CONFIDENTIAL ITEMS 2003 – SEPTEMBER 2022

#	Date	Item Title	Confidential Order Details	Item being kept confidential - Agenda/ Attachment/ Minutes	Reason regarding retention or recommend-action to release	Resolution Regarding Action	Last Review Date	Next Review Date	Date Released
190	12 December 2022	New Ambulance Station in Mount Barker	**Section 90 (3) (j) Order** Pursuant to Section 90(3)(j) 1. 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; Deputy Chief Executive Officer/General Manager Governance and Strategic Projects; General Manager Infrastructure; General Manager Planning and Community Services; General Manager, Corporate Services, Head of Wastewater, Program Manager Wastewater, Team Leader Waste Water Operations, Manager Financial Services and the Minute Secretary be excluded from attendance at the meeting for Agenda Item 5.4 New Ambulance Station in Mount Barker. The Council is satisfied that pursuant to Section 90(3)(j) of the Act, the information to be received, discussed or considered in relation to this Agenda item is information the disclosure of which would divulge information provided on a confidential basis by a State Government agency and would, on balance, at this time be contrary to the public interest. 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.	Report, tender documents and all minutes	The Council is satisfied that pursuant to Section 90(3)(j) of the Act, the information to be received, discussed or considered in relation to this Agenda item is information the disclosure of which would divulge information provided on a confidential basis by a State Government agency and would, on balance, at this time be contrary to the public interest. 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.	Retained in confidence until the Memorandum of Understanding has been fully executed and the State Government has publicly announced the proposed location for the new Mount Barker Ambulance Station.	Within 12 months		*Report, Minutes and Attachments released on website 17 August 2023*

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CONFIDENTIAL ITEMS 2003 – SEPTEMBER 2022

#	Date	Item Title	Confidential Order Details	Item being kept confidential - Agenda/ Attachment/ Minutes	Reason regarding retention or recommend-action to release	Resolution Regarding Action	Last Review Date	Next Review Date	Date Released
			Section 91(7) Order Pursuant to Section 91(7) 3. That having considered Agenda Item 5.4 New Ambulance Station in Mount Barker in confidence under 90(2) and 3(j) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the report, tender documents and all minutes be retained in confidence until the Memorandum of Understanding has been fully executed and the State Government has publicly announced the proposed location for the new Mount Barker Ambulance Station.						

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5.4 REPORT TITLE: CONFIDENTIAL ITEM: NEW AMBULANCE STATION IN MOUNT BARKER

DATE OF MEETING: 12 DECEMBER 2022

FILE NUMBER: DOC/22/151870

ATTACHMENTS:
1) Memorandum of Understanding DOC/22/152610
2) Plan of Proposed Location DOC/22/152605
3) Council Owned Land Parcel DOC/22/154751
4) Supporting Information from Dept of Health and Wellbeing (DOC/22/126968; DOC/22/152604; DOC/22/152608; DOC/22/152609; DOC/22/152613) DOC/22/157754
5) Council letter to Dept of Health and Wellbeing DOC/22/135719

Key Contact **Brian Clancey, Deputy CEO/General Manager, Governance and Strategic Projects**

Sponsor **Andrew Stuart, CEO**

RELEASED

Community Plan 2020-2035:
Community Wellbeing
CW Objective 4.1
Build a community and facilitate connection and partnerships with government and non-government organisations to achieve real and long-lasting improvements in safety and wellbeing.

Implementation Partnerships
IP Strategy 3.9
Foster strategic alliances to deliver key projects and initiatives in partnership.

Annual Business Plan:
Not applicable

Purpose:
To seek authority for the Mayor to execute a Memorandum of Understanding for the new Mount Barker Ambulance Station with the Minister for Health and Wellbeing.

Summary – Key Issues:
- The State Government is committed to the delivery of a new Ambulance Station in Mount Barker;

- The proposed location for the new ambulance station is on council owned land fronting Bald Hills Road; and

- A Memorandum of Understanding between the State Government and council is proposed to be executed (refer below).

Recommendation:

That Council:

Section 90 (3) (j) Order

Pursuant to Section 90(3)(j)

1. 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; Deputy Chief Executive Officer/General Manager Governance and Strategic Projects; General Manager Infrastructure; General Manager Planning and Community Services; General Manager, Corporate Services and the Minute Secretary be excluded from attendance at the meeting for Agenda Item 5.4 New Ambulance Station in Mount Barker.

   The Council is satisfied that pursuant to Section 90(3)(j) of the Act, the information to be received, discussed or considered in relation to this Agenda item is information the disclosure of which would divulge information provided on a confidential basis by a State Government agency and would, on balance, at this time be contrary to the public interest.

   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.

2. Authorise the Mayor to execute the Memorandum of Understanding (attachment 1) for the new Mount Barker Ambulance Station with the Minister for Health and Wellbeing, together with a covering council letter to include the following points as being requirements of council:
   a) The new ambulance station is to be located in approximately the location shown in attachment 2;
   b) The new ambulance station is to be of design quality that it would not compromise the council's objectives for the commercial development of the adjacent council owned land;
   c) The new ambulance station operation would not detrimentally impact the adjacent Laratinga Wetlands; and

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d) Council has the first right to purchase the site for the new ambulance station should the State Government propose to sell the land parcel.

Section 91(7) Order

Pursuant to Section 91(7)

3. That having considered Agenda Item 5.4 New Ambulance Station in Mount Barker in confidence under 90(2) and 3(j) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the report, tender documents and all minutes be retained in confidence until the Memorandum of Understanding has been fully executed and the State Government has publicly announced the proposed location for the new Mount Barker Ambulance Station.

Background:

1. The State Government is committed to expanding the capacity of the current ambulance service which is located in Mann Street, Mount Barker. Council has a first right to purchase the existing ambulance station site in Mann Street (this dates back to 2006) with the council owning the adjacent land (former council office site that is leased to the State Government).

2. The State Government has identified that the current site in Mann Street will not be suitable for the needs of the expanded SA Ambulance Service (SAAS) capacity.

3. The State Government is seeking to execute the attached Memorandum of Understanding (MOU) with council as soon as possible to enable the further progression of required actions for the design and construction of a new Mount Barker ambulance station.

4. The proposed location for the new ambulance station is on council owned land fronting Bald Hills Road (see attachment 2) being approximately 4,600m2.

5. This sits within a larger parcel of land (just over 5 hectares) that was purchased by council in 2018 (see attachment 3) which is within the area of the 2010 Ministerial Development Plan Amendment with the applicable zoning of Residential Neighbourhood allowing for a variety of uses.

6. The rationale for the land purchase by council was primarily in relation to a proposed State Government emergency services hub. Council has engaged with former Ministers for Emergency Services and the current

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Minister for Emergency Services the Hon Joe Szakacs MP. The State Government is yet to clarify if there is still an intent to proceed with an emergency services hub in Mont Barker.

Discussion:

7. A number of possible alternative sites to the proposed location for the ambulance station were considered, including other sites in council's ownership. The supporting package of information from the State Government (attachment 4) includes two letters to council from the Dept of Health and Wellbeing with references to the site selection criteria.

8. At the request of council for further information (refer council letter to the Dept of Health and Wellbeing – attachment 5), the State Government package of additional information (attachment 4) includes the appearance of some other ambulance stations and also practices regarding the use of sirens on vehicles.

9. The relevance of this being the importance of the new ambulance station not being seen to detract from the commercial development opportunity for the balance of the council owned land in this precinct that has been identified as not being needed for future stages of the Summit Sport and Recreation Park and the Regional Aquatic and Leisure Centre. Also see below under Risk Assessment.

10. A national call by council for Expressions Of Interest for a range of development opportunities for 'The Summit Precinct' is intended for early 2023.

11. Greenway Architects have provided conceptual detail of the appearance of the ambulance station. Recent precedent images have also been provided.

12. Section SD.06 (contained within Attachment 4) appears to show a simple shed like structure with limited articulation to the form of the building. However, recent precedent images provided show buildings and landscaping of a high design standard.

13. On the assumption the building is designed similar to recent examples provided, without prejudice, visually the built form will be unobtrusive and of a high quality. Also see below under Risk Assessment.

14. The MOU (attachment 1) is quite straightforward. Whilst it includes land for lease or purchase by the Minister, the State Government has advised of the intention to purchase the required land and own the new ambulance station site. The MOU includes that the sale and purchase would be at

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market value. As part of a sale, council is seeking a first right to purchase the subject land should the State Government determine that it wished to sell the subject land at some future time.

15. Council's Disposal of Council Land and Other Assets Policy includes that where practicable a competitive method for the sale of council land should be used however negotiation by private treaty is allowed with a State Government agency. Sales should be at or above current market value and the selection of a disposal method will include any endorsed council objective for the future use or ownership of the land.

16. The proposed site is portion of an existing allotment and would require a land division application to create the required allotment.

17. The sale of the proposed site to the State Government and sale price or any alternative proposal such as involving the current ambulance station site on Mann Street, would be the subject of a future council meeting decision.

18. As included in attachment 4, the State Government's target timing for completion of construction and commissioning of the new Mount Barker ambulance station is mid 2024.

RELEASED

Community Engagement:

Informing only	Upon the council resolution confidentiality order ceasing to apply (recommendation 3 above).

Policy:
Disposal of Council Land and Other Assets
Strategic Partnerships Policy

Long Term Financial Plan:
Revenue from the sale of council land parcels is included in the Long Term Financial Plan.

Budget:
The recommendation doesn't have implications for the 2022/23 council budget.

Statutory/Legal:
The attached MOU is not legally binding.

A contract for the sale and purchase of the agreed site would need to be prepared and executed in due course.

The council land identified as the proposed location for the new Mount Barker ambulance station is not classified as community land pursuant to the Local Government Act 1999.

Staff Resource Requirements:
Implementation of the recommendation can occur within existing staff resources.

Environmental:
The proposed use will need to have regard to the proximity to the Laratinga Wetlands.

Social:
The important need for improved ambulance service capacity and facilities to meet the needs of the rapidly growing region has been well documented and once completed, the community benefit will be very significant.

Risk Assessment:
There is a risk that the use of the proposed site as an ambulance station may have an impact on some responses to the proposed national Expressions Of Interest process for The Summit Precinct, notwithstanding the intended quality of the ambulance station development and the extent of compatibility with other land uses.

Those matters can be the subject of further consideration between council and the State Government as the design is further progressed.

Ultimately the process for the assessment of the development proposal (when av ailable) for the ambulance station is for the State Planning Commission to as sess the proposal as it constitutes Crown development under the PDI Act. The Co mmission is required to give Council notice of the development whereby Co uncil has four (4) weeks to respond with a report on matters prescribed by the Re gulations. Only in the event that the construction cost of the development ex ceeds $10,000,000 is the development publicly notified.

Asset Management:
Management of the new Mount Barker ambulance station would be a State Government responsibility.

Conclusion:
Council has the opportunity to partner with the State Government to enable the delivery by the State Government of a new Mount Barker ambulance station which would be a great asset for the community.

RELEASED

Previous Decisions By/Information Reports to Council

Meeting Date	15 January 2018	CM Reference	DOC/18/1669
Title	CONFIDENTIAL ITEM: STRATEGIC LAND ACQUISITION		
Purpose	To gain authority to make an offer to purchase the land on the corner of Bald Hills and Springs Roads, Mount Barker (see attachment 1) from Mr Kevin Stephenson and to proceed with the acquisition if the Council offer is accepted.		

RELEASED

Attachment 1 to Item 5.4

Memorandum of Understanding

Mount Barker Ambulance Station

Minister for Health and Wellbeing
Mount Barker District Council

DRAFT
RELEASED

Memorandum of Understanding

Agreed terms **3**

1. Defined terms & interpretation **3**

1.1 Defined terms 3

2. Intent **3**

3. Term **3**

4. Purchase of Land **3**

5. Use of Remainder of Land Error! Bookmark not defined.

6. Relationship **4**

7. Non-completion **4**

8. Termination **4**

9. Resources **4**

Signing page **5**

RELEASED

Details

Date 2022

Parties

Name	**Minister for Health and Wellbeing**
ABN	97 643 356 590
Notice details	Citi Centre, 11 Hindmarsh Square, Adelaide SA 5000

Name	**Mount Barker District Council**
ABN	54 250 395 713
Notice details	Local Government Centre, Mount Barker Homemaker Centre 6 Dutton Road, Mount Barker SA 5251

RELEASED

Recitals

A Minister requires land in Mount Barker South Australia to construct an Ambulance Station for SA Ambulance, and for other ancillary purposes ("**Purpose**").

B Council owns land located at 272 Bald Hills Road, Mount Barker (Certificate of Title Volume 6262 Folio 218) ("**Land**"), which may be suitable for Minister to use for the Purpose.

C Council intends to make the Land available for lease or purchase by Minister so that the Land can be developed and used for the Purpose.

D The parties have agreed to work co-operatively with the intent of negotiating the terms of either a lease or sale agreement of a portion of the Land.

Agreed terms

1. Defined terms & interpretation

1.1 Defined terms

In this MOU:

(a) **Council** means the Mount Barker District Council a body corporate pursuant to the *Local Government Act 1999 (SA)*.

(b) **Minister** means the Minister for Health and Wellbeing a body corporate pursuant to the *Administrative Arrangements Act 1994 (SA)* as represented by the Department for Health and Wellbeing, an administrative unit of the Crown in right of the State of South Australia.

(c) **Market Value** means the estimated amount for which the property should be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties have each acted knowledgeably, prudently and without compulsion. (Source: International Valuation Standards 104).

(d) **Market Rent** means the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion (Source: International Valuation Standards 104).

(e) **MOU** means this memorandum of understanding.

2. Intent

This Memorandum of Understanding (MOU) sets out the common understanding between the parties as a voluntary statement of intent and contains the serious commitment of both parties at the time the MOU is signed and for the duration of this MOU. This MOU is not intended to create legal relations between Minister and Council and does not constitute or create, and shall not be deemed to constitute or create, any legally binding or enforceable obligations between Minister and Council.

3. Term

This MOU will commence on the date of this MOU and will end on the date that is 12 months after the date of this MOU, or such other date as may be agreed by the parties.

4. Purchase of Land

(a) If Minister intends to purchase a portion of the Land, then this clause 4 will apply.

(b) Minister will negotiate with Council in relation to which portion of the Land that it requires for the Purpose, taking into consideration Council's intended use of the remaining portion of the Land. As part of Minister's due diligence, Minister will conduct a site assessment that will take into consideration all relevant factors as required by Minister, including, but not limited to, Minister's design process, land investigations and traffic management assessments.

(c) Minister will notify Council in writing as to which specific portion of the Land that it wishes to acquire from Council ("**Required Purchase Portion**").

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(d) If Minister acquires the Required Purchase Portion from Council, it will be acquired at Market Value, as negotiated on Minister's behalf by Renewal SA, in accordance with Department of the Premier and Cabinet Circular 114.

(e) The sale of land agreement and Form 1 for the purchase of the Required Purchase Portion will be prepared by Council to reflect the intention of the parties as set out in this MOU

5. Lease of Land

(a) If Minister intends to lease a portion of the Land, then this clause 5 will apply.

(b) Minister will negotiate with Council in relation to which portion of the Land that it requires for the Purpose, taking into consideration Council's intended use of the remaining portion of the Land. As part of Minister's due diligence, Minister will conduct a site assessment that will take into consideration all relevant factors as required by Minister, including, but not limited to, Minister's design process, land investigations and traffic management assessments.

(b) Minister will notify Council in writing as to which specific portion of the Land that it wishes to lease from Council ("**Required Lease Portion**").

(c) If Minister leases the Required Lease Portion from Council, it will lease the Required Lease Portion from Council at Market Rent, as negotiated between Minister and Council.

6. Relationship

Minister and Council acknowledge and agree that this MOU and the relationship between the parties does not:

(a) create, dispose of, or transfer any interest in the Land (or any portion of the Land) or any other asset;

(b) involve any relationship of agency, fiduciary, servitude, employment, partnership, joint venture or association; or

(c) establish an interest sufficient to permit Minister to lodge any caveat or other instrument in respect of the Land (or any portion of the Land) whether absolute, permissive or otherwise.

7. Non-completion

The parties acknowledge and agree that nothing in this MOU obliges any party to complete any of the transactions contemplated by this MOU or to execute any legally binding instrument, such as a sale of land agreement, and the failure by any party to complete any of the transactions, or to execute any legally binding instruments, will not give rise to any claim or remedy against that party by any other party.

8. Termination

Either party may terminate this MOU upon no less than 30 days written notice to the other party.

9. Resources

Each party agrees to fulfil its obligations under this MOU at its own cost in all things.

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Signing page

EXECUTED as a **MEMORANDUM OF UNDERSTANDING**.

Executed for and on behalf of **Minister for Health and Wellbeing** by:

_____
Signature

_____
Name of Signatory

Executed for and on behalf of **Mount Barker District Council** by:

_____
Signature

_____
Name of Signatory

RELEASED

Attachment 2 to Item 5.4

PRELIMINARY

GREENWAY ARCHITECTS

PROJECT NO: G22048 SCALE 1:1000 AT A3

0 5 10 20m

SITE AND FLOOR PLAN - OPTION 2 SD.04

MT BARKER AMBULANCE STATION

BALD HILLS ROAD, MT BARKER, SA 5251

ISSUE DATE: 07.11.2022

Mount Barker District Council
Kevin Stephenson Land

Attachment 3 to Item 5.4

Parcel C is the Land Purchased by Council in 2018

MOUNT BARKER
DISTRICT COUNCIL

Mount Barker District Council
Building 3, 6 Dutton Road
Mount Barker SA 5251

Telephone (08) 8391 7200
Facsimile (08) 8391 7299

Map Zoom: 0.6634 km
Map Scale: 1:3,359
Created on: Thursday, 21 December 2017 By: advanced

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Attachment 4 to Item 5.4

Government of South Australia

Health
Department for Health and Wellbeing

In reply please quote:
Ref No: A4232529
File No: 2022-10929
Enquiries to: Mark Filipowicz
Telephone: 08 8463 6084

Department for Health and Wellbeing Infrastructure
Level 5, Citi Centre
11 Hindmarsh Square
Adelaide SA 5000

PO Box 287, Rundle Mall
Adelaide SA 5000
Tel 8463 6082
Fax 8463 6070
ABN 97 643 356 590

www.health.sa.gov.au

Mr Brian Clancy
Deputy CEO / General Manager – Governance, Strategic Projects and Wastewater / Recycled Water
Mount Barker District Council
PO Box 54
MOUNT BARKER SA 5251

RELEASED

Dear Brian,

RE: SAAS – NEW MOUNT BARKER AMBULANCE STATION FURTHER SITE / LOCATION INFORMATION

Thank you for the email dated 8 September 2022 seeking further information on the approved project to deliver a new Mount Barker Ambulance Station for the South Australian Ambulance Service (SAAS) and to serve the local community.

A consolidated response encompassing information from both SAAS and the Department for Health and Wellbeing (DHW) - Infrastructure is detailed below addressing the individual questions raised by Council:

1. *Confirmation of the approximate footprint / site area that is needed;*
   The new Ambulance Station is anticipated to require a total site area in the order of 4,500m2. This will be confirmed during the feasibilty / early concept design phase.

2. *If the built form is anticipated to be single storey or multiple stories;*
   The new Ambulance Station is anticipated to be single level, assuming an appropriately sized allotment is secured to avoid the need for a multi-level design. SAAS preference is for these facilities to be designed as a single level.

3. *Brief outline of the site selection criteria including required road access (e.g., single or dual road access);*
   SAAS require dual access from the street (can be the same street) to enable general access / exit (to; or from the rear car park) which is not signalised / sign posted; and emergency / operational vehicle exit via the main 'drive-through' garage which is subject to traffic control devices to allow un-hindered egress. Corner sites often allow an efficient design / flow approach to these operational requirements and support the separation of emergency vehicles from general traffic access / exit.

4. *Preferred location and the rationale for that;*
   The preferred location within this Precinct is the corner of Bald Hills Road and Springs Road. This location would appear to require least site-works and optimises the

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emergency vehicle response to travel in multiple directions to serve the community. Given the proximity to the existing roundabout, approaching traffic will also be at a lower speed and have better visibility of the exiting operational / emergency vehicles (envisaged to be exiting onto Bald Hills Road - subject to further consultation / design work).

5. *Location of any alternate possible site / s;*
Another option (but not preferred) is in the same zone but on Bald Hills Road however this is not as desirable as there are better response options from the corner of this allotment as detailed above. The site falls away steeply on Springs Road which will impact on design / construction and offers reduced visibility for vehicles approaching / exiting the site.
Other site options in Mount Barker were investigated in consultation with Renewal SA however these did not meet the selection criteria in terms of SAAS heat mapping / size / availability / location.

6. *Anticipated impacts on adjacent / nearby land uses and the management of such impacts;*
Ambulance stations generally have little, to no impact on neighbouring properties (and have recently been delivered adjacent airports, horse stables, main roads and residential areas). Some localised traffic management (warning lights / signs / line-marking) may be required to safely manage emergency vehicle egress and general traffic safety.

7. *Timing needs – i.e., confirmation of the site and subsequently design and construction targets;*
The new Mount Barker Ambulance Station is a priority State Government 'March 2022 Election Commitment' project scheduled for completion in June 2024. SAAS / DHW are reporting monthly to the Department for Premier and Cabinet (DPC) on progress of this initiative.
A 'fast-tracked' design and construction program is proposed based on the following:

TASK	START	FINISH
Secure Allotment / Ability to access for site investigations	August 2022	October 2022
Engagement of Project Design Team	COMPLETED	
Design / Documentation Phase	October 2022	May 2023
Approvals (SCAP / PWC) / Construction Procurement / Award (all concurrent)	February 2023	July 2023
Construction Phase	August 2023	June 2024
Commissioning Phase	June 2024	June 2024

8. *Preferred land tenure in principle - purchase v lease;*
The preferred tenure is a purchase of the site under proposed ownership by the 'Minister for Health and Wellbeing'.

9. *Confirmation that the SA Ambulance Service (SAAS) is proposed to be a stand-alone facility but being located immediately adjacent to another emergency service provider would not be problematic to the SAAS.*
Correct. The new Ambulance Station is proposed to be stand-alone however any future adjacent (but separate) emergency services development would not be deemed problematic to SAAS.

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I trust this addresses all your questions appropriately. As noted above, SAAS, DHW and DPC wish to deliver this important Government commitment in a timely manner and your prompt response to enable future project tasks (including design works) to progress would be appreciated.

If you require anything further, please contact me on the details above.

Yours sincerely

MARK FILIPOWICZ
A/Executive Director, Infrastructure
26/9/2022

CC Rob Elliot, Chief Executive Officer, SAAS

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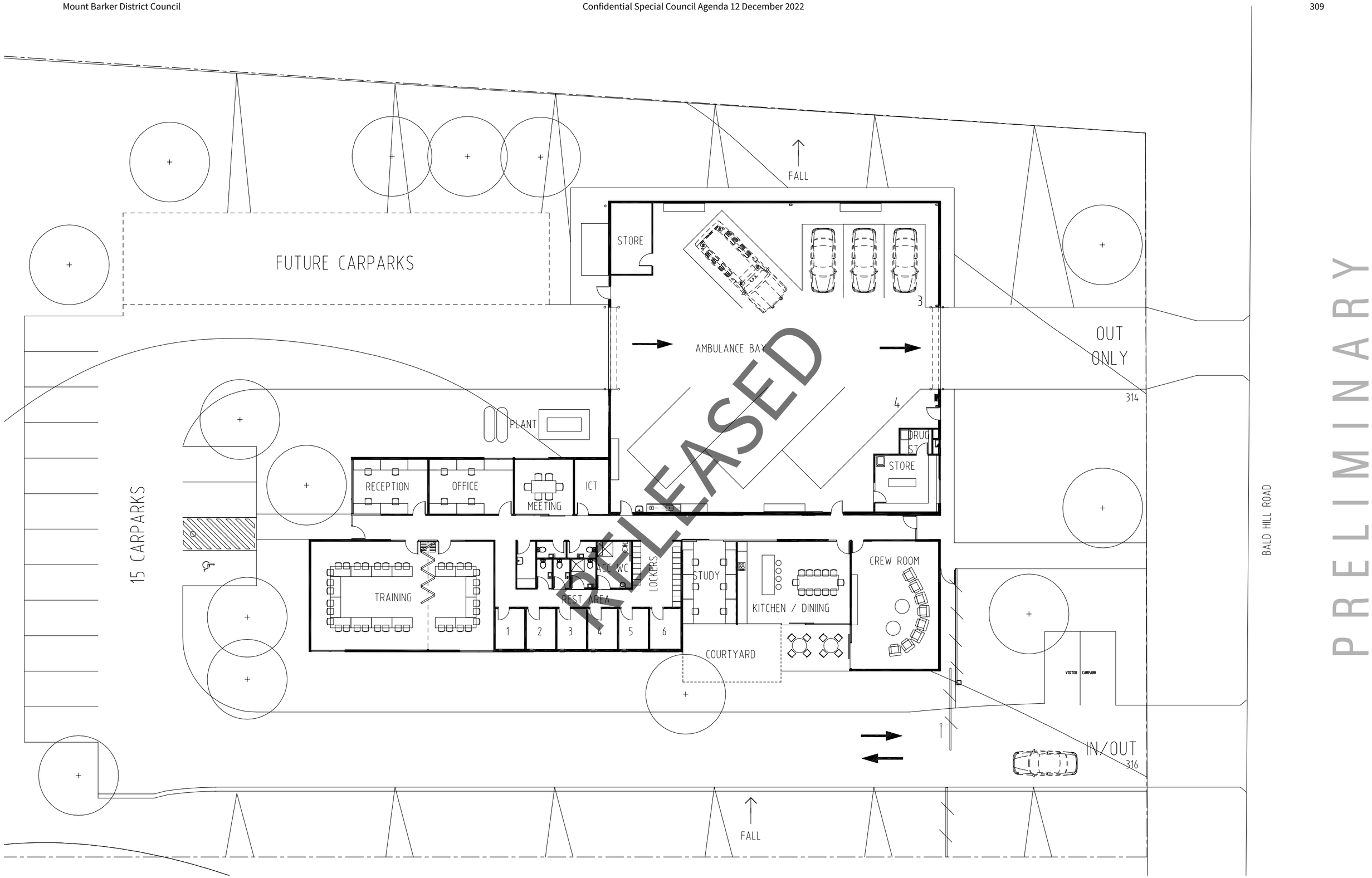

GREENWAY ARCHITECTS

0 2.5 5 10m

PROJECT NO: G22048 SCALE 1:250 AT A3

FLOOR PLAN - OPTION 2 SD.05

MT BARKER AMBULANCE STATION

BALD HILLS ROAD, MT BARKER, SA 5251 ISSUE DATE: 07.11.2022

RELEASED

PRELIMINARY

GREENWAY ARCHITECTS

0 2.5 5 10m

PROJECT NO: G22048 SCALE 1:250 AT A3

SECTION - OPTION 2 SD.06

MT BARKER AMBULANCE STATION

BALD HILLS ROAD, MT BARKER, SA 5251 ISSUE DATE: 07.11.2022

OFFICIAL: Sensitive

In reply please quote:
Ref No: A4471829
File No: 2022-09476
Enquiries to: Angela DeBorsey
Telephone: 0424 588 322

Government of South Australia
Health
Department for Health and Wellbeing

Department for Health and Wellbeing
Infrastructure
Level 5, Citi Centre
11 Hindmarsh Square
Adelaide SA 5000

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ABN 97 643 356 590

www.health.sa.gov.au

Mr Brian Clancy
Deputy CEO / General Manager
Governance, Strategic Projects and Wastewater / Recycled Water
Mount Barker District Council
PO Box 54
MOUNT BARKER SA 5251

Email: bclancey@mountbarker.sa.gov.au

RELEASED

Dear Brian,

RE: SAAS – NEW MOUNT BARKER AMBULANCE STATION
FURTHER SITE / LOCATION INFORMATION

Thank you for your letter dated 20 October 2022 and your attendance at the Teams meeting on 10 November 2022. We also thank Council for its commitment of progressing a new Mount Barker Ambulance Station and its understanding of the critical importance of the SA Ambulance Service (SAAS) to the state of South Australia and in particular the Mount Barker community.

SAAS and the Department for Health and Wellbeing (DHW) detail below additional information in response queries raised by Council:

Preferred location:
To reiterate the proposed location of the ambulance station is determined by SAAS's ability to meet eight-minute response times within the Urban Centres and Localities (UCL) boundary for Priority One (life-threating) and onward transportation to the nearest hospital, this being Mount Barker District Soldiers Memorial Hospital. As you can undoubtedly understand, rapid response to Priority One Emergency calls is a critical consideration in determining ideal station location.

The preferred location to meet this critical response time is the northern corner of 272 Bald Hills Road, Mount Barker next to the roundabout (corner of Bald Hills Road and Springs Road), however the preferred location from the options presented in Council's letter dated 20 October 2022 is **Site B** (Appendix 2)

We summarise below our assessment of the suitability of Sites A, B and C as follows:

Site A:

- This is a long way from 'central Mt Barker' and paramedics must travel approximately 4km along the South Eastern Freeway to reach the northern end of Mt Barker. Approximately eight minutes' drive from Mt Barker Hospital.

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- Cannot reach the southern end of the Mt Barker UCL in eight minutes potentially resulting in Priority One emergency calls not being responded to within required timeframes.

Site B:

- Easy access to Springs Rd and Bald Hills Rd for response in different parts of Mt Barker.
- Coverage of the entire Mt Barker UCL is within eight minutes allowing for appropriate response times for Priority One emergency calls.
- Mt Barker Hospital is 4.8 minutes from the site.
- The centre of the Hutchinson Rd hotspot is 5.2 minutes from the site.

Site C:

- A less desirable version of Site B with regards to location.
- Potentially subject to flooding and as a result may require additional construction spend impacting budget allocations for construction.

Figure 1

Figure 1 the current Mt Barker station, Mt Barker District Soldiers' War Memorial Hospital, the three proposed station locations and the Australian Bureau of Statistics 'Urban Centres and Localities' boundary for Mt Barker.

Concept Plan and Renders

Please refer to the following:

- Reference Stations for illustration purposes of ambulance stations elsewhere within South Australia, note the final design will be subject to budget constraints (Appendix 1)

- Site B
  - Site boundary (Appendix 2)
  - Concept floor plan (Appendix 3)
  - Elevation and topography (Appendix 4)

Timeframes
As referred to in our letter dated 26 September 2022, the following timeframes had been anticipated. Council will note that DHW and SAAS are now some four months behind schedule, therefore it is imperative that Site B is secured as a priority.

TASK	START	FINISH
Secure Allotment / Ability to access for site investigations	August 2022	October 2022
Engagement of Project Design Team	COMPLETED	
Design / Documentation Phase	October 2022	May 2023
Approvals (SCAP / PWC) / Construction Procurement / Award (all concurrent)	February 2023	July 2023
Construction Phase	August 2023	June 2024
Commissioning Phase	June 2024	June 2024

Land tenure
It is agreed in principle between Council and DHW that an acquisition of the site is the preferred option. As per Premier and Cabinet Circular 114 Renewal SA will be the point of contact in respect of an offer to purchase. Renewal SA are in the process of engaging a valuer to undertake a market valuation of Site B.

Memorandum of Understanding (MOU)
We enclose the MOU for your final review (Appendix 5)

We trust this addresses all your questions appropriately and we are looking forward to working with Council to deliver this important Government commitment in a timely manner therefore your prompt response would be appreciated.

Please contact Angela DeBorsey on angela.deborsey2@sa.gov.au or 0424 588 322 if you have any further queries.

Yours sincerely

MARK FILIPOWICZ
A/Executive Director, Infrastructure

24 / 11 / 2022

CC Rob Elliot, Chief Executive Officer, SAAS

App 1 Reference Stations
App 2 Site boundary
App 3 Concept floor plan
App 4 Elevation and topography
App 5 MOU

RELEASED

Attachment 5 to Item 5.4

MOUNT BARKER
DISTRICT COUNCIL

Reference: 22/132453

20 October 2022

Mr Mark Filipowicz
Acting Executive Director, Infrastructure
Department for Health and Wellbeing
PO Box 287 Rundle Mall
Adelaide SA 5000

Dear Mark

RE: Confidential: SA Ambulance Service – New Mount Barker Ambulance Station

RELEASED

Thank you for your letter of 26 September 2022.

The information provided therein has been considered by council officers and I am now able to advise as follows.

Project Objective
Council is committed as a priority to working with the State Government on the progression of the new Mount Barker Ambulance Station project.

Draft State Government MOU
The draft MOU that you forwarded is restricted to the land within Certificate of Title Volume 6262 Folio 218. This land is in the ownership of council and is located on the south eastern corner of Bald Hills and Springs Roads and extending a short distance south along Bald Hills Road.

Over a period of time council has progressively acquired a number of adjacent strategic land parcels to achieve a larger consolidated land holding that is now known as 'The Summit'. This consolidation is for the primary purpose of realizing a state-significant leisure and entertainment precinct.

As council has made known to the State Government previously, council intends to undertake an open market call for expressions of interest in the development of the land within The Summit that is not yet committed.

The Summit is already home to the Summit Sport and Recreation Park (stage 1) with further stages planned, and is to be the site of a Regional Aquatic and Leisure Centre (to be constructed in stages).

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ABN 54 250 395 713

Not surprisingly there has already been significant interest expressed to council from private developers in The Summit, particularly in relation to the land on the south eastern corner of Bald Hills and Springs Roads which is a very high profile site.

This corner site is expected to be of premium interest to the market and will be a key element to enabling the optimal overall outcome for The Summit precinct, both functionally and in relation to financial return.

As evidenced in council communications with you to date, a key objective for council is to have the development of the uncommitted portions of The Summit occur in a manner that maximizes community benefit and achieves an aggregation of complementary uses, primarily relating to leisure and entertainment.

Given the above, council officers have assessed a number of alternative locations that are within council ownership/control, and are within close proximity to the preferred site nominated in your letter. These three sites are shown on the attached location plan.

Site A is owned by Council and represents an unconstrained, level and well positioned land parcel that would enable future expansion if so desired (area of approximately 7,100m2). Site B is within the land referenced in the draft MOU. Site C is the subject of council having an Option Agreement (for council to purchase the land) between the land owner and council and this includes provision for assignment by council. This is confidential. The design of the new ambulance station and this demonstrating suitable compatibility with other land uses will be important, particularly if it is located within The Summit precinct.

If the State desire to proceed to execute an MOU now then council officers would be prepared to recommend that, subject to the draft MOU being amended to not restrict the location to solely the land within Certificate of Title Volume 6262 Folio 218.

As council is now subject to the caretaker period pursuant to the Local Government (Elections) Act, there are restrictions as to decision making that currently apply.

These restrictions apply until after the conclusion of the election with the first meeting of the newly elected council currently scheduled to be held on 5 December 2022.

In the interim, the time can be used to seek to reach agreement at officer level of a mutually agreed, preferred location for the new SAAS Station which could then be reflected in an MOU (revised draft).

Notwithstanding the advice in your letter that purchase is preferred by the State Government, I note that the draft MOU provides for sale and purchase or lease. I anticipate that council would likely prefer the sale and purchase option.

RELEASED

Other Emergency Services Facilities

For some time, council has been seeking clarity as to the State's intentions as to the status of planning for new facilities for the MFS, CFS and SES in Mount Barker to cater for the significant growth, potentially via a hub. That clarity is not yet forthcoming.

The confirmation in your letter that the new SAAS Station could be located alongside other emergency service facilities without that being problematic is appreciated.

Current SAAS site

As you are aware, the current SAAS site in Mann Street is the subject of council having the first option to purchase the site, should the SAAS decide to sell. This arrangement was entered into back in 2006.

Whilst SAAS may not have any clarity as yet in relation to the future of the current site once a new Mount Barker Ambulance Station is operational, council would welcome an opportunity for early discussion regarding this site given council owns the adjacent land with a lease currently in place to a State Government agency.

Next Actions

Please contact me if you have any queries in relation to the above or require further clarification on any matter.

I look forward to receiving further information once you have had an opportunity to digest the above. I can be available at relatively short notice to participate in a meeting if that is preferred to progress the project.

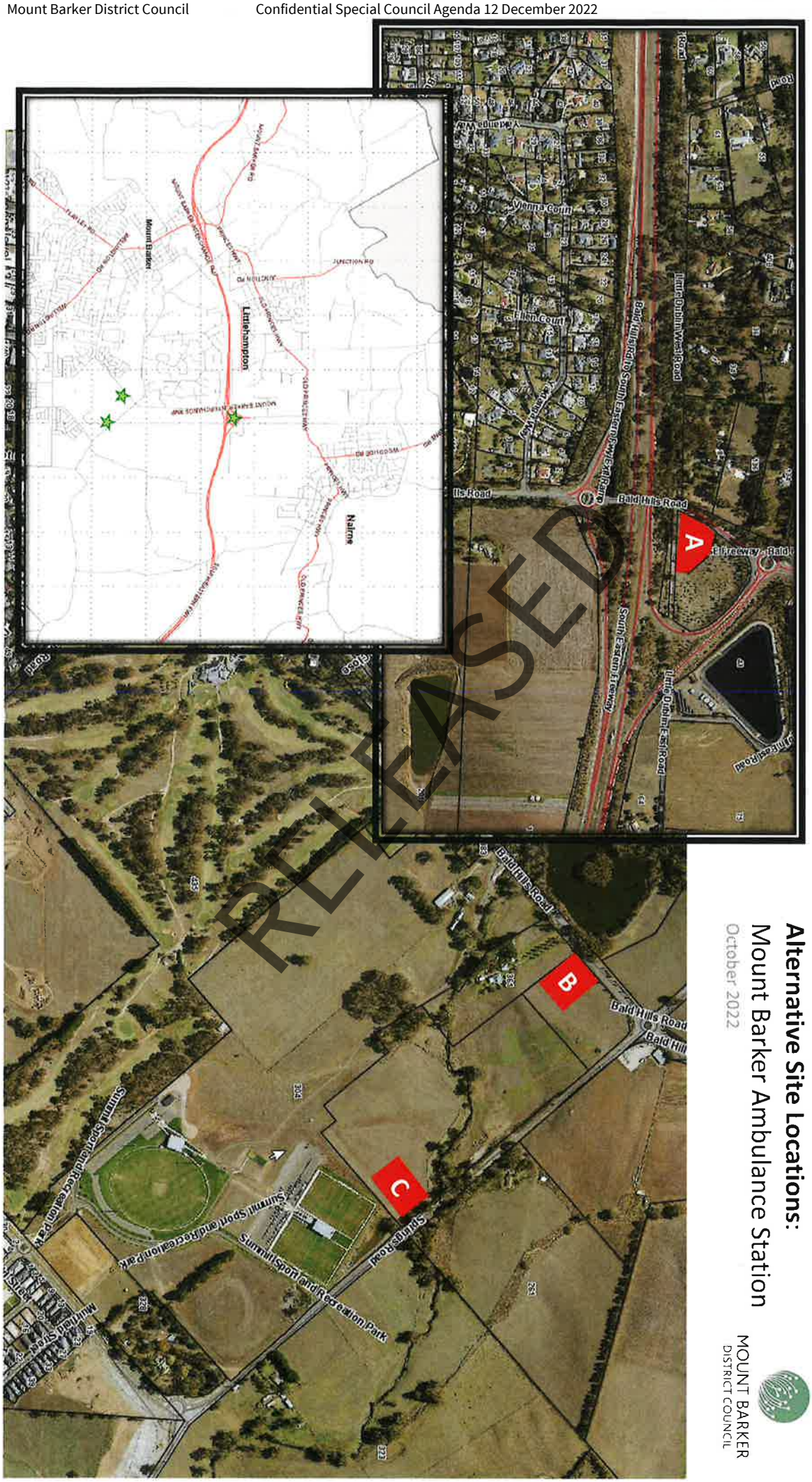
Yours sincerely

RELEASED

Brian Clancey
Deputy CEO/General Manager, Governance and Strategic Projects

Attachment

RELEASED



RELEASED

Alternative Site Locations:
Mount Barker Ambulance Station
October 2022

MOUNT BARKER DISTRICT COUNCIL

5.4 REPORT TITLE: CONFIDENTIAL ITEM: NEW AMBULANCE STATION IN MOUNT BARKER
DATE OF MEETING: 12 DECEMBER 2022
FILE NUMBER: DOC/22/151870
ATTACHMENTS: 1) Memorandum of Understanding DOC/22/152610
2) Plan of Proposed Location DOC/22/152605
3) Council Owned Land Parcel DOC/22/154751
4) Supporting Information from Dept of Health and Wellbeing (DOC/22/126968; DOC/22/152604; DOC/22/152608; DOC/22/152609; DOC/22/152613) DOC/22/157754
5) Council letter to Dept of Health and Wellbeing DOC/22/135719

Moved Councillor Westwood that Council:

Section 90 (3) (j) Order

Pursuant to Section 90(3)(j)

1. 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; Deputy Chief Executive Officer/General Manager Governance and Strategic Projects; General Manager Infrastructure; General Manager Planning and Community Services; General Manager, Corporate Services, Head of Wastewater, Program Manager Wastewater, Team Leader Waste Water Operations, Manager Financial Services and the Minute Secretary be excluded from attendance at the meeting for Agenda Item 5.4 New Ambulance Station in Mount Barker.

   The Council is satisfied that pursuant to Section 90(3)(j) of the Act, the information to be received, discussed or considered in relation to this Agenda item is information the disclosure of which would divulge information provided on a confidential basis by a State Government agency and would, on balance, at this time be contrary to the public interest.

   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.

Seconded Councillor Szilassy CARRIED
SM20221212.19

CONFIDENTIAL RELEASED

Moved Councillor Westwood that Council:

2. Authorise the Mayor to execute the Memorandum of Understanding (attachment 1) for the new Mount Barker Ambulance Station with the Minister for Health and Wellbeing, together with a covering council letter to include the following points as being requirements of council:
   a) The new ambulance station is to be located in approximately the location shown in attachment 2;
   b) The new ambulance station is to be of design quality that it would not compromise the council's objectives for the commercial development of the adjacent council owned land;
   c) The new ambulance station operation would not detrimentally impact the adjacent Laratinga Wetlands; and
   d) Council has the first right to purchase the site for the new ambulance station should the State Government propose to sell the land parcel.

Seconded Councillor Orr CARRIED
SM20221212.20

Moved Councillor Hewett that Council:

<u>Section 91(7) Order</u>

<u>Pursuant to Section 91(7)</u>

3. That having considered Agenda Item 5.4 New Ambulance Station in Mount Barker in confidence under 90(2) and 3(j) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the report, tender documents and all minutes be retained in confidence until the Memorandum of Understanding has been fully executed and the State Government has publicly announced the proposed location for the new Mount Barker Ambulance Station.

Seconded Councillor Szilassy CARRIED
SM20221212.21

CONFIDENTIAL
RELEASED

MEETING DECLARED CLOSED AT 7.55PM

MAYOR DATE