

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
179	6 June 2022	Strategic Land Purchase	<p>Section 90 (3) (b) Order</p> <p>1. Pursuant to Section 90(3)(b) Pursuant to Section 90(2) of the Local Government Act 1999 the Council orders that all members of the public except the Chief Executive Officer, Deputy Chief Executive Officer/General Manager Governance, Strategic Projects and Wastewater/Recycled Water, General Manager Infrastructure, Acting General Manager Community Services, General Manager Planning and Community, General Manager Corporate Services, Economic Development Project Manager, Risk and Governance Officer/ EA to the Mayor and the Minute Secretary be excluded from attendance at the meeting for the Agenda Item 18.2 titled Strategic Land Purchase.</p> <p>The Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda item is information the disclosure of which could reasonably be expected to prejudice the commercial position of the Council</p> <p>In addition the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in continued non-disclosure of this information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of Council's commercial position may prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter and in relation to other contract negotiations.</p>	Council report, attached documents and all minutes be retained in confidence	<p>The Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda item is information the disclosure of which could reasonably be expected to prejudice the commercial position of the Council</p> <p>In addition the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in continued non-disclosure of this information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information. The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of</p>	Retained in confidence until settlement of the purchase of the subject land parcels by council has occurred, save and except the rental payable by both of the existing tenants will remain confidential for a period of 2 years or such lesser period as may be determined by the Chief Executive Officer.	5 Sep 22	Within 12 months	Report, Minutes and Attachments excluding rent payable released on website 3 January 2023

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			<p><u>Section 91(7) Order</u></p> <p>9. that having considered the Agenda Item 18.2 titled Strategic Land Purchase in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, attached documents and all minutes be retained in confidence until settlement of the purchase of the subject land parcels by council has occurred, save and except the rental payable by both of the existing tenants will remain confidential for a period of 2 years or such lesser period as may be determined by the Chief Executive Officer.</p> <p><u>Order History</u></p> <p>5 Sep 22</p>		<p>Council's commercial position may prejudice Council's ability to be able to negotiate a cost-effective proposal for the benefit of the Council and the community in this matter and in relation to other contract negotiations.</p>				
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RELEASED

18.2	REPORT TITLE:	<u>CONFIDENTIAL REPORT: STRATEGIC LAND PURCHASE</u>
	DATE OF MEETING:	6 JUNE 2022
	FILE NUMBER:	DOC/22/60462
	ATTACHMENTS:	1 - DOC/22/65721 - STRATEGIC LAND PURCHASE MAP 2 - DOC/22/68305- COUNCIL CITY CENTRE PROPERTY OWNERSHIP (MANN ST LOCALITY)
	<u>Key Contact</u>	Tim Boundy, Economic Development Project Manager, Planning & Community
	<u>Sponsor</u>	Alex Oulianoff, General Manager Corporate Services

Community Plan 2020-2035:

Community Priority 3: Growth Infrastructure
Providing the infrastructure and services needed to enable Mount Barker's evolution into a small, modern and progressive city, servicing its residents and businesses, smaller towns and villages and the wider region.

Annual Business Plan:

The Purchase of a strategic land parcel in the Mount Barker City Centre was included in the assumptions of the Draft FY2023 Annual Business Plan.

Purpose:

To provide reasoning and seek authority for the purchase by Council of 18 Walker Street and 26 Mann Street Mount Barker to create a consolidated land parcel for the purposes of providing a consolidated site for future car parking servicing the city centre.

Summary – Key Issues:

1. Council currently owns an allotment on Walker Street and seeks to purchase two adjoining allotments to constitute a consolidated holding.
2. Provision of car parking has been identified as a key driver for economic growth and development in the City Centre.
3. An amalgamated site on Walker Street/Mann Streets could be developed at a future time for a car park servicing Gawler St and the broader City Centre.

Recommendation:

That Council:

Section 90 (3) (b) Order**1. Pursuant to Section 90(3)(b)**

Pursuant to Section 90(2) of the Local Government Act 1999 the Council orders that all members of the public except the Chief Executive Officer, Deputy Chief Executive Officer/General Manager Governance, Strategic Projects and Wastewater/Recycled Water, General Manager Infrastructure, Acting General Manager Community Services, General Manager Planning and Community, General Manager Corporate Services, Economic Development Project Manager, Risk and Governance Officer and the Minute Secretary be excluded from attendance at the meeting for the Agenda Item 18.2 titled Strategic Land Purchase.

The Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda item is information the disclosure of which could reasonably be expected to prejudice the commercial position of the Council.

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

2. Has a short term suspension of normal council meeting proceedings to enable informal discussion of the matters that relate to decision making on this agenda item;
3. End the short term suspension of normal council meeting proceedings;
4. Authorise the purchase of:
 - a) 18 Walker St, Mt Barker (being all of the land contained with Certificate of Title Volume 5755 Folio 9509) for a price of no more than \$1,250,000 (excluding GST); and
 - b) 26 Mann Street, Mount Barker (being all of the land contained within Certificate of Title Volume 5264 Folio 9509) for a price of no more than \$1,200,000 (excluding GST)

5. Authorise the Chief Executive Officer to negotiate the purchase of both 18 Walker St and 26 Mann St Mt Barker for a combined price of no more than \$2,450,000 excluding GST and authorise the Mayor and Chief Executive Officer to settle and execute all required documents for the purchases.
6. Approve the transfer of \$160,000 from the Offstreet Car Park Reserve for use in the purchase of 18 Walker St and 26 Mann Street, Mount Barker for the purposes of future provisioning of offstreet car parking.
7. Approve the proposed transfer of \$1,800,000 from the Indirect Infrastructure Reserve for use in the purchase of 18 Walker St and 26 Mann Street, Mount Barker for the purposes of future provisioning of offstreet car parking, to be confirmed when the Annual Business Plan is adopted, so as to comply with council policy on the use of this Reserve. *Note: Timing wise this confirmation would be in advance of the settlement of the land purchases.*
8. Exclude both 18 Walker St and 26 Mann Street, Mount Barker from classification as community land pursuant to the Local Government Act 1999.

Section 91(7) Order

9. That having considered the Agenda Item 18.2 titled Strategic Land Purchase in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, attached documents and all minutes be retained in confidence until settlement of the purchase of the subject land parcels by council has occurred, save and except the rental payable by both of the existing tenants will remain confidential for a period of 2 years or such lesser period as may be determined by the Chief Executive Officer.

Explanatory Notes:

1. **Confidentiality provisions are recommended given that the content of this item relates to the negotiation of the purchase of two parcels of land in the Mount Barker City Centre.**
2. **A short term suspension of normal council meeting procedures is recommended in order to allow a period of time for informal discussion given the nature of the information that is being considered and as some related matters have a long history. The short term suspension requires the approval of at least two thirds of the council members present.**

Background:

1. Council currently owns 20 Walker Street, Mount Barker (being all of the land contained within Certificate Title of Volume 5070 Folio 9509), having purchased the property of 1,069sqm in 1995 for \$175,000.
2. 20 Walker Street is positioned on the North West corner of Walker and Mann Streets, is 1,069sqm and is classified as Community Land pursuant to the Local Government Act. See Attachment 1 – the parcel shown in green.
3. 20 Walker Street is currently used for 28 at grade (open air, ground level) car parking spaces.
4. 18 Walker Street sits on the Northern boundary of 20 Walker Street and is 717sqm. See attachment 1 – the parcel shown in red.
5. 26 Hack Street, immediately to the rear of 18 Walker Street, recently sold for \$1.375m. It is noted there is a greater level of capital improvements on this site relative to the site at 18 Walker Street.
6. 26 Mann Street is 1014sqm, and sits on the total western boundary of 20 Walker Street. See attachment 1- the parcel shown in yellow. Together they form the total southern boundary of 18 Walker Street.
7. A consolidated site of all 3 properties would be approximately 2785 sqm.
8. Over an extended period of time, Council has made significant investments toward the potential for a car parking solution for the community including negotiations with land holders, land acquisitions, several studies and investigations.
9. Council has for some time taken a strategic approach to the purchase of land within the Mount Barker City Centre. It has done so recognising the significant importance of the centre to cater for the future population of the District. A plan demonstrating Council's land ownership in the vicinity of Mann Street in the City Centre is shown in attachment 2.
10. In July 2012 Council endorsed the Mount Barker Town Centre Strategy which recommends that Gawler Street will be an environment which provides entertainment, shopping and commercial activities supported by surrounding uses, strong pedestrian connectivity and activity links to surrounding areas.
11. The Mount Barker Town Centre Strategy provides a direction as to how the Centre can accommodate future development to meet the demands placed on it as a result of growth. The strategy provides an action to establish a significant additional car parking facility to support more activity in the

Centre. This need/objective was recognised by Council many years earlier as reflected by its inclusion in the 2006 Infrastructure Agreements executed by council and a number of developers (see below).

12. The Town Centre Strategy suggests that there should be a provision for 100 additional car parking spaces servicing the Gawler Street Precinct.
13. Multiple parking structures, dispersed amongst the City Centre is the recommended approach, with access from the ring route (Cameron, Mann and Druids Avenue) strongly preferred in order to reduce congestion within the core of the City Centre.
14. Council engaged Property & Advisory in 2012 to produce a Car Parking study that assessed the suitability of 3 sites in the city centre for multi-deck car park development potential. Those three sites were:
 - a. 20 Walker Street
 - b. Land at rear of the Mount Barker Town Hall, Cnr Stephen and Mann Streets that was purchased by Council from the Anglican Church (see attachment 2)
 - c. Car park at rear of The Barker Hotel, including council owned at grade car park on Walker Street (see attachment 2 – shown as 23 Walker Street)
15. Council is continuing to engage with the Fassina Group, (owners of the Barker Hotel) to understand whether an integrated multi-level parking solution is feasible on this site. The cost to acquire the land and replace the existing 94 car parks on site, present significant barriers to this sites feasibility however it remains an option as part of Council's long-term strategy to underpin Gawler Street and the broader City Centre with multiple multi-deck car parking structures. Work continues on this front, however to date and despite years of effort by the parties, it has not yielded an outcome.
16. Council is currently in the process of finalising an Economic Development Strategy for the District. A key objective of the Strategy is to promote the City Centre as a focus for investment and employment outcomes. Council through this proposal is demonstrating its commitment to the City Centre as a centre for activity.

Discussion:

17. Council has been presented an opportunity to purchase 18 Walker Street and 26 Mann Street by the current land owner. The purchase of these land parcels by Council will enable a larger consolidated land holding in the City Centre with a view to increase this land holding to adjacent properties for car parking purposes and ground level activation land uses.

18. A larger consolidated land holding will enable council to lead a master planned outcome and capture the associated value uplift.
19. The currently owned Council site at 20 Walker Street is relatively small but it adjoins other sites that have low density uses or are underutilised for the city centre.
20. Adjoining uses of 26 Mann Street and 18 Walker Street are, two detached dwellings west fronting Mann Street; at grade car park to the northern boundary at 14-16 Walker Street servicing the bank at 12-14 Gawler Street; and, offices to the west fronting Hack Street.
21. 18 Walker Street is currently not optimised for community or commercial value. Amalgamated with adjoining sites it has strategic value when considered with council's other land holdings in close proximity on Hack Street, Mann Street, Walker Street and Stephen Street (see attachment 2).
22. A consolidated land holding has the potential for council to partner or directly develop an integrated car parking solution to service the city centre.
23. The 2012 Property & Advisory Car Parking Study identified the 20 Walker street site as the potential site for a future car park with the below considerations:
 - a. Comprises a 1069sqm site measuring 48m x 22m, which is insufficient size or width to accommodate a decked carpark;
 - b. Situated on a prominent and accessible corner site with full at grade frontages to two significant streets;
 - c. Achieving 250 spaces in a decked carpark would require the acquisition of at least one and possibly two adjoining sites to allow sufficient areas for vehicle circulation patterns and ramping and, assuming an enlarged site of around 3000sqm would produce a structure of approximately 4 levels;
 - d. Would require some non-carpark use at ground level to activate the corner and to preserve amenity;
 - e. Unless Council is prepared to aggregate a larger site through acquisition of adjoining land then this site can be ruled out for development.
24. A multi-storey car park would support business growth in Gawler Street and city centre environs and free up other at-grade parking areas in the city centre for redevelopment.
25. There are currently 19 at grade or undeveloped car park areas across the city centre totalling approximately 32,500sqm.

26. Provision of public parking will support the economic prosperity of the city centre through increased opportunity for commercial development and density of employment.
27. The current tenant of the site at 18 Walker Street is Headspace. Headspace are a youth mental health service, a very important service provided to the community. It is currently on a [REDACTED] [REDACTED]. Council is aware that Headspace is looking to expand their offering which may require an increased accommodation requirement or alternative accommodation.
28. The current tenant of 26 Mann Street is law firm Mead, Robson, Steele. Its current lease expires in September 2023 with an option to renew. The current rent is [REDACTED] with the tenant liable for outgoings.
29. Initially an offer was made for the 18 Walker St property, the owner responded with an offer to sell both 18 Walker St and 26 Mann St for \$2,450,000.
30. The Council Off Street car parking reserve, established in 2005, would be utilised to assist in funding the purchase of the two properties as per recommendation 6. Council has received \$300,734 in contributions to its fund. These contributions are from developers in lieu of the provision of the required number of car parks when undertaking development/re-development.
31. The current cash contribution per car park is \$26,624 + GST. This represents a 75% of actual land and construction costs of new car parking in the district. The contribution does not allow the contributor to retain fee simple ownership of car parking spaces or reserved use of spaces. The contribution funded car parking spaces must be located in the Regional Town Centre Zone. Contributions are not frequently received.
32. Council initiated the rezoning of several land parcels in 2006 in the townships of Mount Barker, Littlehampton, Nairne and Meadows. As a pre-condition to the rezoning, Council and the relevant land owners/developers executed Infrastructure Agreements to secure contributions from developers to infrastructure needs arising from the rezoning.
33. These contributions are payable by the developer when development is undertaken. One element of these Infrastructure Agreements was for “indirect infrastructure” that being infrastructure required on account of the cumulative impact of the growth from the parcels that were rezoned.
34. Within those Infrastructure Agreements, it was proposed that the contributions from developers be used for:

- a) Upgrading Bald Hills Road in conjunction with the freeway interchange;
 - b) Further development of facilities at Anembo Park;
 - c) Extensions to the linear trail network; and
 - d) A "...major new car park to service the Mount Barker township central business area".
35. The indirect infrastructure contribution is per each new allotment created. The current amount per each new allotment is \$5,250 ex GST. The indirect infrastructure reserve as at end May 2022 held a balance of \$3.23 million. It is currently forecast that there is around a further \$600,000 to be received from developers before all of the land subject to the 2006 Infrastructure Agreements has been developed.
36. To date of the above four purposes for the use of the funds, the only one yet to have any funds acquitted is the new car park.
37. Council Policy (Indirect Developer Contributions – Funds Management) requires that decision making on the use of funds in this Reserve occur as part of the Annual Business Plan process. The draft Annual Business Plan includes reference to the purchase of a strategic land parcel as at the time of the draft being prepared, only 18 Walker Street was known to be available for purchase, not 26 Mann Street as well. Given that change in circumstances and the need for confidentiality in the negotiation of the purchase of the two land parcels, a variation from the Council Policy will need to occur in that the use of funds from this Reserve for this purpose was not identified in the draft Annual Business Plan. This is not seen as a major variation as the decision to use funds from this reserve will still be able to be confirmed at the July 2022 council meeting when the Annual Business Plan is adopted.
38. For clarity, it is proposed that for at least the short term, the existing land uses will continue. A change of land use for 18 Walker Street and 26 Mann Street to enable a new car park and the timing of this will be the subject of decision making at a council meeting at the appropriate time.
39. Such a decision could also be in tandem with determining if other council held land parcels in this vicinity may become surplus to needs such as the property at 23 Walker Street.
40. Should a future council meeting decision see the new car park not proceed on the consolidated land holding that will be achieved by the recommended purchases, then at that time such a decision can be accompanied by the redirection of the funds from reserves used for the purchase of these two land parcels so the car parking objective is still achieved by Council, albeit at

another location. This would ensure compliance with the stated purpose for the use of the reserve funds.

41.

Community Engagement:

Informing only	Consultation will occur on the broader development of a consolidated land holding.
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Policy:

Car Parking Contribution Fund Policy

Indirect Developer Contributions – Funds Management Policies

Long Term Financial Plan:

The adopted Long Term Financial Plan 2020-2030 included in its assumptions the contribution/construction of a Car Parking outcome for the City Centre.

Budget:

Purchase price of \$2,450,000 included in the FY23 Draft Budget. The property will not attract Stamp Duty but the transfer registration fee will be \$21,420 plus legal and conveyancing fees of \$5,000 totalling \$2,476,000 excluding GST.

Both properties are currently tenanted. 18 Walker Street should continue to provide income, acknowledging that in the short term there may be a vacancy period and leasing costs if the current tenant moves out. The property should attract a new tenant with the rent payable to be based on market rates at the time, which may potentially be a little lower than the current short term rate. 26 Mann St has a long term tenant with the potential for some rental growth on review to market rates.

The commercial rental income is likely to offset the majority of the finance and holding costs associated with the purchase of the two properties. Any further development of the site for a higher capacity car parking outcome will be subject to a further Council decision making, due diligence and a detailed business case.

Following the outcome of this proposed purchase of land a review of Council's land holdings in the City Centre will be undertaken with the view to present Council with a strategy around the future purpose/potential or otherwise of each parcel of land.

Adjustments to the budget to reflect the acquisition and holding costs and associated revenue will be included in either a revised draft FY2023 budget or included in a subsequent budget review.

Proceeds from the sale of a portion of road (Follet Close, Totness) \$490k will be used to part fund this acquisition, in addition to the transfer of funds from both

the Offstreet Carpark reserve (\$160k) and the Indirect Developer Contribution Reserve \$1,800k.

Statutory/Legal:

Contracts for sale and purchase to be prepared.

The subject land parcels are to be excluded from classification as community land pursuant to the Local Government Act.

Staff Resource Requirements:

Some specialist external service provision has been sought including valuation and legal. Conveyancing would also be sourced externally.

Environmental:

See comment re asbestos in Risk Assessment.

Social:

The acquisition has the potential to contribute to car parking provision in the future.

Risk Assessment:

Asbestos registers have not been provided at this point. The purchase will be subject to sighting the registers.

Asset Management:

The purchase will add to Council's assets. Council staff have inspected the 18 Walker St building which presents well; prior to the purchase of the properties staff will inspect 26 Mann St to assess the building condition.

Conclusion:

There is currently an under provision of car parking in the City Centre. Council seeks to purchase properties adjoining 20 Walker Street to create an amalgamated site of sufficient scale to develop a car park solution to service Gawler Street and City Centre, whilst also providing a strategic development opportunity servicing a city catering for a regional population of over 100,000 into the future.

This would enable the development of sites in the city centre, including the City Centre Project site, and underpin access to Gawler Street. Council's car parking fund and Indirect Developer Contribution Reserve would be utilised to fund the majority of the purchase price. It is the intent to purchase and hold the properties and secure a commercial income in the interim until such time that an off street car parking proposal and business case has been developed and further Council decision making around a proposal has been made.



1-June-2022

Attachment 1 to Item 18.2

- 20 Walker Street
- 18 Walker Street
- 26 Mann Street

Scale = 1:378 000

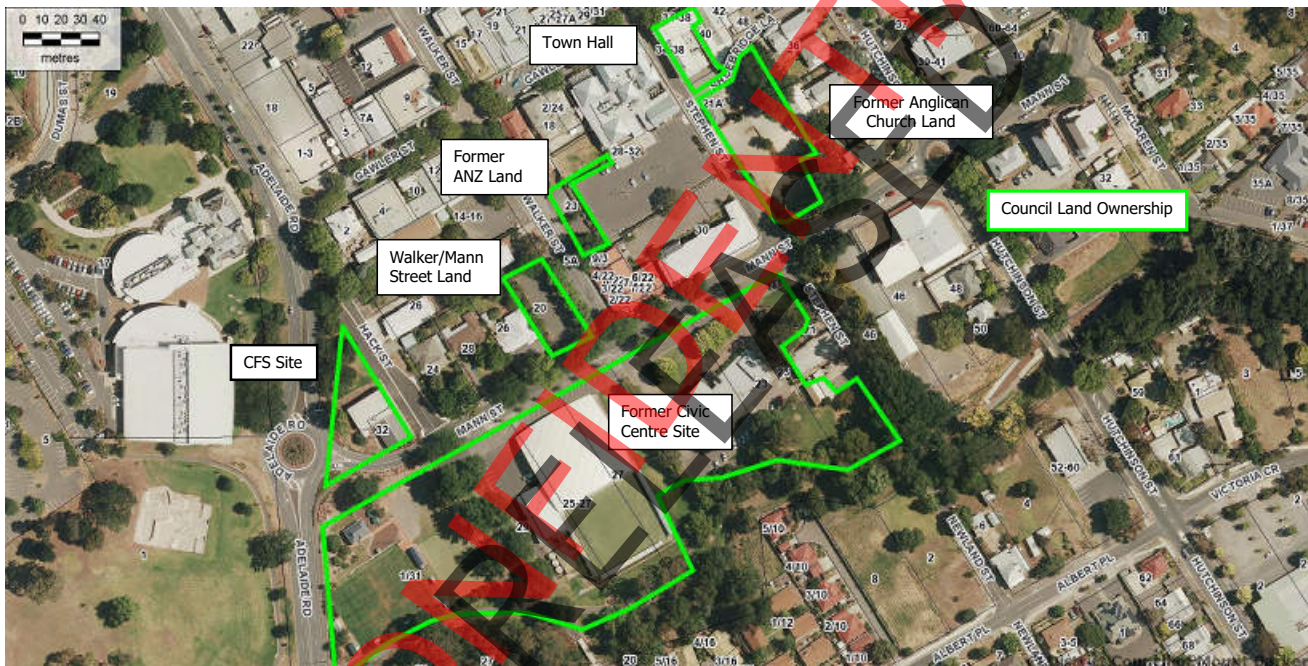
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Council Land Ownership - City Centre (Mann St Locality)

Attachment 2 to Item 18.2



18.2 **REPORT TITLE:** **CONFIDENTIAL REPORT: STRATEGIC LAND PURCHASE**

DATE OF MEETING: **6 JUNE 2022**

FILE NUMBER: **DOC/22/60462**

ATTACHMENTS: **1) DOC/22/65721 - STRATEGIC LAND PURCHASE MAP**

2) DOC/22/68305 – COUNCIL CITY CENTRE PROPERTY OWNERSHIP (MANN ST LOCALITY)

Moved Councillor Seager that Council:

Section 90 (3) (b) Order

1. Pursuant to Section 90(3)(b)
Pursuant to Section 90(2) of the Local Government Act 1999 the Council orders that all members of the public except the Chief Executive Officer, Deputy Chief Executive Officer/General Manager Governance, Strategic Projects and Wastewater/Recycled Water, General Manager Infrastructure, Acting General Manager Community Services, General Manager Planning and Community, General Manager Corporate Services, Economic Development Project Manager, Risk and Governance Officer/ EA to the Mayor and the Minute Secretary be excluded from attendance at the meeting for the Agenda Item 18.2 titled Strategic Land Purchase.

The Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda item is information the disclosure of which could reasonably be expected to prejudice the commercial position of the Council

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

Seconded Councillor Westwood

CARRIED
OM20220606.20

Moved Councillor Orr that Council

8.31pm

2. has a short term suspension of normal council meeting proceedings to enable informal discussion of the matters that relate to decision making on this agenda item;

Seconded Councillor Westwood

CARRIED
OM20220606.21

Moved Councillor Westwood that Council

9.05pm

3. end the short term suspension of normal council meeting proceedings;

Seconded Councillor Orr

CARRIED
OM20220606.22

Moved Councillor Seager that Council

4. authorise the purchase of:
 - a) 18 Walker St, Mt Barker (being all of the land contained with Certificate of Title Volume 5755 Folio 9509) for a price of no more than \$1,250,000 (excluding GST); and
 - b) 26 Mann Street, Mount Barker (being all of the land contained within Certificate of Title Volume 5264 Folio 9509) for a price of no more than \$1,200,000 (excluding GST)

5. authorise the Chief Executive Officer to negotiate the purchase of both 18 Walker St and 26 Mann St Mt Barker for a combined price of no more than \$2,450,000 excluding GST and authorise the Mayor and Chief Executive Officer to settle and execute all required documents for the purchases.
6. approve the transfer of \$160,000 from the Offstreet Car Park Reserve for use in the purchase of 18 Walker St and 26 Mann Street, Mount Barker for the purposes of future provisioning of offstreet car parking.
7. approve the proposed transfer of \$1,800,000 from the Indirect Infrastructure Reserve for use in the purchase of 18 Walker St and 26 Mann Street, Mount Barker for the purposes of future provisioning of offstreet car parking, to be confirmed when the Annual Business Plan is adopted, so as to comply with council policy on the use of this Reserve.
Note: Timing wise this confirmation would be in advance of the settlement of the land purchases.
8. exclude both 18 Walker St and 26 Mann Street, Mount Barker from classification as community land pursuant to the Local Government Act 1999.

Seconded Councillor Westwood

CARRIED
OM20220606.23

Moved Councilor Morrison

Section 91(7) Order

9. that having considered the Agenda Item 18.2 titled Strategic Land Purchase in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, attached documents and all minutes be retained in confidence until settlement of the purchase of the subject land parcels by council has occurred, save and except the rental payable by both of the existing tenants will remain confidential for a period of 2 years or such lesser period as may be determined by the Chief Executive Officer.

Seconded Councillor Bailey

CARRIED
OM20220606.24

MEETING DECLARED CLOSED AT 9.06 PM

MAYOR

DATE