

CONFIDENTIAL REPORT

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

AUTHOR: MALCOLM CROUT

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

REPRESENTORS: NONE

FILE NUMBER: 50/020/009

**ATTACHMENTS: 1. LETTER FROM DEPARTMENT OF
 TRANSPORT AND URBAN PLANNING
 2. PRELIMINARY DRAWINGS PARKNRIDE
 3. EXTRACT OF COUNCIL POLICY FOR THE
 SALE AND DISPOSAL OF LAND**

DEPARTMENT: CORPORATE AND COMMUNITY SERVICES

**DEPARTMENT
MANAGER: MALCOLM CROUT**

PURPOSE

To inform Council on 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, General Manager Development and Technical Services, General Manager Strategy, General Manager Corporate and Community

Services, Manager Assets and Infrastructure, and the Minute Secretary be permitted to remain in the room.

1. 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~~. (Council Meeting 13 September 2005 extended confidentiality until ~~5 September 2006~~). Extended to 1 Jan 2007 at mtg on 4 Sept 2006.
 - 4 That Council notes the report, and
 - 5 Authorises the CEO or his delegate to negotiate an in principle agreement with parties to the development of a Depot/Interchange
 - 6 Authorises the CEO and Mayor to seal and sign documentation required to effect the said agreement, and
 - 7 Authorises the Mount Barker Caravan Park Committee and Council staff to commission and share in the cost of developing concept plans drawings for the development of the Depot and Interchange with the Tourist Park and provide a full development report and recommendation back to Council as soon as practicable.
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BACKGROUND

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

Subsequent to that purchase and over several years discussions have been ongoing for several years by various officers in relation to the need for and establishment of a Park and Ride in the township of Mount Barker.

Discussions continued in early 2004 with Department of Transport and Urban Planning (DTUP) and TransitPlus of a general nature, (attachment 1 to Item 12.9) and with the formation of a new Committee for the Mount Barker Caravan Park, the Committee continued those discussions when it became known as to the parcel of land that TransitPlus had an interest.

DISCUSSION

The essence of the letter from DTUP is that provided Council agrees to sell the land in question to TransitPlus for the purpose of establishing a Bus Depot, DTUP will proceed with establishing a Park and Ride (interchange) facility. The sale of land would be in accordance with Council's Policy (extract as Attachment 3 to Item 12.9) and it is noted that the parcel of land is **not** community land.

DTUP have had discussions with the Department of Environment and Heritage (DEH) and have obtained in principle support for the project.

The primary stage is to put in place an “in principle” agreement to establish the suitability of the site and subsequent sale of land to TransitPlus subject to certain criteria which may include:

- Concurrent development of the Depot and Interchange
- Establishing an improved outlook to the SteamRanger interface with the Interchange
- Agreed outcomes to the extension of the linear trail from Gawler Street to Childs Road underpass
- Access to the town centre shopping precinct from the interchange and depot sites
- Shared costs in relation to in Council infrastructure works required to establish safe routes for TransitPlus in the Town Centre.

POLICY IMPLICATIONS

1. Financial/budget

There will be no impact on the 2004/2005 budget, but the 2005/2006 budget may have implications in terms of what shared costs parties would undertake. This will be the subject of a further report. Drawing for the development of the Tourist Park would be expended by the 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, Community Assets. Has significant relevance to the Transport Master Plan.

COMMUNITY CONSULTATION

1. Customer Needs Analysis

A significant number of enquiries are received for advice on the timing for a park and ride facility as well as the issue of low cost temporary tourist accommodation for the District. This development will take Council some way forward in meeting those needs.

2. Promotion/Communications

It is proposed that the concurrent development will allow for the joint promotion and consultation with TransitPlus and DTUP

12. 10

REPORT TITLE: CONFIDENTIAL REPORT
MT BARKER ST JOHN CENTRE

DATE OF MEETING: 7 FEBRUARY 2005

AUTHOR: ANDREW STUART

AUTHOR'S TITLE: CHIEF EXECUTIVE OFFICER

REPRESENTORS:

FILE NUMBER: 40/040/004 & 109751

ATTACHMENTS:

- 1 – PREVIOUS COUNCIL MINUTE AND REPORT**
- 2 – LETTER FROM SA AMBULANCE SERVICE**
- 3 – LETTER FROM ST JOHN**

DEPARTMENT:

**DEPARTMENT
MANAGER:**

PURPOSE

To inform Council of letters received from St John Ambulance Australia and SA Ambulance Service expressing a desire to have further discussions regarding a possible relocation of the service.

RECOMMENDATION

1. That pursuant to Section 90(2) and 90(3)(b) 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 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 public interest
2. That the Chief Executive Officer, General Manager Development and Technical Services, General Manager Strategy, General Manager Corporate and Community

Services, , and the Minute Secretary be permitted to remain in the room.

3. That the report be noted.
4. That Council via the Chief Executive Officer pursue further discussions with St John Ambulance Australia SA Inc and SA Ambulance Service regarding a possible future relocation.
5. 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 ~~1 February 2006~~. . (Council Meeting 13 September 2005 removed confidentiality provisions)
6. 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 5 July 2004 Council resolved:

to defer any transactions with St John regarding the land at the Local Government Centre, including a proposed extension to a shed until such time as Council determines the future use of the land. (Attachment 1 to Item 12.10)

Late last year discussions were held with senior representatives of SA Ambulance Service and St John Ambulance Australia regarding the future of the service and particularly its current location.

These discussions were very much “exploratory” in nature however it was established that a relocation of the service was a possibility and supportive letters were subsequently received – Refer Attachments 2 and 3 to Item 12.10.

DISCUSSION

The discussions late last year have established that a relocation is an option that would be considered. St John Ambulance Australia own the land and premises and are required to provide a suitable facility to SA Ambulance Services. The ‘suitability’ of the current facility has been in question and has provided some incentive to consider alternative locations.

A land area of about 2000 square metres is thought to be required and a central location allowing good access to the freeway is required.

Assuming it would be made available and assuming the cost benefit analysis was possible alternative locations including for example, Willow Park (opposite Anembo Park, adjacent to the flower shop) or perhaps located adjacent a proposed park and ride facility, would be considered.

Ordinarily whilst this may have been a matter exclusively for St Johns and the SA Ambulance Service the location of the property adjacent the Council Chambers provides a reason for Council to consider its interest and role.

The discussions late last year indicated interest in Council facilitating land swaps or even possibly purchasing the land and leasing it back to enable the Ambulance service to continue until a suitable location and premises was sourced.

In summary these discussion were exploratory and this report is provided to keep Council informed and seeks support to continue discussions.

POLICY IMPLICATIONS

1. **Financial/budget**
Discussions are preliminary and finance/budget implications are yet to be determined.
2. **Legal**
Discussions are preliminary and legal implications are yet to be determined.
3. **Staffing/Work Plans**
Discussions are preliminary and staff/work plan implications are yet to be determined.
4. **Environmental**
Discussions are preliminary and environmental implications are yet to be determined.
5. **Social**
Discussions are preliminary and social implications are yet to be determined.
6. **Strategic Plans**
Discussions are preliminary and strategic plan implications are yet to be determined.

COMMUNITY CONSULTATION

1. **Customer Needs Analysis**

Due to the commercial sensitivity associated with this matter it is not appropriate to consult with the community at this stage.

DISTRICT COUNCIL OF MOUNT BARKER
REPORT FOR COUNCIL MEETING – MONDAY 7 February 2005