

INFORMATION REPORTS

Nil

CORRESPONDENCE

Nil

QUESTIONS ARISING FROM COUNCIL MEETING (10 MINUTES)

Nathan Rogers

Why couldn't Council members discuss the term for the Deputy Mayor?

Andrew Stuart replied that the matter raised was not addressed by the Agenda item and that if it was the wish of Council, a further report be provided to Council to discuss various alternative options in relation to the Deputy Mayor including the length of terms.

48 CONFIDENTIAL REPORTS

48.1 **REPORT TITLE:** **CONFIDENTIAL REPORT - STRATEGIC
LAND PARCELS**
DATE OF MEETING: **3 DECEMBER 2007**
AUTHOR: **BRIAN CLANCEY AND VARIOUS OTHER
OFFICERS**
AUTHOR'S TITLE: **GENERAL MANAGER, ASSETS &
INFRASTRUCTURE**
REPRESENTORS: **N/A**
FILE NUMBER: **64/050/008**
DEPARTMENT: **ASSETS & INFRASTRUCTURE**
DEPARTMENT
MANAGER: **BRIAN CLANCEY**

Moved Cr Stokes

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; and
 - (ii) would, on balance, be contrary to the public interest

2. That the Chief Executive Officer, General Manager Infrastructure and Projects, General Manager Strategy, Development and Communities, General Manager Corporate, Manager Field Services, and the Minute Secretary be permitted to remain in the room.

Seconded Cr Zanker and CARRIED

8.35pm Moved Cr Irvine that there be a short term suspension of proceeding to allow open discussion, for 10 minutes.
Seconded Cr Wilksch and CARRIED.

8.45pm Moved Cr Irvine that Council return to formal proceedings.
Seconded Cr Stokes and CARRIED

Moved Cr Gamble:

3. That Council authorise officers to enter into negotiations with the owners of the 'Stephenson land' on the corner of Bald Hills Road and Springs Road and with St Francis De Sales College on the possible purchase and sale of land parcels with a further report to subsequently be prepared for Council consideration.
4. That the further report for Council consideration referred to in recommendation 3 shall be presented to a Council meeting by no later than 3 March 2008.
5. That Council note that a further report is to be presented to the Council meeting on 17 December 2007 on the proposed Bicycle Park.

Seconded Cr Irvine and CARRIED.

Moved Cr Gamble

6. 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 ~~30 June 2008~~ 9 September 2009 or until all land transactions arising from this item have been undertaken with a contract executed by all parties whichever is the sooner.

Seconded Cr Irvine and CARRIED

MEETING DECLARED CLOSED AT 8.53pm

MAYOR

DATE

17. CONFIDENTIAL REPORTS

17.1 REPORT TITLE: CONFIDENTIAL REPORT - STRATEGIC LAND PARCELS

DATE OF MEETING: 3 DECEMBER 2007

AUTHOR: BRIAN CLANCEY AND VARIOUS OTHER OFFICERS

AUTHOR'S TITLE: GENERAL MANAGER, ASSETS & INFRASTRUCTURE

REPRESENTORS: N/A

FILE NUMBER: 64/050/008

ATTACHMENTS:

- 1. STEPHENSON LAND - DRAFT POSSIBLE USE 'FOOTPRINTS'**
- 2. STEPHENSON LAND - PROPOSED BOUNDARY REALIGNMENT**
- 3. THE BIG GREEN - DRAFT POSSIBLE USE 'FOOTPRINTS'**
- 4. LETTER FROM ST FRANCIS DE SALES COLLEGE**
- 5. CONCEPT PLAN - NEW FIELD SERVICES CENTRE**
- 6. BICYCLE PARK DESIGN**
- 7. FLETT LAND**

DEPARTMENT: ASSETS & INFRASTRUCTURE

**DEPARTMENT
MANAGER: BRIAN CLANCEY**

PURPOSE

1. To provide preliminary information of a conceptual nature regarding some strategic parcels of land and possible future uses, both short and long term.
2. To gain authority for officers to undertake further actions.

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; 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 Development, General Manager Corporate and Community Services, and the Minute Secretary be permitted to remain in the room.
- 3. That Council authorise officers to enter into negotiations with the owners of the 'Stephenson land' on the corner of Bald Hills Road and Springs Road and with St Francis De Sales College on the possible purchase and sale of land parcels with a further report to subsequently be prepared for Council consideration.
- 4. That the further report for Council consideration referred to in recommendation 3 shall be presented to a Council meeting by no later than 3 March 2008.
- 5. That Council note that a further report is to be presented to the Council meeting on 17 December 2007 on the proposed Bicycle Park.
- 6. 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 30 June 2008 or until all land transactions arising from this item have been undertaken with a contract executed by all parties whichever is the sooner.
- 7. 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 3 September 2007 Council resolved to:

- “... 5. Give urgent attention to assessing (within the next 3 months) the feasibility of suitable public purpose land with the objective of establishing a public purpose venue for Mount Barker's present and future requirements.”

Since that time Council officers have undertaken some preliminary investigations and discussions with various parties.

Communities expect Governments to plan beyond the short term and take long term decisions. For the purposes of these preliminary investigations a long term perspective has been taken having regard to the increasing needs of the growing community and the implications of this for public purpose land.

DISCUSSION

Land on the Corner of Bald Hills Road and Springs Road, Mount Barker – the Stephenson land

The Stephenson land includes three titles and is shown in attachment 1.

The Mayor, Chief Executive Officer and General Manager, Assets and Infrastructure have held a series of discussions with members of the Stephenson family.

They have confirmed their interest in the possible sale to Council of some of their land on the corner of Bald Hills Road and Springs Road.

Mount Barker Football Club

Some liaison has also occurred with representatives of the Mount Barker Football Club (MBFC) in relation to their interest in relocating to the Stephenson land. Should this ultimately proceed, Council would at a future time need to consider the implications of this on the current land (the Showgrounds).

On the basis of a preliminary draft concept plan provided by MBFC a 'footprint' has been shown on the Stephenson land (refer attachment 1). This is purely a draft concept to give an illustration of the likely extent of area required; the actual needs and location would be subject to considerable further work.

Additional Storage for Treated Waste Water

Consistent with the public purpose objective, Council commissioned Wallbridge and Gilbert to investigate the need and options for constructing additional treated effluent storage lagoons down stream of the Laratinga Wetlands.

The proposed site (portion of the Stephenson land) is in relative close proximity to most of the proposed reuse irrigation sites south west of the Waste Water Treatment Plant (WWTP), as outlined in

Appendix F of the Kellogg, Brown and Root (KBR) 2003, STEDS 2020 Strategy Report.

The proposed site would occupy an area of around 15,000 square metres and provide additional storage capacity of around 75 megalitres.

Treated waste water can also be transferred via the Bald Hills Road rising main to areas to the north.

There is potential to build a new pump station on the Stephenson land that could be better utilised and safer than the current one on Bald Hills Road where the topography and increasing traffic present difficulties for trucks that are turning.

A new pump station would service both the new storage on the Stephenson land and the Laratinga Wetlands once the existing pump station on Bald Hills Road reaches the end of its useful life (a best estimate of around 15 years time). Due to the proximity and the topographic relationship of the two sites, additional pipe work to facilitate this change would be minimal.

The 2003 KBR Report highlighted the importance of Council developing a long term strategic plan for the distribution and storage of its treated effluent.

Storage needs to be addressed as a priority while there is still some land available to construct large storage areas. This future planning needs to be undertaken before additional private sector development occurs so as to prevent potential storage sites being unavailable and hence restricting the potential development in the region as a whole.

If the proposed pipeline is built to the Kanmantoo Mine by Hillgrove Resources (and potentially extended to Callington by Council) this will provide some short term respite in terms of treated waste water storage needs but not a long term solution. It needs to be remembered that the mine is presently expected to have an operating life of only 8 years.

Flett Land

It is important to note that the site identified on the Stephenson land for the storage of treated waste water may have implications for an adjoining parcel of land (on the other side of Springs Road – refer attachment 7) that is in private ownership (Ms S Flett).

The implications arise from the location of an existing residence and the proximity of this to the proposed new treated waste water storage area regarding Environment Protection Authority (EPA) setback requirements.

Council has not yet entered into any communications with this land owner.

Potential Linear Trail Extension

The Stephenson land also provides the opportunity to potentially construct a further extension to the Laratinga Linear Trail through this site (provided that a suitable safe crossing option can be found for Bald Hills Road) ultimately to the Mt Barker Summit and then connect to the trail head at Byethorne Park, Nairne. Please refer to attachment 1.

Other Potential Public Uses

Further consideration would need to be given to the balance of the Stephenson land and other possible public purpose uses for this. This consideration will be informed by the considerable further work that would be necessary to determine where facilities such as the proposed ovals are best located.

Importantly this would provide Council with public purpose land capacity beyond the short term.

Valuation Advice

Council has recently obtained valuation advice from Egan National Valuers. The Stephenson land is contained in three separate titles (refer attachment 1) showing a total market value of \$5.19 million comprising:

1. Land contained in Certificate of Title Volume 5712 Folio 675 valued at \$450,000 (held in the names of Kevin and Yvonne Stephenson, and Malcolm and Jennifer Stephenson);
2. Land contained in Certificate of Title Volume 5719 Folio 769 valued at \$2.04 million (held in the name of Kevin Stephenson); and
3. Land contained in Certificate of Title Volume 5454 Folio 304 valued at \$2.7 million (Held in the names of Kevin and Malcolm Stephenson).

Boundary Adjustment

There is an existing development approval for a boundary realignment for the Stephenson land. Please refer attachment 2 showing proposed allotments 40, 41 and 42 on the Stephenson land and proposed allotment 43 (golf course). The approval was recently extended for a further 12 months at the request of the Stephensons.

The boundary realignment is to facilitate:

1. Rectification of a long standing anomaly where a small portion of the golf course has been located on the Stephenson land; and
2. An allotment of 6,598 square metres (proposed allotment 40) with frontage to Bald Hills Road to isolate one of the houses located on the Stephenson land being land immediately adjacent to the golf course.

The Stephensons have chosen not to proceed as yet with the boundary adjustments pending the outcome of the current discussions with Council.

One of the discussion points with the Stephensons has been whether all or only some of the land contained in the three titles would be available for potential purchase by Council. This discussion has been somewhat fluid. Following discussions with members of the Stephenson family on 23 November 2007 it is understood as follows:

1. Potentially available for sale – All of the land contained in CT 5454/304 (31.71 ha) and portion of the land contained in CT 5719/769 (refer point 2 immediately below) and portion of the land contained in CT 5715/675 (refer point 3 below).
2. Prefer not to make available for sale at this time but would be prepared to consider Council securing a first right to purchase at market value – portion of proposed allotment 41 being an existing residence with access required from Bald Hills Road. It is not yet known how much land the Stephensons would be seeking to retain, as a preliminary guide only attachment 1 shows an area of 11,700 square metres being excluded.
3. Prefer not to make available for sale – proposed allotment 40 of 6,598 square metres with an existing residence.

The above scenario would require further boundary adjustments to occur.

Point 2 above has implications regarding the potential use of portion of the Stephenson land for the storage of treated waste water given EPA setback requirements. This would require discussion with the EPA to ascertain what would or would not be possible and the impact of this.

Wallbridge and Gilbert has also identified a potential opportunity for stormwater harvesting on portion of the Stephenson land (refer attachment 1).

The Big Green

Arising from the Regional Recreation Precinct Study two key outcomes in relation to the Big Green area were:

1. Some recreation/sporting groups held little interest in the possibility of the Big Green being developed for particular recreation/sporting needs; and
2. St Francis De Sales College (SFDSC) was very interested in securing land to enable expansion of the school.

Follow up communications have been held with SFDSC. Most recently Council has been advised that SFDSC is interested in securing a portion of land on the Big Green. SFDSC has requested that their letter to Council dated 15 November 2007 remain confidential. Please refer to attachments 3 and 4.

SFDSC has indicated that strong growth in their enrolment numbers requires that they secure additional land.

From a district wide perspective it is considered important that private schools further develop so the community has education choices.

Council has advised SFDSC that preliminary investigations are being undertaken on the possibility of the Council Field Services Centre being relocated to the Big Green near the existing Community Wastewater Management System (CWMS) ponds.

SFDSC has responded positively to exploring opportunities to share infrastructure provision and use e.g. car parking and an access road.

SFDSC has also indicated in their letter that broader community access is intended to be explored for some of the proposed facilities should they secure additional land.

Opening up the Big Green to public purpose development also presents opportunities to seek to alleviate existing traffic congestion and car parking difficulties at SFDSC. This consideration can occur in the context of the preparation of the new Transport Master Plan.

SFDSC is attracted to presenting to a future Council meeting on its master planning for the site and the development of the school.

Valuation Advice

Council has obtained recent valuation advice from Egan National Valuers for portions of the Big Green.

The market values for portions of the Big Green were determined as follows:

1. The current area licensed to St Francis De Sales of approximately 4.22 ha \$4 million;
2. The licensed area plus an additional 4 ha total 8.22 ha (as nominated by SFDSC) \$7.8 million; and
3. The proposed site for the relocation of the Field Services Centre (see below) \$1.55 million.

Council Field Services Centre site

With the progression of the "Ascent" residential development on Alexandrina Road, the current Field Services Centre is now surrounded by residential development. This generates tensions with neighbours over issues such as noise, operating hours and dust.

Relocation of the current Field Services Centre facility from Alexandrina Road to a site adjacent to the CWMS's ponds would provide:

1. an efficient operational location that is central to the District Council of Mount Barker;
2. an opportunity for the operations to be established in a manner that is 'environmentally sound' due to its proximity, access to recycled water and ability to harness solar energy;
3. substantial vegetation buffer zones around the site and a suitable use for this land;
4. the opportunity to relocate CWMS staff working in isolated conditions at the CWMS plant to be co-located with the Field Services Centre staff; and
5. the potential opportunity to share certain infrastructure provision and use with resultant cost savings and efficiencies.

An area of approx 8,500 square metres is required. This is derived from the current site on Alexandrina Road of just under 6,500 square metres and an approx 2,000 square metres of land adjacent to the CWMS site that is used for the purpose of holding material such as top soil, dust suppression profilings and rubble for use in maintenance activities.

The attached draft concept plan (attachment 5) provides an indication of the proposed location of a new Field Services Centre and its associated facilities but the preferred layout of facilities is still to be finalised.

The proposal includes the development of an entrance road and the provision of staff parking outside of the Field Services Centre to assist in providing access and parking for potential community users of the Big Green area.

Council would also need to consider land use options for the remainder of the Big Green if it ultimately determined to relocate the Field Services Centre to adjoin the treatment plant and/or sell portion of the Big Green to SFDSC.

Valuation – Current Site

In August 2006, CB Richard Ellis valued the current Field Services Centre site containing 6,388 square metres at \$600,000. A review by CB Richard Ellis carried out in November 2007 indicates a market value of the land of \$660,000.

Bicycle Park

A further consideration is the Bicycle Park planned to be located at Anembo Park situated on the southern side of the Model Car Club facility. This was considered by Council at its meeting on 2 July 2007.

The cycle park consists of two integrated tracks being the dirt jump track which is approximately 270 metres in length and caters for all levels from beginners to experienced riders and a four cross track of approximately 250 metres in length which is predominately a fast down hill circuit consisting of large jumps, tight corners and steep berms which can cater for all levels of riders (refer to attachment 6).

The design of the cycle park includes the construction of the car parking area which would also service the Model Car Club, pedestrian access tracks, provision of utilities beneath the track including major power cables, water service and associated infrastructure. The cycle park design calls for the tracks to be set on sloping ground in order to create the jumps and track slope to at least a grade of 1:8.

As indicated in the Council agenda item considered on 2 July 2007 the intent was to construct the Bicycle Park in stages.

- Stage 1 – Construction of the two tracks described above plus the starting gate mound;
- Stage 2 – Construction of the internal roadways, car park, and various infrastructure; and
- Stage 3 – Lighting and construction of the junior bicycle track.

The budget for stage 1 was set at \$80,000 following advice from the Anembo Park project team. This comprised \$50,000 from Council

budget and a funding contribution of \$30,000 from the Office of Recreation and Sport which is valid until July 2008.

At the time of calling the tender for stage 1 the Anembo Park project team considered it would be more cost effective to undertake Stages 1 and 2 concurrently i.e. undertake all the associated earthworks and installation of underground services 'up front' rather than undertake this work later and disturb the constructed track and access into the Model Car Club facility.

The open tender was called and Council received only two tenders to undertake all of the construction works associated with both stages 1 and 2. The tenders varied from \$185,000 to \$330,000.

The preferred tenderer has had extensive experience in the construction of cycle parks and was the lower price. The tender price included a "rock clause" due to the uncertainty of striking rock within the site. This would mean a cost to Council up to a maximum of \$25,000 the actual amount being subject to the extent of actual rock encountered in construction which remains somewhat uncertain notwithstanding geotechnical sampling that has been carried out.

As a consequence of the two tender amounts received it is necessary to review the situation from a due diligence perspective.

A consideration in relation to construction cost is the topography of the land. It is likely that some construction cost savings could be achieved on an alternative site provided that required topographical features are provided (i.e. some sloping land).

Options include:

1. Proceed as planned with construction of stage 1 only on the Anembo Park site and award the tender recognising the potential budget implications being within budget of \$80,000 if no rock is struck but potentially up to \$25,000 over budget if rock is struck;
2. Proceed with construction of both stages 1 and 2 concurrently on the Anembo Park site recognising the budget implications of:
 - potentially up to \$25,000 over budget if rock is struck; and
 - a further \$80,000 to include stage 2 which has not been included in the 07/08 budget.
3. Recall the tender for construction recognising the timing implications that this would have;

4. Undertake preliminary analysis of the possibility of The Big Green being used as the site – to include assessment of a range of considerations including financial, accessibility and timing.

A further report will be prepared for consideration by Council at its meeting on 17 December 2007. Subject to feedback it is intended to concentrate on options 1 and 2 above.

If Council determines to proceed to award a construction tender it is anticipated that construction would commence around late January 2008.

Summary

From the preliminary work and discussions undertaken to date, there is clearly a need to proceed with further work in relation to both the Stephenson land and The Big Green given the significant community benefits that could be realised.

This would involve gathering further information and progressing from discussions to negotiations with the owners of the Stephenson land and SFSDC.

Simplistically the thinking is to consider the relationship between The Big Green and the Stephenson land from a community perspective regarding both open space provision and financial matters. Ideally to achieve an outcome that would increase the total area of public purpose land owned by Council available for community use whilst achieving a net positive financial result or a minimal net negative financial result.

The objective would be to provide a further report for Council consideration that would provide a sufficient information basis for decision making.

It is proposed to allow three months for this further work and negotiations. This time frame is somewhat ambitious but is considered to be a suitable target given the needs of all parties.

This target has been made known to the Stephensons and SFDSC and has not been seen by either party as being problematic.

Required Further Work

In summary it is anticipated that the required further work would include:

1. Negotiations with representatives of the Stephenson family to define what land they are prepared to make available for sale to Council and the associated commercial arrangements

which may involve a number of scenarios including some staging of potential purchases to assist Council with financing;

2. Negotiations with SFDSC to:

- define what land is required and able to be financed in what time frame which may also involve staging;
- examine possible opportunities for broader community use/access; and
- examine a co-operative approach to shared infrastructure provision and use (linked to the possible new site for the Field Services Centre);

3. Procurement of further valuation advice once the required/available land parcels have been defined on both the Stephenson land and the Big Green;

4. Further discussions with the Mount Barker Football Club on needs and location options within the Stephenson land;

5. Discussions with the EPA regarding setback requirements for treated waste water storage;

6. Discussions with Ms S Flett regarding the potential implications on her land arising from the proposed site on the Stephenson land for treated waste water storage;

7. Further work on possible sites within the Stephenson land for the storage of treated waste water and stormwater harvesting including topographical assessment and construction cost estimates;

8. Further work on design concepts and preliminary cost estimates for a new Field Services Centre;

9. Investigate potential land uses for the remainder of the Big Green (excluding the area of interest to SFSDC and the proposed area for the Field Services Centre);

10. Undertake further work on the options and associated implications for the new Bicycle Park;

11. To what extent the current zoning of the land will need to be reviewed and changed to address the range of community uses intended for the site will need to be considered. The Stephenson land is currently zoned Rural Mount Barker. Most forms of development in the zone are designated as non complying. An exemption to the non complying uses includes *'recreation areas including associated buildings and*

facilities'. The scope of the investigations may identify the need to rezone the land for public purpose and associated uses by way of a Development Plan Amendment (DPA).

POLICY IMPLICATIONS

1. Financial/budget

A key consideration of the possible acquisition of the available Stephenson land is how this would be funded.

Potential sources include:

1. Income from Council land sales potentially:
 - portion of the Big Green if sold to SFDSC;
 - portion of the Big Green if 'purchased' by Council from Council for a new Field Services Centre i.e. using funds derived from the sale of the current site on Alexandrina Road;
 - no other Council land is being suggested for sale in relation to the potential purchase of land from the Stephensons.
2. Council CWMS reserves if portion of the Stephenson land was to be used for the storage of treated waste water;
3. Portion of the indirect infrastructure contribution funds to be paid to Council by several developers pursuant to the legal agreements entered into by Council in late 2006.

These options would need to be considered in the context of Council's long term financial planning and other priorities e.g. in the case of the indirect infrastructure contribution funds there are other priorities such as car parking i.e. possible deck car park construction.

Construction of the bicycle park is covered in the body of the report.

2. Legal

The Stephenson land is zoned Rural Mount Barker.

The Big Green is zoned Public Purpose.

The Big Green is classified as community land under the Local Government Act. Pursuant to the Act there is a prescribed process to be followed that includes Council resolutions, community consultation and approval from the Minister for State/Local Government Relations prior to the land no longer

being classified as community land and being available to be sold.

Any proposed new storage area for treated waste water will need EPA support as part of seeking development approval.

3. Staffing/Work Plans

As indicated above the preliminary work has involved numerous Council officers as well as specialist valuation, architectural and engineering advice that has been procured externally.

The required further work will also require input from numerous Council officers.

4. Environmental

Securing suitable land for the storage of treated waste water and stormwater harvesting will have environmental benefits.

5. Social

Considerations include various community objectives including:

- having a range of private and public education schooling options;
- adequate open space to cater for recreation and sporting needs;
- adequate public purpose land;
- further extensions of the linear trail to provide safe off road routes for pedestrians and cyclists and promote exercise and healthy lifestyles; and
- alleviating the current traffic congestion and car parking difficulties in the vicinity of SFDSC.

6. Strategic Plans

Community Strategic Plan 2004 – 2007

Leisure, Recreation, Arts and Sport

Goal: Support, encourage and provide a range of accessible facilities, programs and events that everybody in the community will be able to use and enjoy

Transport Master Plan

As previously highlighted, the preparation of the new Transport Master Plan will need to consider the opportunities and implications arising from the Stephenson land and the Big Green. It is intended to provide an agenda item on the preparation of the new Transport Master Plan at the Council meeting to be held on 17 December 2007.

COMMUNITY CONSULTATION**1. Customer Needs Analysis**

The representatives of the Stephenson family, SFDSC and representatives of the Mount Barker Football Club have been given a courtesy overview awareness (verbal) of this agenda item.

An undertaking has been given that an update will be provided to each of these parties post the Council meeting on 3 December 2007.

2. Promotion/Communications

Not applicable at this time.

Confidential Attachment 1 to Item 17.1

* Possible future boundary realignment
to enable an existing residence to be
isolated (11700m²)

Preliminary draft indicative layout plan to
illustrate footprint sizes only
STEPHENSON LAND
(current allotment configuration)

K.K STEPHENSON
CT 5719/769
18.68ha
(balance area 15.46ha)

K.K, Y.P, M.D. & J.E.
STEPHENSON
CT 5715/675
2.433ha

Proposed
Allotment 40
(6598m²)

K.K & M.D STEPHENSON
CT 5454/304
31.71ha
(balance area 28.23ha)



PLAN NUMBER

DEPOSITED	/	/ 20	
ACCEPTED FOR FILING	PRO REGISTRAR GENERAL		
MAP REF	6627-07	DEV No	580/DO /2006
TITLE SYSTEM REAL PROPERTY ACT			
TITLE REFERENCE CT Vol 5454 Fol 304, CT Vol 5855 Fol 956 CT Vol 5712 Fol 675 & CT Vol 5719 Fol 769			
OB / LAST PLAN REF			TOTAL AREA 95.8ha

DOCKET No		FIELD BOOK No			
CLOSURE CHECKED	PLAN EXAMINED	PLAN APPROVED	P	M	APPROVED

IRRIGATION AREA _____ DIVISION _____
HUNDRED. MACCLESFIELD
AREA MOUNT BARKER
COUNCIL DC OF MOUNT BARKER

PLAN OF DIVISION	
ALLOTMENT 4	in DP 17708,
ALLOTMENT 80	in FP 160057
ALLOTMENT 82	in FP 160059
ALLOTMENT 101	in DP 57579

SCALE 0 250 500 MB

STATEMENTS CONCERNING EASEMENTS' ANNOTATIONS AND AMENDMENTS

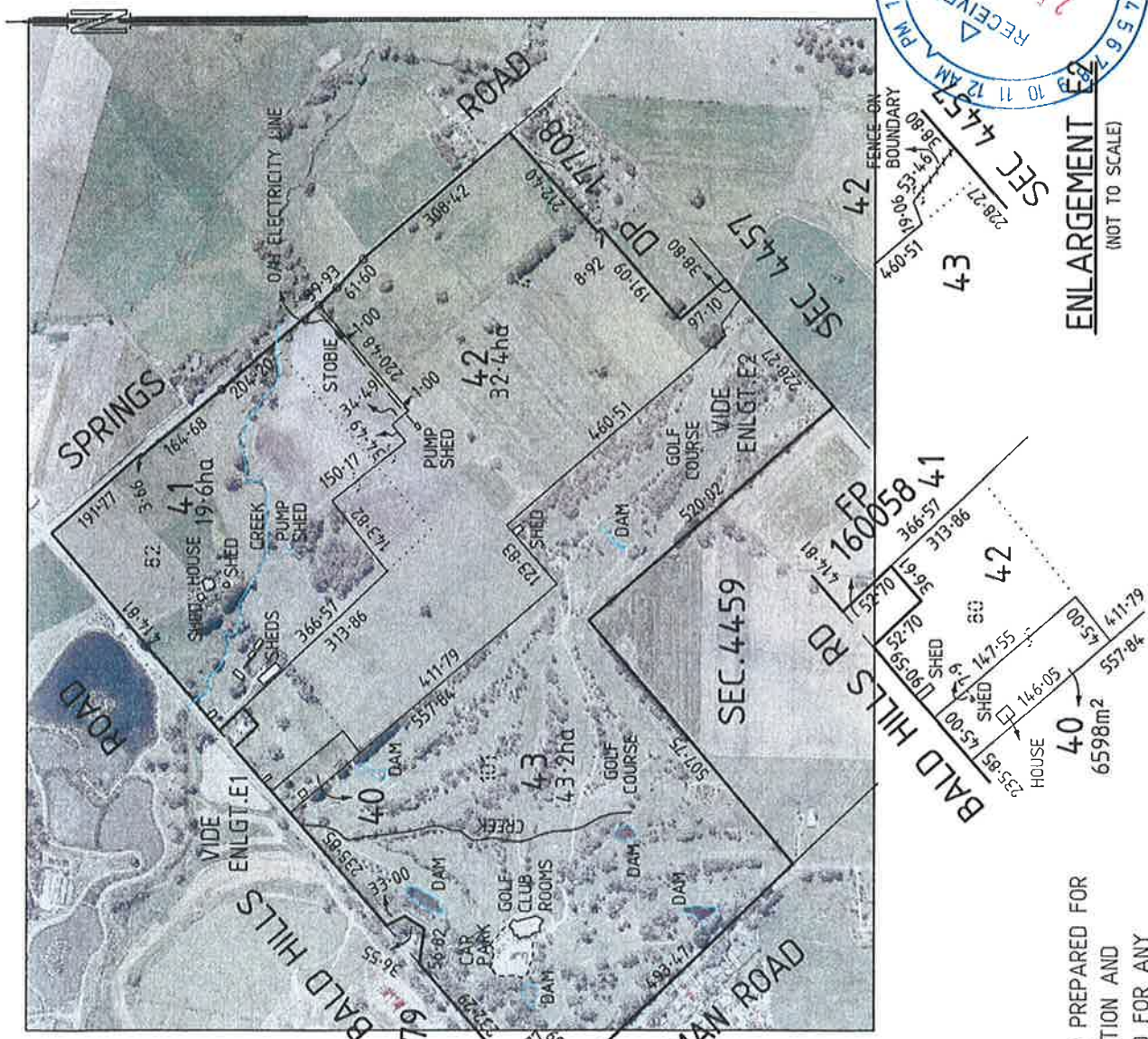
ALL DATA IS APPROX. ONLY
SUBJECT TO SURVEY

	ALL DISTANCES ARE GROUND DISTANCES		
	COMBINED SCALE FACTOR	ZONE	AVG DISTANCE
	BEARING DATA		
	DERIVED FROM:		

VESKA & LOHMEYER PTY. LTD
SURVEYING CONSULTANTS
ASB 18 007 839 410
154 HUTCHINSON STREET — MOUNT BARKER 5257
Ph: 8398 3050 Fax: 8398 3850 Email: admin@veskalohmeyer.co

DATE 14/08/2006	FIELD SF	DRAWN GWJ
REF No 6164	CHK SF	REV 01

6164AP R01.dwg

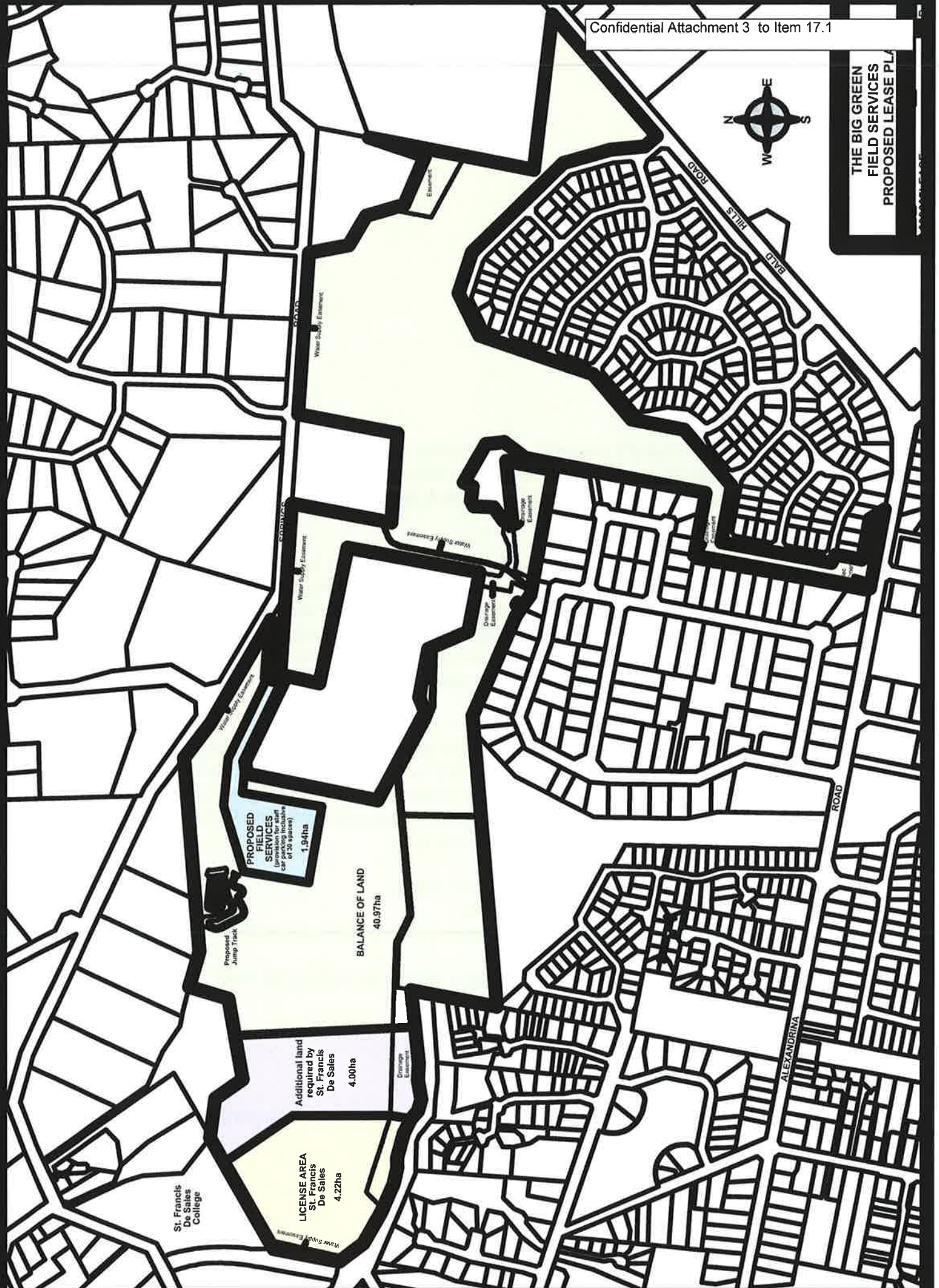


ENLARGEMENT E1
(NOT TO SCALE)

THIS PLAN HAS BEEN PREPARED FOR
A PLANNING APPLICATION AND
SHOULD NOT BE USED FOR ANY
OTHER PURPOSE ESPECIALLY CONTRA

HARTFORD COUNCIL OF MOUNT BARKER
 REGIONAL DEVELOPMENT PLAN COMMISSION
 DEVELOPMENT APPROVAL
 GRANTED SUBJECT TO CONDITION(S)
 REF. NO. D07406
 DATE 10 / 11 / 06
 COUNCIL'S DELEGATE

THE BIG GREEN
FIELD SERVICES
PROPOSED LEASE PLAN





15 November 2007

St Francis de Sales

CONFIDENTIAL**Confidential Attachment 4 to Item 17.1**

Mr David Ninio
Special Projects Officer
The District Council of Mount Barker
PO Box 54
MOUNT BARKER SA 5251

Re: Licensed Area

Dear Mr Ninio

Thank you for your email of 7 November 2007 in relation to the above. In consultation with Catholic Education SA, the College is interested in a parcel of land encompassing the current licensed area of 4.22ha plus an additional 3, possibly 4, hectares. An additional parcel may be considered, dependent upon costs.

Catholic Education SA has determined the College should remain on the existing site and explore options for development of facilities to accommodate enrolment of up to 1,200 students, across year levels, Reception to Year 12. Consequently, we see the acquisition of additional land as important to the future development of the College and a priority for Catholic Education. However, funds for land purchase and development are severely restricted within Catholic Education, as we receive no support for capital development works in schools from the State Government.

The extent of land purchase is also dependent upon factors which may restrict development, including flood plain, vehicular access, drainage, land contour and relationship to the linear park and adjoining Council treatment ponds. Clearly some of the land adjoining the College, including a portion of that area currently under license, would present limitations for building development and access due to the steepness of the slope.

Plans for the College over the next ten years would include:

- facilities to accommodate 1,200 students
- upgraded library, technical studies, science and home economics facilities.

The College, as part of its master planning process, will also be exploring the need for future development of:

- worship space
- lecture theatre/auditorium
- Early Learning Centre

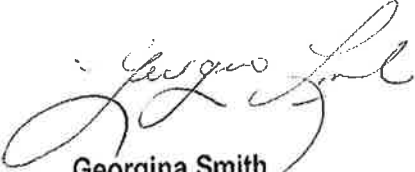
In addition, the College is open to exploring opportunities for joint school/community facilities that may include:

- drama and performing arts
- multi purpose sports complex
- vocational education and careers centre.

Catholic Education SA and the College are very appreciative of this opportunity to work with you to explore mutual benefits and options for Catholic Education and the local community in Mount Barker. To this end, we are very pleased to hear that our interest in the land will be introduced at the December Council Meeting. We would also appreciate the opportunity to hear of Council's plans for development in this precinct.

We look forward to further discussions and would be happy to expand on any part of this letter.

With best wishes,



Georgina Smith
Principal



Marg Heath
Business Manager

c.c. Mr Allan Dooley, Director Catholic Education SA
Dr Vin Thomas, Assistant Director Catholic Education SA

Confidential Attachment 5 to Item 17.1

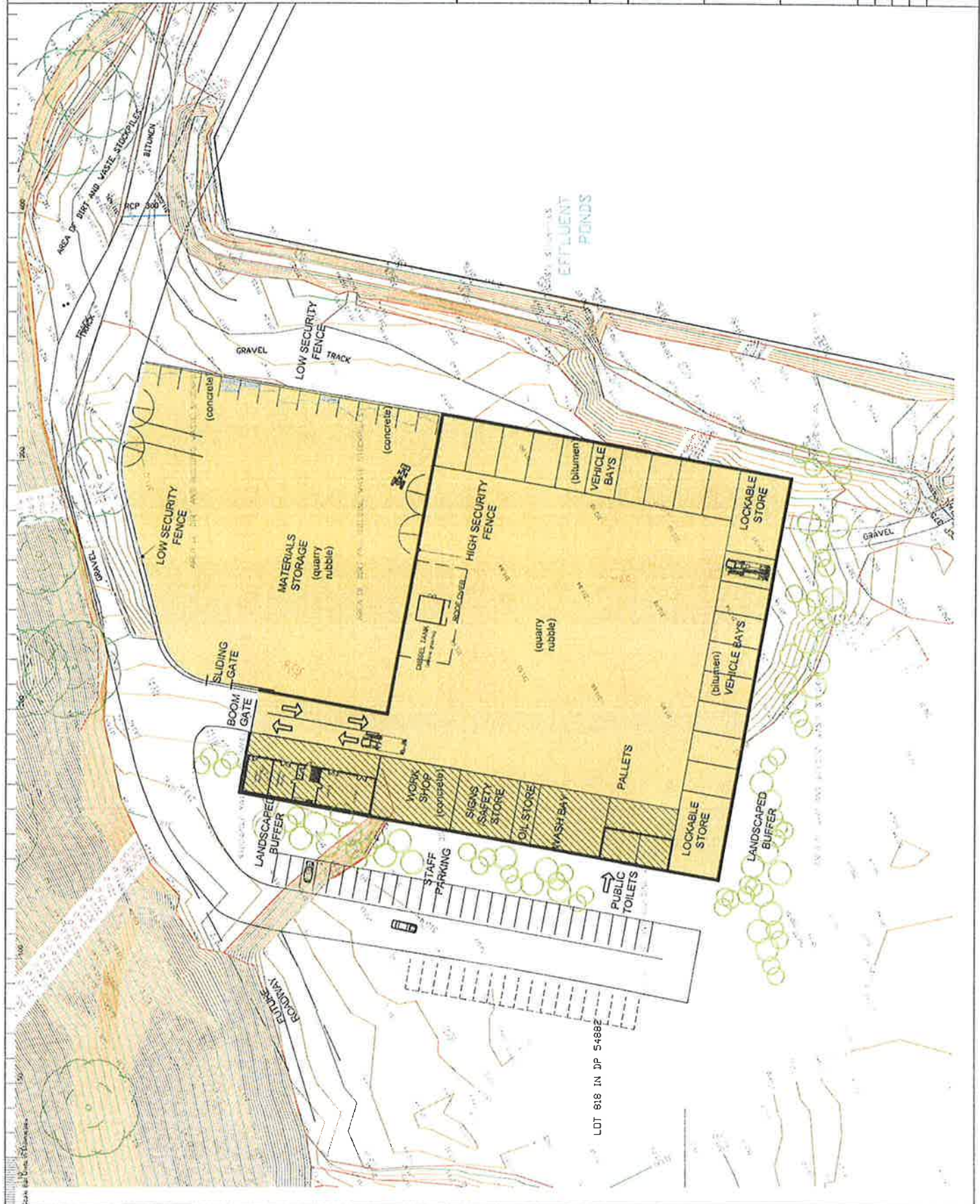
grieve
gillet

DRAFT CONCEPT P
DISTRICT COUNCIL OF MT. BA
FIELD SERVICES CENTRE

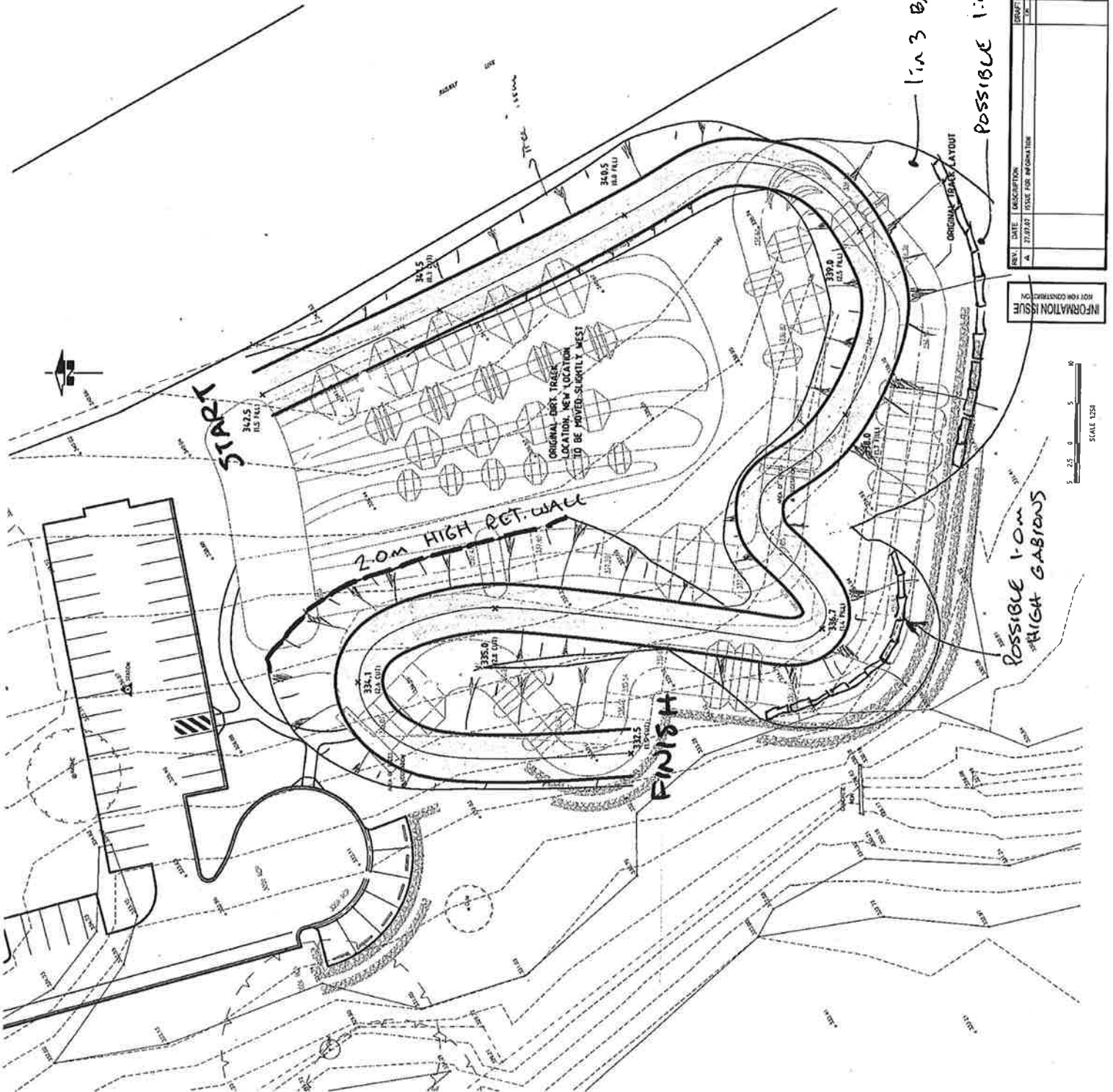
Draft Concept P

GROUND PLAN- OPTION 2

06051 SK_option 2



TRACK LENGTH = 250m
 TRACK SCOPE = 4% (10% @
 EARTHWORKS
 CUT = 2985 m³
 FILL = 3001 m³



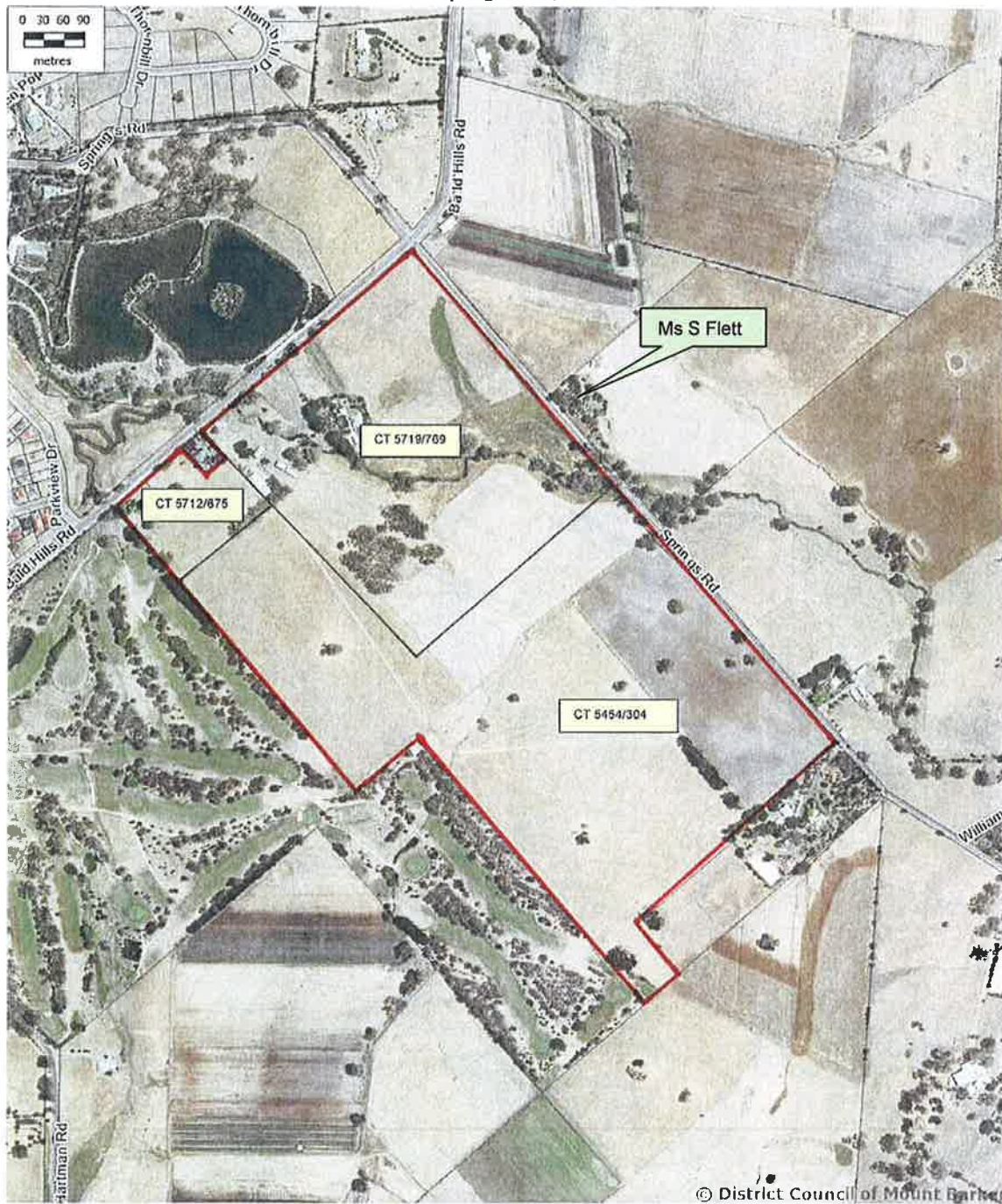
REV.	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
A	27.07.07	ISSUE FOR INFORMATION			

W&G	ANEMBO PARK
WALLBRIDGE & GILBERT	FACILITIES DEVELOPMENT
40 Wyke Road, Adelaide	ADELAIDE ROAD, LITTLE HAMPTON
Phone: (08) 8222 7432	Facsimile: (08) 8222 0887
Email: info@wag.com.au	
W&G Engineers Pty. Ltd. ACN 102 348 128	Trading as Wallbridge & Gilbert

2	DRAWING NUMBER
C060847	SK1

Confidential Attachment 7 to Item 17.1

District Council of Mount Barker
Stephenson Land
 Bald Hills/Springs Road, Mount Barker



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District Council of Mount Barker
 23 Mann Street
 Mount Barker SA 5251

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Map Zoom: 1496 m

Map Scale: 1:7,574

Created on: Monday, 26 November 2007 By: mtb