminary cash flow estimates and assumptions prepared by Council's contractor Mr James Leahy are shown in attachment 7.

The long term financial plan has an assumption that all new capital works will be funded by way of borrowings. Given the timing of cash flows as per attachment 7 it would be prudent to obtain a mixture of fixed and variable loans over the life of the project. Where such borrowings will be reduced from future positive cash flows from the project. Subject to further detailed analysis in the Prudential such interest costs to be capitalised on this project.

Adjacent Land - Sandow

40. Adjacent to the APC land to the East is land owned by Mr and Mrs Sandow which fronts Fidler Lane (refer attachment 1).
41. Communication has occurred between senior Council officers and Mr and Mrs Sandow.
42. The Sandows have indicated a desire to sell their land and see the merit in such a sale being in concert with the APC land in order to maximise the value of their land.
43. The Sandows consented to the valuer retained by Council to access their land to assist in the preparation of valuation advice (see attachment 4).

44. Council officers have indicated to the Sandows that if Council is successful in acquiring the APC land, Council would have an interest in also seeking to acquire their land.
45. This opportunity would be the subject of a separate Council meeting agenda item in due course.

Proposed Offer for APC Land

46. The proposed offer from Council to the APC to purchase the subject land is as set out in attachment 10.

Delegated Authority to Negotiate

47. Delegation of authority to the Chief Executive Officer to negotiate with the APC is preferable in the event that the Council offer is not accepted.
48. The suggested framework for the Chief Executive Officer is as close a basis as possible to the content of the formal offer but in any event for an amount that does not exceed the amount of \$10,080,000 being the total offer of \$9,600,000 plus 5%.

Delegated Authority to Execute a Contract

49. In the event that the Council offer is accepted or following negotiation under delegated authority by the Chief Executive Officer agreement is reached, it is recommended that the Mayor and Chief Executive Officer be provided with delegated authority to finalise and execute a conditional contract with the APC for the purchase and sale of the subject land, including to apply the Council common seal to the contract and to execute any related documentation.

Community Engagement:

Informing only	Refer recommendations regarding the timing of informing the community.
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Policy:

Not applicable.

Budget:

Settlement of the first stage of \$5 million would be expected to occur in 2013/14.

The preparation of the draft Council budget and Annual Business Plan for 2013/14 would need to make provision for the settlement of stage 1.

Settlement for the second stage of \$4.6 million (if the offer is accepted) would be expected to occur in approximately 2.5 to 3 years time.

Statutory/Legal:

Pursuant to the Local Government Act the cost of acquisition triggers the need for a prudential report pre a purchase.

A prudential report will be commissioned for consideration at a Council meeting when the APC makes known if the Council offer is acceptable and Council has undertaken further investigations during the due diligence of period of 3 months as this may impact on costs if for example some contamination was found.

Any contract to purchase the subject land will be subject to requiring a subsequent Council meeting resolution to proceed to settlement after considering the required prudential report (see attachment 10).

Development approval will need to be sought for the creation of the two allotments required to enable staged settlement to occur.

Staff Resource Requirements:

In addition to significant input from senior Council officers, external commercial advice has been sourced via Mr James Leahy.

Valuation advice has been obtained external to Council.

If Council is successful with its negotiations, the due diligence period will see some technical expertise sourced externally e.g. geotechnical testing.

A contract for the purchase and sale of the APC land and subsequently a lease for the area to continue to be occupied by the APC (in the short term) would be prepared externally.

In turn, conveyancing of the two parcels of land would also require outsourcing.

The required prudential report would also be sourced externally.

Environmental:

The intended use of the subject land includes environmental initiatives such as the establishment of a wetlands.

Social:

The intended use of portion of the APC land for recreation and sport and community use would provide significant social benefits.

Risk Assessment:

If Council is not successful in acquiring the subject land the biggest risk is that when developer proceeds to divide the land the areas sought by Council for specific community uses will not be available and hence an opportunity to achieve a desired community outcome would have been lost.

Council may not be successful in gaining the grant funds sought from the State Government of \$5,457,500 being to contribute to the purchase of part of the site and the subsequent development of some community, recreational and sporting facilities.

A further risk is that Council may not recover the cost of the purchase of the APC land (including finance costs) from the proposed strategy to dispose of the surplus portion of the site being that not required for open space purposes.

Asset Management:

If Council is successful in acquiring the subject land, its asset base will increase when the two settlements occur.

In the short term the APC would be responsible for managing and maintaining the land that would be leased back to them (attachment 3).

Following that lease period the land intended to be retained by the Council would be a Council asset to manage and maintain.

Other portions of the site would be a Council responsibility but only until such time as the land is sold by Council.

Conclusion:

Authority to make an offer to the APC for the purchase of the polo grounds land is recommended to enable Council to be in a position to achieve an important community need in the form of open space with recreation and sport facilities and a new wetland.

Key Contact

Brian Clancey
General Manager
Infrastructure and Projects

Sponsor of Project

Andrew Stuart

Attachments

1. Location Plan APC and Sandow Land
2. Site constraints
3. Area required by the APC until it relocates
4. Draft Valuation Advice
5. Concept plan intended use
6. Proposed settlement staging
7. Funding strategy
8. Grant funding application
9. Draft Master Plan for Ministerial DPA area
10. Basis of offer to purchase
11. Land to be classified as community land if purchased by Council



Attachment 1 to Confidential Item 16.1

Map Zoom: 1501 m
Map Scale: 1:5,266
Created on: Monday, 8 April 2013 By: mtb

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6 Dutton Road
Mount Barker SA 5251
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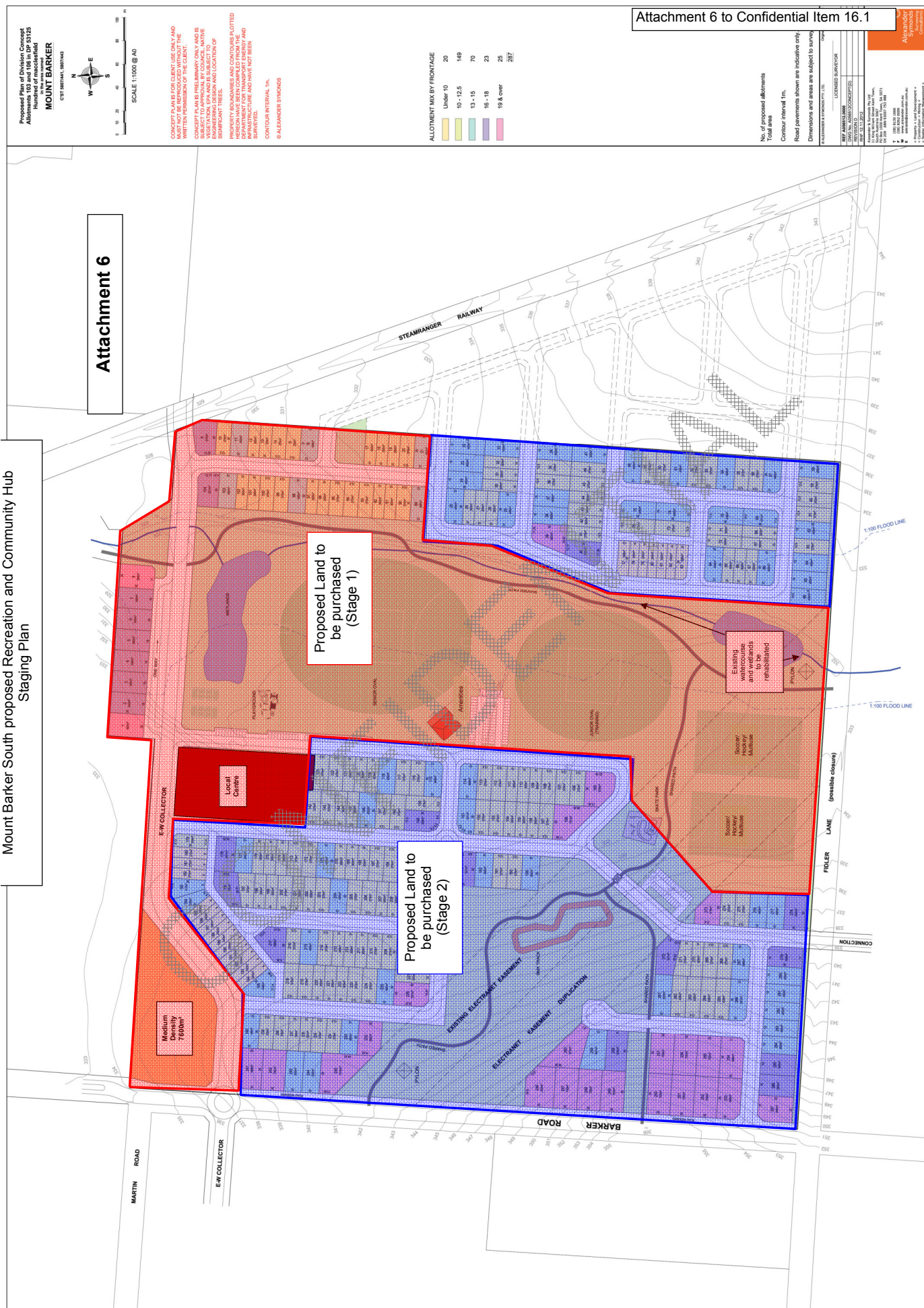




Attachment 4 to Confidential Item 16.1
To be provided separately



Attachment 6



Attachment 7 to Confidential Item 16.1
To be provided separately

Application Form

Open Space and Places for People Grant Funding



How to Apply

- Step 1** Read the Open Space and Places for People grant funding program guidelines available on the Public Space Website: <http://publicspace.planning.sa.gov.au>. Ensure Council has adequately prioritised its open space and public realm projects.
- Step 2** Discuss the proposed project/s with a grant funding coordinator. This can be done via phone and is to ensure that all applications are consistent with the overall objectives of the Open Space/Places for People grant program.
- Step 3** Complete a pre-application form and submit to a grant funding coordinator to determine the proposals eligibility for funding.
- Step 4** Arrange a site visit and meeting with the grant funding coordinators (as required) to view the site and discuss the pre-application in further detail.
- Step 5** Once the scope, detail and eligibility of your proposal has been determined, you should complete a detailed application form. One of the funding coordinators can assist you with your application.

Key Dates

- pre-application submissions close: 8 February 2013
- full applications close: 1 March 2013



Application procedure

Applications will be considered against the relevant program assessment criteria. Please contact one of the grant funding coordinators to discuss application closing dates and submissions for the next committee meeting. Due to competing priorities, funding can not be guaranteed even if the project meets all of the assessment criteria.

Applications must be made on the application form and all sections completed. The applicant must submit one 'hard' or paper copy and one 'electronic' copy. It is preferable that any plans or any photographs are submitted in electronic format on CD. Please do not bind applications or attach to folders. The hard copy needs to arrive at the Department of Planning, Transport and Infrastructure by the closing date.

Address for submission

Open Space / Places for People Grant Application
Urban Design & Public Space Team
Department of Planning, Transport and Infrastructure
GPO Box 1815
ADELAIDE SA 5001

Contact details of funding coordinators

Gabriella Vikor
Tel: 8303 0703
Email: gabriella.vikor@sa.gov.au

Matthew Lang
Tel: 8303 0728
Email: matthew.lang@sa.gov.au



SECTION 1 – Council Details



Contact information

Date:	22-Mar-2013
Project name:	Mount Barker South Recreation Hub - open space purchase/development
Council:	District Council of Mount Barker
Address:	6 Dutton Rd, Mount Barker
Postal address:	PO Box 54, Mount Barker SA 5251

Project Manager *(this is the officer that we will send all formal correspondence to)*

Name:	Marc Voortman
Position:	Principal Planner - Urban Growth and Strategic Projects
Phone:	08 83936416
Mobile (if applicable):	0419856737
Email:	mvoortman@dcmtbarker.sa.gov.au



Fund applying for

OPEN SPACE

- ☒ land purchase
☐ planning
☒ development

PLACES FOR PEOPLE

- ☐ strategic urban design
☐ design and contract documentation
☐ development

Project budget summary

Council Contribution	\$ 3,457,500.00
Other Confirmed Contribution*	
Open Space/Places for People Funding	\$ 5,457,500.00
Total Project Cost**	\$ 8,915,000.00

* see other contribution

** refer to project target table in Section 6

Which State Government Region will the project occur in?

- | | |
|---|--|
| <input checked="" type="checkbox"/> Adelaide Hills | <input type="checkbox"/> Limestone Coast |
| <input type="checkbox"/> Barossa, Light and Lower North | <input type="checkbox"/> Murray and Mallee |
| <input type="checkbox"/> Eastern Adelaide | <input type="checkbox"/> Northern Adelaide |
| <input type="checkbox"/> Eyre and Western | <input type="checkbox"/> Southern Adelaide |
| <input type="checkbox"/> Far North | <input type="checkbox"/> Western Adelaide |
| <input type="checkbox"/> Fleurieu and Kangaroo Island | <input type="checkbox"/> Yorke and Mid North |

SECTION 2 – Project Details



Project description

Describe exactly what the project will involve, including why the project is necessary

The project involves the acquisition and the first stage of development of a strategically located parcel of land in the Mount Barker urban growth area to support the health and wellbeing of the growing population. The project aims to meet the future requirements for open space, unstructured recreation space, trail connections, sporting and community facilities in the urban growth area.

The projected increased population of Mount Barker is identified in the 30 Year Plan for Greater Adelaide and has been implemented through 1300ha of land being rezoned in the Mount Barker Urban Growth Development Plan Amendment in 2010. Council anticipates an additional 26,000 - 30,000 residents in Mount Barker and Nairne as a direct result of the Urban Growth DPA.

Council has investigated the likely future demand for open space and recreation facilities, and has established that a 'Recreation Hub' will be necessary in the Mount Barker South area. The Mount Barker South Recreation Hub will provide a major open space destination and a range of recreation facilities to service a surrounding catchment of around 12,000 residents, including 10,000 in new urban growth areas. It will also serve as a 'District level park', with high quality infrastructure, and contribute to meeting the regional demand for open space and active recreation areas.

The purchase of this land is required in addition to a separate parcel of land already purchased by Council with the support of the State Govt. for the purposes of a Regional Recreation and Community Hub.

This particular parcel of land has been identified as a high priority for acquisition because of its central location, its flat topography (which will allow for economical development of sporting fields), and its position adjacent to recent residential development, the planned collector road and an anticipated public transport route. Flat land is rare in District and the Mount Barker growth area is mostly comprised of sloping land.

The site is considered suitable for

- unstructured recreation elements such as playgrounds, outdoor exercise stations and BBQ/picnic areas (stage 1)
- recreation trails (stage 1)
- BMX tracks and skate facility
- a dog park
- one full size AFL oval and one Junior oval for training and general ball play (stage 1)
- two fields for hockey or soccer (stage 1 - 1 field)
- indoor community space (incorporating multi use building) accessible to all, including administration areas and flexible meeting rooms (stage 1)
- a wetland, to be incorporated into the trail design
- associated amenities, parking and storage. (stage 1)

The project will maximise connectivity across the new growth area and establish links to existing residential development. The opportunity for co-location of a school adjacent the Recreation Hub is being explored, and this would enhance its use and the sharing of facility development and maintenance costs. The location also facilitates a positive use of the ElectraNet powerline corridor that crosses the site, by incorporating some of the corridor into the concept plan for open space.

The subject land is currently owned by the Adelaide Polo Club, who have indicated their desire to sell the land in order to relocate the Polo Club away from future residential development. If Council does not purchase the land in the very near future it is likely to be sold to a residential development company, and the opportunity to secure a large area of flat land in the centre of the growth area will be lost.



Describe the project location: (street address etc – attach a plan of the subject site and a location plan that shows the project site in relation to a district or regional map)

See attached Plan - Figure 1

Goals of the project

Describe what you hope the project will achieve and list the main purpose for undertaking the project.

For example:

- *Develop a strategic open space and public realm framework to guide future planning and development for the region/council area*
- *Create a central town square as a public space for celebrations, festivals and community events*
- *Develop or enhance open space pedestrian/cycle links across a council area/region*
- *Develop the foreshore to provide greater activation and amenity including shared use path, seating, shelters, and landscaping.*

Purchase land that will meet projected future demand for recreation, sport, and community facilities.

Development flexible open space that is centrally located in the urban growth area of Mount Barker.

Facilitate pedestrian/cycle links across the Mount Barker urban growth area and linking to the existing residential area.

Promote active living through locating open space, recreation, sport and community facilities within close proximity to new residential areas, and thus contributing to the health and wellbeing of the community.

Develop an innovative response to the ElectraNet Powerline corridor and maximise its active use and benefit to the community (through incorporation of a portion of the corridor into the Recreation Hub).

Project Stages

List any completed stages of the project and any future stages

Stage 1 preparation of initial concept plans and financing options (2012/13)

Stage 2 purchase of land in 2013/14

Stage 2 detailed planning for facilities 2014-16

Stage 3 construction of facilities - commence approximately 2016

What is the proposed project commencement date?

June 2013

What is the estimated project duration in months?

36



Describe any critical timelines / issues for the project that may affect delivery of the project
(E.g. planting season, council funding secured for current financial year only, council endorsement of a design, funding application with or awaiting a decision of a third party)

Negotiate purchase of land and creation of allotment for open space

Complete a proposed timeline for delivery of the project *(Eg. engage a consultant/contractor – 6 week timeframe, complete design development – 6 month timeframe)*

Task	Timeframe
Negotiate purchase of land and creation of allotment for open space	6 months
Construct playing fields drainage, irrigation and wetlands	12 months
Construct access road and car park	6 months
Construct community amenity facility	12 months
Commencement of construction delayed until polo club relocated	

Strategic context

Outline the strategic significance of this project

(Eg. Identification in Council's Open Space/Public Realm Strategy, catchment population, location in relation to major community facilities and activities, the projects role in linking open space areas)

The project is strategically significant because it relates to The 30 Year Plan for Greater Adelaide. The population of DCMB is anticipated to grow by up to 30,000 additional people as a result of the Mount Barker Urban Growth Development Plan Amendment in 2010. This represents a doubling of the District's population, and the township of Mount Barker is projected to grow from 12,000 residents in 2011 to around 40,000 over the next 20-25 years.

Mount Barker is identified in the 30 Year Plan for Greater Adelaide as a Regional Centre (Map D6 p81) and as a location for future Sports Hubs (Map D21 p137). The projected demands for open space, recreation, sport and community facilities have been documented by Council in a number of studies and reports. The purchase of this land is consistent with the findings of the following:

Structure Plan for Mount Barker, Littlehampton and Nairne
 Social Infrastructure Impacts of the Mount Barker Urban Growth DPA
 Open Space and Public Realm Strategy (draft)
 Trail Plan for Mount Barker, Littlehampton and Nairne
 Recreation Needs Analysis
 Community Facilities Needs Analysis

The subject land is also strategically located in the centre of the Mount Barker growth area, and immediately adjacent recent residential development by the Walker Corporation on the southern edge of the existing township.

Funding is only available for projects that are consistent with relevant State / local government strategic plans. Outline how the project is consistent with relevant objectives of one or more of the following strategic plans:

Planning Strategy for South Australia

(Eg ['The 30-Year Plan for Greater Adelaide'](#) or [Regional Planning Strategy](#)) Please list the main policies/targets which the project specifically meets, and briefly summarise how the project meets these objectives.

Title of strategy:	The 30 Year Plan for Greater Adelaide
Objective/target:	Open Space, Sport and Recreation.
Description:	Policy 8: Identify and reserve land in new growth areas for the development of major recreation and sport facilities. Policy 17: Establish major community sporting hubs that are linked to other community infrastructure and transport services Target J: Major sporting facility hubs will be developed in appropriately identified locations (Map D21) including...Mount Barker
Objective/target:	Health and Wellbeing.
Description:	Policy 2: ensure health and wellbeing requirements are incorporated into Structure Plans... promote active communities which may include provision for playing fields, indoor sports facilities and public space. Target A: Closely connect new dwellings to...a variety of destinations within a walking range of 400 metres. Residents will have easy access to open space for physical activity and recreation.
Objective/target:	New metropolitan and township growth areas.
Description:	Target P: Plan for strategic new growth areas. These areas include...Mount Barker. Target T: Ensure that fringe developments and development involving township growth provide a net contribution of active and passive open space to the local area.

Council's Open Space or Urban Design Strategy / Strategic Plan

(List the objectives which the project specifically meets, and briefly summarise how the project meets these objectives)

Title of strategy:	District Council of Mount Barker Strategic Plan 2012-2017
Objective:	Outcome 2: Innovative and renewed public spaces, civic precincts and urban areas Outcome 4: Transport infrastructure to meet community need
Description:	Performance measure 7: Level to which productivity, liveability and sustainability can be demonstrated in public space, civic precinct and urban area projects Performance measure 16: Level of cycling infrastructure developed and increasing cycling trips Objective 2.6 Implement actions identified in the DCMB Open Space and Public Realm Strategy when developed (NB this is now developed)



Title of strategy:	District Council of Mount Barker Strategic Plan 2012-2017
Objective:	Outcome 8: The Mount Barker District is recognised as being pedestrian and cycle-friendly Outcome 9: Sport and recreation facilities to meet community need
Description:	Performance measure 24: Facilities are developed in an appropriate, orderly and timely manner to match growth Objective 8.1 Increase the length of linear trails in Mount Barker, Littlehampton and Nairne including extension into new development areas
Title of strategy:	Open Space and Public Realm Strategy 2013 (draft)
Objective:	Growth Towns Sports Hubs Regional and District Recreation Park Destinations
Description:	<ul style="list-style-type: none"> - Plan for three or four multi-use regional or district sports hubs strategically located across the growth towns to meet sport and recreation requirements associated with population growth and to support higher level competitions and events. - Develop two to three new sports-grounds around Mount Barker giving consideration to the Stephenson's Land, the Polo Club land and the land to the west of Flaxley Road. - Establish and enhance regional and district recreation park destinations including tourist destinations to provide high quality locations and recreation activity opportunities for residents and visitors across the District.

South Australia's Strategic Plan

(Briefly summarise how the project meets the objectives of this [Strategic Plan](#))

Objective/target:	1. Urban spaces:
Description:	Increase the use of public spaces by the community
Objective/target:	82. Healthy weight:
Description:	Increase by five percentage points the proportion of South Australian adults and children at a healthy body weight by 2017
Objective/target:	83. Sport and recreation:
Description:	Increase the proportion of South Australians participating in sport or physical recreation at least once per week to 50% by 2020

Other relevant strategic documents*(Briefly summarise how the project meets these objectives)*

Title of strategy:	
Objective:	
Description:	
Title of strategy:	
Objective:	
Description:	
Title of strategy:	
Objective:	
Description:	

Provide details of any development plan policy changes underway/planned that will support this proposal

Nil required.



Explain if the project will be occurring in close proximity to densification of residential development or new growth areas

The proposed site for the Mount Barker South Recreation Hub is located within the urban growth area established by The 30 Year Plan for Greater Adelaide and subsequent Mount Barker (Urban Growth) DPA. It is also located directly adjacent recent residential expansion on the southern edge of Mount Barker township.

Funding and approvals

Has council funding been secured for the project?



Yes



No

Amount	\$3,457,500
Financial Year	FY 2014 - FY 2017
Date	Formal endorsement is being sought at the Council meeting on 15 April 2013

Are there any other external contributions sought (pending approval)?



Yes



No

Other contribution

Preference will be given to projects that can demonstrate a strong level of community support through public consultation and where council is contributing towards the cost of the project. Provide details of the funding bodies contributing towards the development of this project and of the funding contribution being provided.

Council is in the process of establishing a model (pursuant to the Local Government Act) requiring contributions from all developers within the area of the Ministerial DPA to the development of open space facilities. Council is also seeking support from sporting clubs and peak bodies.

A breakdown of expenditure items contributing towards the Total Project Cost must be provided on the Table shown in Section 6.



Open Space & Places for People grant funding generally require a minimum 50% contribution from applicants. If your application does not meet the 50% contribution, provide reasons why.

Council is in a situation of significant capital investment requirements to service the proposed urban growth. Including the establishment of additional recreation areas, redevelopment of significant Recreation facilities (including Aquatics and Indoor Sport). It is also in the process of establishing significant Town Centre Improvements, public plaza's and new Council Administration Accommodation.

Provide evidence of community support for the project and outcomes of any public consultation that has been undertaken.

Considerable consultation has been undertaken with two adjoining land owners and also through the development of the Council Open Space, Recreation and Public Realm Strategy. Council has continued to consult with key user groups through the development of concept plans for the site and communicated this through public forums (Council Meetings and Strategic Planning and Development Plan Committee Meetings).

What approvals are still required before the project can commence?
(E.g. planning, building, council endorsement)

Land division approval for creation of an englobo parcel of land upon which the facilities will be established (Refer to Masterplan)

Accessibility

Will the completed project allow the community free access to the completed works, with no fee or charge levied to use the space, or ongoing exclusive use by particular groups?

- ☒ Yes
☐ No (your application is not eligible for funding)

Will the project be accessible to a wide cross section of the community including, where possible, people with disabilities?

- ☒ Yes (please explain)
☐ No (please explain)

The Mount Barker South Recreation Hub will be developed to suit people of all ages and will incorporate trails (DDA compliant) to support movement throughout the open space network from the residential areas. It is anticipated that the active recreation areas would provide good quality level areas for people with mobility and visual disabilities to recreate safely. Passive recreation areas will also be developed to support people with disabilities to utilise the Recreation Hub. The multi use facility will also provide opportunity for community groups to utilise the space.

Who will be the main beneficiaries (expected user groups, age groups, etc) of the completed project?

The facilities will be designed to appeal to a wide range of potential users, with 5 key user groups:

- for the residents of adjacent urban growth areas, the facilities will provide a destination and focus for community life in the southern part of the township. This area is currently lacking facilities and spaces for active recreation in particular.
- for children and youth aged 8 -16 the inclusion of BMX tracks and 'skateable spaces' will provide much needed variety in recreational opportunity.
- joint use of recreation facilities with a proposed new school (adjacent to the site) would ensure a high usage by school aged children and their families. This would also facilitate use of the trails for active transport to and from the school.
- for the residents of a nearby Retirement Village, the facility will provide space for physical activity that is within a walking range of approx 300 - 400 m.
- the sporting facilities will provide a regional base for specific sporting clubs such as hockey.

Open Space Grant Funding

If applying for Open Space grant funding answer questions in [section 3](#)
(skip section 4)

Places for People Grant Funding

If applying for Places for People grant funding answer questions in [section 4](#)
(skip section 3)

SECTION 3

Open Space Funding



Project type:

(You can tick more than one)

- ☐ planning
- ☒ land purchase
- ☒ development

Project site – legal description

CT/CR	Volume / Folio	Parcel		Plan		Owner
		Type	No.	Type	No.	
	5807/441		103	Deposited Plan	53125	Adelaide Polo Club Inc.

Project site status

(Tick applicable)

- ☐ Community Land reserved or dedicated as a park or reserve under the *Local Government Act 1999*
- ☐ Reserve land vested to Council management of under the *Crown Lands Act 1929*



Conservation and unstructured recreation objectives

Briefly demonstrate how the proposal meets the following objectives. Refer to the grant funding application form guidelines for further clarification on how to meet the following objectives. Preference will be given to projects that assist in the preservation, enhancement and enjoyment of features containing natural beauty, conservation significance and/or cultural and amenity values and where public use of the land is focused on the provision of unstructured recreation opportunities.

OBJECTIVE A – conservation

Outline the main conservation elements of the project

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OBJECTIVE B – unstructured recreation

Explain how the project will provide unstructured recreation opportunities for the community

The project will facilitate unstructured, active recreational opportunities through pedestrian/cycling trails, playgrounds, outdoor exercise stations, a BMX track, skate facility and dog park.

The project will facilitate passive recreation and relaxation through inclusion of wetlands, BBQ and picnic areas, seating and shade structures.

The project will also incorporate a multi use community facility (e.g. meeting spaces) that can provide indoor space suitable for physical activity like yoga and other small group exercise classes.

OBJECTIVE C – access and linkages

Explain how the project will create or improve walking and cycling linkages

The project will create a north - south pedestrian and cycle trail linking the 30 Year Plan urban growth areas to the southern edge of the existing township. It will also facilitate an east - west trail connection across the new urban growth areas because of its central location and position in regard to the ElectraNet powerline corridor.

The potential location of a school adjacent the project site means that walking and cycling to school will be maximised by the trails.

Explain what impact the project will have on adjoining streetscapes, and amenity of the area

There are few active recreation opportunities in this part of the Mount Barker township, no District level park and no large areas of open space suitable for ball play, community events or development of a dog park. The nearest public oval is almost 2 km from this site. There are also no indoor community meeting and activity spaces in this area, with the closest being over 1 km away. Therefore the amenity of the area will be greatly improved with the provision of a large park that provides for a wide range of recreation, sport and community activities in the centre of the 30 Year Plan growth area.

OBJECTIVE D – social and cultural wellbeing**Explain how the project will improve the vitality and social interaction of the community**

The active recreation areas, picnic areas and dog park will encourage social interaction through their design, and will help the new residents of growth areas to meet one another. The shared use building with flexible meeting spaces could also be used for playgroups, hobbies and clubs, community gatherings and celebrations. Facilities will be designed to encourage inter-generational activity.

Explain what elements of education / interpretation will be included in the project (list examples)**Explain how the project will include innovative and creative design processes and outcomes**

There will be opportunities to incorporate public art and youth art into the design of the recreation facilities and community spaces.

User groups will also be involved in the design of specific elements of the Recreation Hub, such as

- young people will help to design the skate spaces and the BMX course.
- older residents (of nearby retirement village) will be consulted in regard to the active exercise stations.
- new residents in the area will be consulted about the facilities they wish to use, and the design of these prior to the finalisation of the master plan for the site.

OBJECTIVE E – environmental sustainability**Explain how the project follows principles of water sensitive urban design (WSUD) and ecologically sustainable design (ESD)**

The project will include a wetland that will assist with storm water management from the adjacent urban development areas, as well as providing a focus for passive recreation such as picnicking and birdwatching.



OBJECTIVE F – safety

Explain how the project will improve safety and address crime prevention through environmental design

The design briefs for future facilities will include Crime Prevention Through Environmental Design requirements. The area is not yet developed, and there are no identified safety or crime issues as such.

Funding category

Open Space Grants are made available under the following categories:

- planning (e.g. strategic concept plans, masterplans, open space and public realm strategies)
- land purchases
- development

Please supply the following additional information for the category / categories of funding you are applying for.

Open Space Planning

How will the planning study be developed?

- ☒ In house
- ☐ External consultant

Will there be a steering committee overseeing the development of the project?

How will the community / stakeholders be involved in the planning?

Attach a project brief for the planning study

Open Space Land Purchase

Method of purchase

- ☒ private treaty
☐ auction (*date*)
☐ compulsory acquisition

Are there any critical dates? If so, what are they? (E.g. Public auction, expression of interest closes, etc)

In the case of a private treaty sale, has a purchase price been negotiated with the vendor? What is the purchase price?

Negotiations with the vendor are in progress. It is currently anticipated that the land to be purchased for open space (outlined in red in the attached plan) is likely to cost in the order of \$2.0 million

Has a contract been signed to purchase the land?

No

What was the valuation of the land that is the subject of this grant application?

Valuation advice has been commissioned and is expected to be received within the next seven days.

Valuation details

Valuations will only be accepted where:

- they are less than 12 months old
- have been commissioned directly by Council

Please include a copy of the valuation with this application



Future ownership / land management

If successful with your grant application and council subsequently purchases the land, council must agree to:

- include the land on its Community Land register
- enter into a Land Management Agreement to ensure that the land remains as public open space

Attachments to be provided

- Valuation
- Map showing the location of the subject property
- Current Certificate of Title

Open Space Development

Are the development works based on a detailed concept plan for the reserve?

☒ Yes (*Attach copy*)

☐ No (*Have you considered applying for funding to carry out a concept plan?*)

Where a detailed concept plan has not been completed first, funding will not be provided for capital works.

Did the concept plan include detailed cost estimates for project works?

☐ Yes (*Attach cost estimates if not included in concept plan*)

☒ No

SECTION 4

Places for People Funding



Project type

(You can tick more than one)

- ☐ strategic urban design (e.g. concept plans, masterplans, open space and public realm strategies)
- ☐ design and contract documentation
- ☐ development (attach concept plan and cost estimates)

Public realm development and enhancement objectives

Briefly demonstrate how the proposal meets the following objectives. Refer to the grant funding application form guidelines for further clarification on how to meet the following objectives. Preference will be given to projects for innovative public realm enhancement.

OBJECTIVE A – useability and function

Explain how the project will create or revitalise a key public place



Explain how the project will improve useability and function of the public realm

OBJECTIVE B – creative and innovative design

Explain how the project will include innovative and creative design processes and outcomes

(Eg. including use of recycled material, use of locally sourced materials, integration of new technology, or a creative design process that engages the community)

OBJECTIVE C – social, cultural and economic wellbeing

Explain how the project will support the social, cultural and economic wellbeing of a wide cross section of the community



Explain how the project will enhance the heritage and culture of the community and its environment
(*Eg. design of flexible spaces to allow a variety of cultural activities to occur*)

Explain how the project will promote economic development and attract or integrate with investment opportunities (*Eg. rezoning proposals*)

OBJECTIVE D – access and linkages

Explain how the project will consider accessibility for special needs groups



OBJECTIVE E – environmental sustainability

Explain how the project follows principles of water sensitive urban design (WSUD) and ecologically sustainable design (ESD)

Explain if the proposal will link to a strategic water sensitive urban design scheme

OBJECTIVE F - safety

Explain how the project will improve the safety of the public realm



Applications must demonstrate that they meet the following pre-requisites

The project must form part of a sequential process beginning with a strategic urban design process. Subsequent design work must demonstrate its previous strategic design foundations. The following will be required for:

Strategic planning projects

Attach any relevant documents that demonstrate a relationship to a previous urban design process, spatial plans and development strategies

Detailed design and contract documentation projects

Attach evidence of a previous strategic urban design processes

Capital works projects

Attach evidence that demonstrates the project relates directly to previous strategic urban design and design development process. Detailed cost estimates for the project should also be included.



SECTION 5 - Project Budget Breakdown (examples only)

ACTIVITY	TARGET OUTCOMES (Brief description of activity)	QTY	COST P&D FUND	COST COUNCIL	COST OTHER	COST TOTAL
Eg. Urban design framework	Engage a consultant and work with stakeholders and consultant to prepare an urban design framework for the township		\$15,000	\$15,000		\$30,000
TOTAL			\$15,000	\$15,000		\$30,000

ACTIVITY	TARGET OUTCOMES (Brief description of activity)	QTY	COST P&D FUND	COST COUNCIL	COST OTHER	COST TOTAL
Eg. Detailed design documentation	Develop detailed design and construction drawings		\$15,000	\$15,000		\$30,000
TOTAL			\$15,000	\$15,000		\$30,000

ACTIVITY	TARGET OUTCOMES (Brief description of activity)	QTY	COST P&D FUND	COST COUNCIL	COST OTHER	COST TOTAL
E.g. Capital works	Earth works		\$50,000	\$40,000	\$10,000	\$100,000
	Street Furniture		\$25,000	\$25,000		\$50,000
	Seats	4	\$4,000	\$4,000		\$8,000
	Paving	25sqm	\$30,000	\$30,000		\$60,000
	Signage	2		\$14,000		\$14,000
	Landscaping		\$20,000	\$20,000		\$40,000
	Trees	8	\$5,000	\$3,000	\$2,000	\$10,000
TOTAL			\$139,000	\$143,000		\$282,000

ACTIVITY	TARGET OUTCOMES (Brief description of activity)	QTY	COST P&D FUND	COST COUNCIL	COST OTHER	COST TOTAL
E.g. Trail Preparation and construction	Preparation and construction of 40mm thick red ochre shared use trail (3m wide) with timber edging and transitional work around	3km	\$235,000	\$235,000	\$40,000	\$510,000
TOTAL			\$235,000	\$235,000	\$40,000	\$510,000

Provide a breakdown of the various project costs for this application. These figures should not include GST.

ACTIVITY	TARGET OUTCOMES <i>(Brief description of activity)</i>	QTY	COST P&D FUND	COST COUNCIL	COST OTHER	COST TOTAL
LANDSCAPE DESIGN						
Landscape concept plan	Engage a landscape architect to prepare a concept plan		\$10,000	\$10,000		\$20,000
Detailed design documentation	Develop detailed design and construction drawings (5%)		\$172,500	\$172,500		\$345,000
CAPITAL WORKS						
Wetland	Wetland construction		\$300,000	\$300,000		\$600,000
Amenities	Civil works associated with sport playing fields		\$900,000	\$900,000		\$1.8m
Main Oval	Earthworks and drainage to sport playing field		\$500,000	\$500,000		\$1.0m
Playground	Construction of playground		\$75,000	\$75,000		\$150,000
Change rooms	construction of change room facility for sporting fields		\$500,000	\$500,000		\$1.0m
Training oval	Earthworks and drainage to sport playing field		\$500,000	\$500,000		\$1.0m
Hockey playing field	All weather hockey field		\$500,000	\$500,000		\$1.0m
TOTAL			\$3,457,500	\$3,457,500		\$6,915,000

SECTION 7 - Additional Information



Additional information to support your grant application for this project

See attached plan.

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Open Space & Places for People Application Form - Page 28

Call: Gabriella Vikor (8303 0703) or Matthew Lang (8303 0728)
Email: gabriella.vikor@sa.gov.au or matthew.lang@sa.gov.au



Government of South Australia

Department of Planning,
Transport and Infrastructure

SECTION 8 - Checklist



Final checklist before submission

Please ensure that:

- ☐ You have obtained and read the relevant guidelines, and referred to the guidelines when completing this application form
- ☐ You have spoken with a grant funding coordinator prior to completing the application
- ☐ You have completed all relevant sections of this application form, and included contact information, and the project budget template
- ☐ You have 1 "hard copy" and 1 "electronic copy" to submit

Please ensure that you have attached all supporting material requested in this application form:

- ☐ Concept/plan of the subject site
- ☐ Location plan showing the subject site in context of a district map
- ☐ Project brief

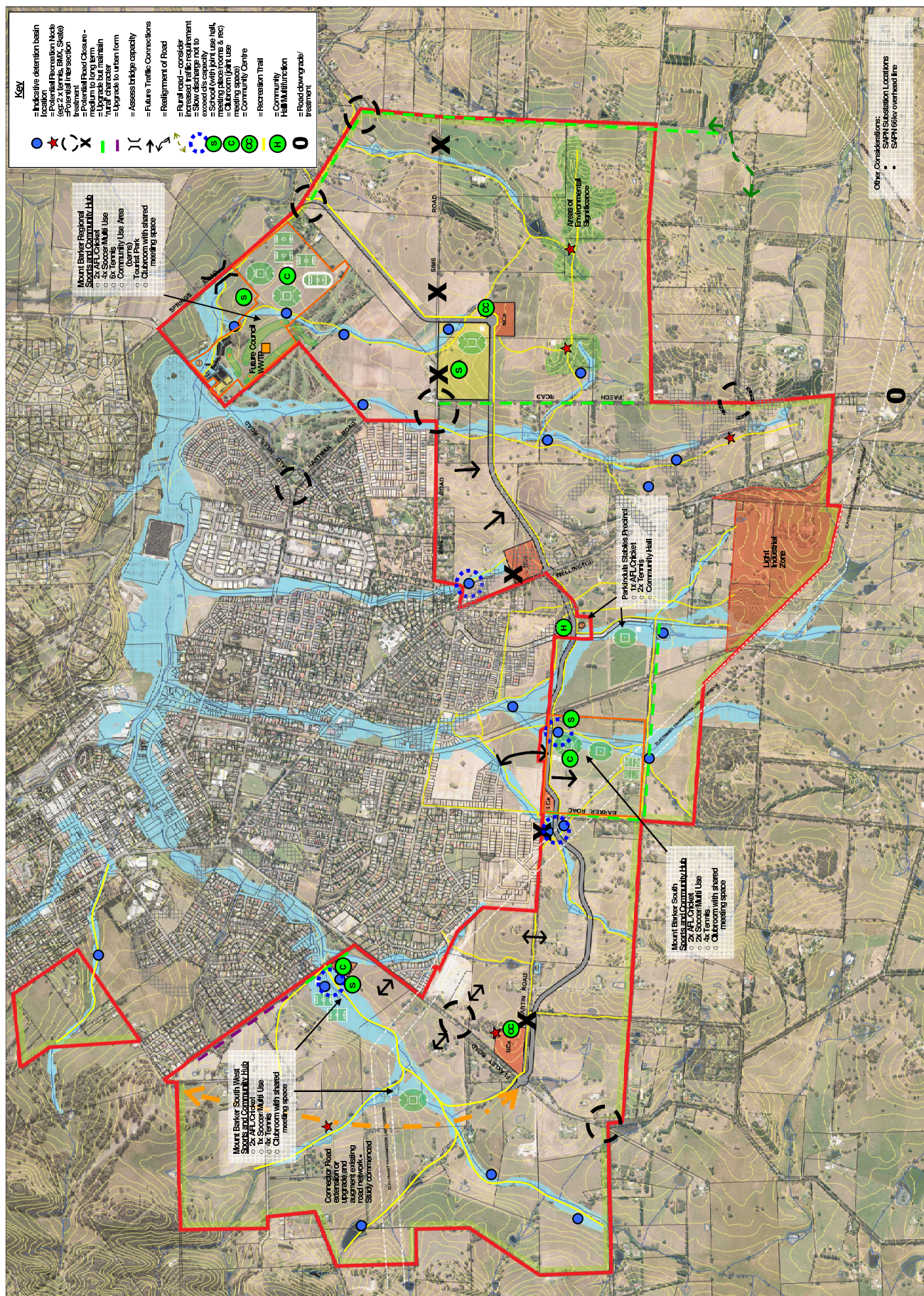
Open Space Land Purchases

- ☐ Valuation
- ☐ Copy of current Certificate of Title
- ☐ Other relevant





WORKING DRAFT District Council of Mount Barker MDPA Area MASTER PLAN – 28 Feb 2013



Attachment 10 to Confidential Item 16.1

Basis of Council Offer to Purchase the APC land

- Purchase price \$9.6 million total;
- Payable in two amounts being \$5 million for stage 1 and the balance of \$4.6 million for stage 2 being for the respective parcels of land as shown in attachment 6;

Subject to the following special conditions:

- Council being granted a three month period to undertake due diligence in respect of a site history compilation, geotechnical testing etc.
- the APC land is not impacted by the decision of where the SAPN distribution lines would be located.
- Council granting the APC a lease for a peppercorn for the area required by the APC (as shown in attachment 3) until relocation occurs or on 1 May 2016 whichever is the sooner with the APC being responsible for the management and maintenance of this area until relocation occurs.
- A prudential report being procured by Council pursuant to the Local Government Act 1999 and that report being considered at a Council meeting and at the same meeting, a resolution of the Council being made to proceed to settlement for both parcels of the APC land.

Mount Barker South proposed Recreation and Community Hub
P&D Open Space Fund Application 2013



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