

CONFIDENTIAL ITEMS 2003 – JUNE 2024

#	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
206	7 August 2023	Confidential Strategic Purchase of Land	1. <u>Pursuant to Section 90(3)(b)</u> 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, General Manager Planning and Community, General Manager Corporate Services, Executive Manager to the CEO, and the Minute Secretary be excluded from attendance at the meeting for the Agenda Item 18.1 titled Strategic Purchase of Land Opportunity. The Council is satisfied that pursuant to Section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to 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	Report, related documents and all minutes	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	Retained in confidence until the settlement of the purchase of the subject land by council has occurred or such lesser period as may be determined by the Chief Executive Officer and that this order be reviewed every 12 months.		Within 12 months	<i>Report, Attachments and Minutes released on website 24 June 2024</i>

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			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. <u>Section 91(7) Order</u> 6. <u>Pursuant to Section 90 (3) (b)</u> That having considered Agenda Item 18.1 Strategic Purchase of Land Opportunity in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, related documents and all minutes be retained in confidence until the settlement of the purchase of the subject land by council has occurred or such lesser period as may be determined by the Chief Executive Officer and that this order be reviewed every 12 months.		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.				

18. CONFIDENTIAL REPORTS

**18.1 REPORT TITLE: CONFIDENTIAL: STRATEGIC PURCHASE OF
LAND OPPORTUNITY**

DATE OF MEETING: 7 AUGUST 2023

FILE NUMBER: DOC/23/89601

**ATTACHMENTS: 1 -DOC/22/73609 – BOUNDARY REALIGNMENT
PLAN
2 - DOC/23/77302 – CURRENT LAND VALUATION
3 - DOC/22/73601 – MEADOWS RECREATION
GROUND LETTER
4 - DOC/23/96913 – MEADOWS RECREATION
LAND AERIAL PHOTOGRAPH
5 - DOC/23/97240 – TREE PHOTOGRAPHS**

Key Contact Nathan Franklin, Acting Team Leader Strategic
Planning

Manager/Sponsor Alex Oulianoff, General Manager Corporate
Services

Community Plan 2020-2035:

CW Goal 1 Activity and movement - Physical and mental health and wellbeing is supported by opportunities to access parks and natural areas, quality open space and recreation and sporting facilities.

Annual Business Plan:

The annual business plan 2023/24 does not include any specific budget allocation towards this project and if the recommendations below are adopted, it will require budget adjustment as part of Council's 2023/24 budget review process.

Purpose:

To advise Council of a potential strategic land purchase of land immediately north of the Meadows Recreation Ground and to seek authority to proceed with the purchase of the land.

Summary – Key Issues:

1. The Meadows Recreation Ground oval is not compliant with relevant playing surface standards regarding length and therefore not capable of competing with other townships for Hills Football League Grand Finals, a significant income driver for local clubs and communities.

2. Council has received an offer to purchase a portion of land north of the Meadows Recreation Ground which would enable a potential future oval expansion to occur.
3. Council has been unsuccessful in a recent Office of Recreation, Sport and Racing (ORSR) grant round and an alternative funding strategy is now proposed.

Recommendation:

That Council:

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, General Manager Planning and Community, General Manager Corporate Services, Executive Manager to the CEO, Head of Wastewater, Manager Strategic and Community Planning, and the Minute Secretary be excluded from attendance at the meeting for the Agenda Item 18.1 titled Strategic Purchase of Land Opportunity.

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

2. Authorise the Chief Executive Officer or nominee to negotiate the purchase of the portion of land highlighted in Attachment 1 (DOC/22/73609) via a boundary realignment for a purchase price of no more than \$350,000 excluding GST and authorise the Chief Executive Officer or nominee to execute all required documents for the purchase and boundary realignment.

3. Note the funding contribution towards the purchase price by the Meadows Recreation Ground Committee of \$100,000 with Council's contribution to total \$375,000 excluding GST comprising Council contribution, Meadows Recreation Ground Committee contribution and associated surveying and land purchase costs.
4. Authorise a project budget of \$375,000 excluding GST to be reflected as part of Council's overall budget position at Budget Review 1 to fund the cost to complete the land purchase.
5. Note that the expanded recreation grounds land will become Community Land in its entirety and would be subject to a relevant management plan.

Section 91(7) Order

6. Pursuant to Section 90 (3) (b)

That having considered Agenda Item 18.1 Strategic Purchase of Land Opportunity in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, related documents and all minutes be retained in confidence until the settlement of the purchase of the subject land by council has occurred or such lesser period as may be determined by the Chief Executive Officer and that this order be reviewed every 12 months.

Background:

1. In October 2019 Council endorsed the Meadows Township Plan. This plan was developed in consultation and engagement with key stakeholders including the Meadows Recreation Ground Committee.
2. The Meadows Recreation Ground Committee identified an opportunity to expand the recreation ground land through a boundary realignment to enable a future oval expansion to occur. Action 36 of the Township Plan states '*Work with Meadows Recreation Ground Committee to investigate options and secure land for recreation ground and oval expansion into adjacent land to the north*'.
3. Identified as the highest priority by the Committee and listed as a short-medium priority in the Township Plan, the land purchase enables the oval to become compliant length and capable of competing with other townships for Hills Football League Grand Finals, a significant income driver for local clubs and communities.

4. Although listed as a medium term action within the Plan, the current owner of land located at 15 Kondoparinga Road, Meadows has approached Council staff with an offer to sell a portion of the land (as shown in Attachment 1) with the knowledge of the Recreation Ground Committee's priority to initially secure land as to create an opportunity to expand the oval in the future.
5. Council received a report in July 2022 which advised Council of a potential strategic land purchase of land immediately north of the Meadows Recreation Ground and to seek endorsement to proceed to apply for grant funding. The grant application was subsequently submitted to the Office of Recreation, Sport and Racing and following their assessment Council was advised in April 2023 that the grant was not successful.
6. Recommendation 5 of the July 2022 Council meeting stated that Council '*note should Council not be successful in the grant funding a further report will be presented to Council to determine its level of contribution and funding strategy*'.

Discussion:

7. Access to quality public open space is becoming increasingly important to ensure our Districts townships remain liveable, healthy and sustainable, particularly in the context of townships like Meadows that continue to have low density growth and have capacity for additional future growth.
8. The portion of 15 Kondoparinga Road, Meadows (the land) in discussion is directly to the north of the Meadows recreation ground which creates an orderly opportunity to expand existing Community Land of the Recreation Ground. This would be achieved through a boundary realignment to the benefit of an identified recreation need and to ensure the functionality of the oval and broader recreation grounds into the future.
9. The portion of land equates to 4,658 square metres as shown in Attachment 1. The portion currently contains general hobby farming land and a stand of existing mature vegetation along the fence line, most of which were understood to have been planted historically as a windbreak by the Meadows community on Arbor Day in 1974.
10. Council have obtained a current Property Valuation (Attachment 2) for this area of land and as of June 2023 this portion of land was assessed to be valued at \$375,000. The current owner of the land initially offered to sell the 4,658 square metre portion of land to Council for \$450,000 (April 2021) and then reduced the price to \$400,000 (January 2022). In March 2022 the owner reduced the asking price to \$350,000. The owner has recently confirmed that the asking price is \$350,000. Given the current independent valuation of \$375,000 there is now improved value for Council above the previous valuation of \$255,000 in June 2021.

11. Noting the significance of this opportunity the Meadows Recreation Ground Committee have committed to a contribution of \$100,000 excluding GST (Attachment 3) towards the purchase of the land. Their commitment to this opportunity remains strong and the general sentiment from the committee is that they would like to have this matter resolved if possible. Likewise, recent discussions with the property owner have indicated that they are still offering this land for sale albeit he has concerns regarding the timing and the context of increasing property prices in Meadows.
12. In the context of the unsuccessful ORSR grant application Recommendation 5 of the endorsed July 2022 Council report noted that *'should Council not be successful in the grant funding a further report will be presented to Council to determine its level of contribution and funding strategy.'*
13. Given the timeliness of the oval expansion opportunity, the generous support from the Meadows Recreation Ground Committee and the existing supportive property owner it is recommended that the strategic land purchase for the oval expansion proceed immediately.
14. If the proposed sale price of \$350,000 excluding GST was supported by Council the proposed funding strategy would consist of the following:

Council	\$250,000
Meadows Recreation Ground Committee	\$100,000
Total ex GST	\$350,000

15. Council staff having considered the strategic alignment, especially that contained within the Meadows Township Plan, and the opportunity of this land acquisition provides for an improved area of recreation land and community land and further assists with the longevity of the Meadows Recreation Grounds.
16. This potential land acquisition provides the opportunity for the future oval expansion but does not immediately commit Council to the construction of the oval and associated works. Any construction of the oval would be the subject of future budget, and/or grant allocation and potential contribution from stake holders.
17. While the oval extension has not been fully designed Council staff have identified that any oval expansion would likely result in the need to remove 5-8 existing trees immediately north of the existing oval (depending on the design). Photos of these trees are included in Attachment 5. These trees have been reviewed by Councils Arborist and are understood to have been planted by the community in 1974. Councils Arborist has previously assessed the trees immediately north of the oval as not being worthy of constraining future oval development as the trees demonstrate poor tree structure.

18. In addition and notably, several larger mature trees would be located upon the expanded recreation ground lands affording these trees greater future protection within Community Land should the land acquisition occur. This balanced approach is supported by Councils Arborist.
19. This report seeks a financial commitment of Council of \$250,000 excluding towards the purchase of the land plus the \$25,000 required for the land settlement process. The significant contribution put forward by the Meadows Recreation Ground Committee is recognised and is appreciated as a significant achievement by the community.
20. There is the opportunity for the Council costs associated with this proposal to be funded through other surplus land sales occurring within the district. A number of land sales are due to settle before the end of 2023 providing a substantial inflow of capital.

Community Engagement:

Informing only	Confidential Report
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Policy:

N/A

Long Term Financial Plan:

The adopted Long Term Financial Plan does not specifically reference this project.

Budget:

The annual business plan 2023/24 does not include any specific budget allocation towards this project and would require consideration as part of Councils budget review process.

For the purchase cost Council would also be liable for costs including, surveyor fees, LTO fees, legal fees, stamp duty and transaction costs. These costs are estimated to be approximately \$25,000.

If the land is purchased, funding would also need to be allocated in the future for the construction of the oval extension. An indicative cost estimate for the construction of the oval in the range of \$250,000-\$350,000. Council has advised the Oval Committee that this would require separate approval in future years depending on Council's recreation funding priorities and district wide demands.

The total project budget of \$375,000 to be reflected as part of Council's overall budget position at Budget Review 1 to fund the cost to complete the project.

Statutory/Legal:

If approved by Council the purchase would be via a boundary realignment which will require a Development Application. A contract conditional on the boundary realignment will be signed with the current owner of the land. The expanded land would be community land in its entirety and would be subject to a management plan.

Staff Resource Requirements:

Preparation of the recommended documentation can occur within existing staff resources.

Environmental:

Should any trees require removal then there would be an impact to the local environment. Replacement planting would be required to offset this loss. A review of the trees immediately north of the oval by Council Arborist concluded that the trees were not worthy of constraining any future development of the site.

Should this proposal proceed several larger mature trees would be then contained within Community Land which assists with their protection.

Social:

This proposed land acquisition has the ability to provide for an improved recreational space resulting in social and economic benefit to the community.

Risk Assessment:

The risk in not meeting community expectations that have been strategically aligned through the Meadows Township Plan needs to be managed should this proposal not proceed.

Asset Management:

The potential land acquisition would expand community land provisions within Meadows and increase Councils current recreation ground asset. The relevant management agreement between council and the Meadows Recreation Grounds would also need to be extended over the expanded recreation land asset.

Conclusion:

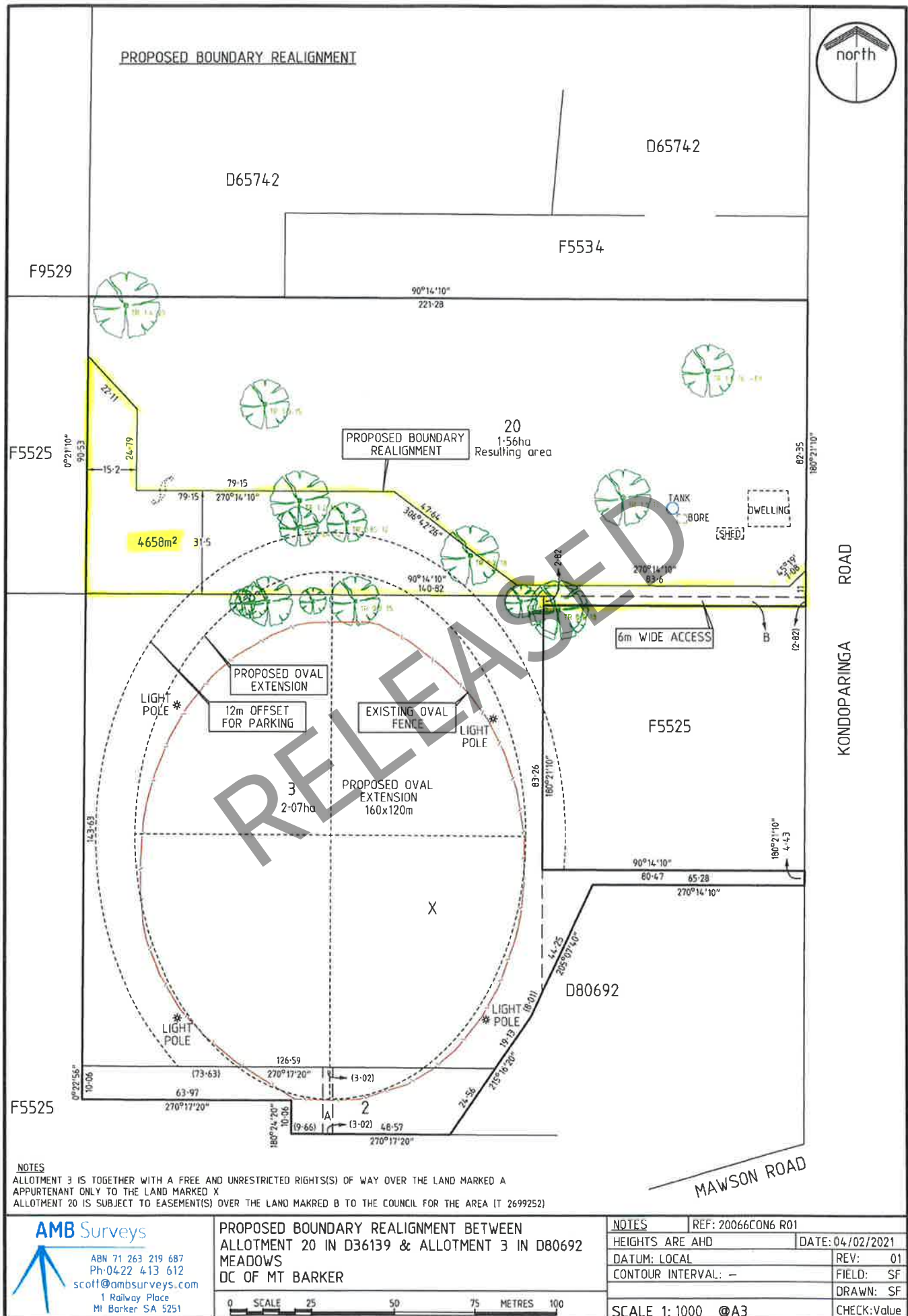
Council staff have identified strategic merit for the expansion of the Meadows Recreation Ground through an opportunity to purchase land. Support to purchase the strategic land north of the Meadows Recreation Ground is recommended given the community benefits that this land acquisition would deliver to the Meadows Recreation Ground, the township of Meadows and the district.

Previous Decisions By/Information Reports to Council

Meeting Date	July 2022	CM Reference	DOC/22/71590
Title	Strategic purchase of land for recreation and grant submission		
Purpose	To advise Council of a potential strategic land purchase of land immediately north of the Meadows Recreation Ground and seek endorsement to proceed to apply for grant funding.		

Meeting Date	March 2020	CM Reference	DOC/20/16988
Title	Grant Funding – Open Space and Places for People		
Purpose	To seek authority to lodge submissions for grant funding under both the Open Space and Places for People Programs.		

RELEASED





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- A Valuation Certificate prepared for
Portion of 15 Kondoparinga Road, Meadows SA 5201
Under instructions from Ms Mardi Nottage
On behalf of the Mount Barker District Council

RELEASED

Under instructions from:

Ms Mardi Nottage
Procurement, Property and Contracts Office
Mount Barker District Council
PO Box 54
MOUNT BARKER SA 5251

McGees (SA) Pty Ltd
ABN 98 504 916 044

Liability limited by a scheme approved under Professional Standards Legislation

VALUATION CERTIFICATE

INSTRUCTIONS

Ms Mardi Nottage
Procurement, Property and Contracts Officer
Mount Barker District Council
PO Box 54
Mount Barker SA 5251

ADDRESS

Portion of 15 Kondoparinga Road
Meadows SA 5201

BRIEF

To assess the market value of the freehold interest of the subject property for strategic advisory purposes.

This report has been prepared for the private and confidential use of the Mount Barker District Council and it should not be reproduced in whole or in part or relied upon for any other purpose or by any party other than the above without our written authority.

The valuation is based on the following definitions and is current as at the Date of Valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon after the expiration of three months from the Date of the Valuation or such earlier date if you become aware of any factors that have an effect on the valuation.

The valuer confirms that:

- The statements of fact presented in the report are correct to the best of the Valuer's knowledge.
- The analysis and conclusions are limited only by the reported assumptions and conditions.
- The Valuer's fee is not contingent upon any aspect of the report.
- The valuation was performed in accordance with an ethical code and performance standards.
- The Valuer has satisfied professional education requirements.
- The Valuer has experience in the location and category of the property being valued.
- The Valuer has made a personal inspection of the property.
- No one except those specified in the report has provided professional assistance in preparing the report.

This report complies with the International Valuation Standards (IVS) published by the International Valuations Standards Council (IVSC) as adopted by the Australian Property Institute (API), including the API's Guidance Papers (GP) and Protocols.

Market Value

The International Valuation Standards Council (IVSC) defines market value as:

"The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing where the parties had each acted knowledgeably, prudently and without compulsion."

Highest and Best Use

"Highest and best use" may be defined as that legal and profitable use found to be physically possible, appropriately supported and financially feasible, and which results in the highest value.

Valuer's Interest

Neither McGees Property nor its valuers have any pecuniary interest in, or with parties associated with the subject of this assessment that would conflict with the independent valuation of the property.

GST

We are not experts in GST legislation or implementation. Unless otherwise stated our valuation has been completed on a GST exclusive basis. Furthermore, all sales information herein has been detailed on a GST exclusive basis unless otherwise stated.

DATE OF INSPECTION

24 May 2023

DATE OF VALUATION

24 May 2023

TITLE PARTICULARS

The subject of this assessment pertains to portion only of the below Title.

Real Property Description

Allotment 20 in Deposited Plan No. 36139
in the area named Meadows, Hundred of Kuitpo

Certificate of Title Volume 5110 Folio 576

Registered Proprietor(s)

Dennis Ross Thorpe

Easements, Encumbrances and Interests

- Subject to easement(s) over the land marked A to the Council for the area.

Impact of Registered Interests

The easement encumbers a portion of land to the south-east of the parent site. It is 2.82 metres wide and extends 80.47 metres west along the southern boundary of the site from Kondopargina Road. The encumbered land has an area of approximately 227 square metres.

The easement is contained within the portion of the parent site under review herein and has been considered in our assessment.

Qualification

Our valuation is based on the attached copy of the current Title search of the parent property obtained from the *South Australian Integrated Land Information System (SAILIS)* and assumes that the property is free of all easements, encumbrances and interests other than those recorded on the Title.

We have also been provided with an overlay plan of the area of interest (subject land) by our instructing party. We have relied upon this plan herein.

As no current survey has been sighted, the valuation is made on the basis that there are no encroachments or restrictions by or upon the property and this should be confirmed by a Survey Report and/or advice from a registered surveyor. If any encroachments are noted on the Survey Report, we should be consulted to reassess any affect on the value stated in this report.

PLANNING AND DEVELOPMENT CONTROLS

Zoning

As at the Date of Search of the Planning and Design Code (22 May 2023) the property is contained within the Neighbourhood Zone, within the Mount Barker District Council.

The Desired Outcome of this zone is as follows:

DO 1: Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.

Minimum site area within this zone is 800 square metres and the minimum frontage is 20 metres.

An extract of the relevant section of the Planning and Design Code is copied into the Appendices.

Heritage Listing

The subject property is not listed on any Local or State Heritage Registers.

Native Title

We are not aware of any Native Title claims or any aboriginal heritage sites associated with the subject property. Our assessment has been completed on the assumption that there are no actual or potential Native Title claims or impacts.

Protected Vegetation

We have assumed that no trees or other vegetation are protected and could be removed to facilitate development if so desired.

Certificate of Classification

For the purpose of this valuation, we have assumed that all necessary town planning approvals and consents for the existing development have been obtained and are compliant.

STATUTORY ASSESSMENT

For rating and taxing purposes the statutory assessed values of the property as determined by the Office of the Valuer-General released 1 July 2022 and dated 1 January 2022 are as follows:

Valuation No.	CT Reference	Site Value	Capital Value
5822823105	5110/576	\$700,000	\$800,000

The statutory assessments are made as at 1 January 2022 and are not necessarily reflective of market value. This information was obtained from the SA Integrated Land Information System (SAILIS) administered by Land Services SA (LSSA) and is assumed to be correct.

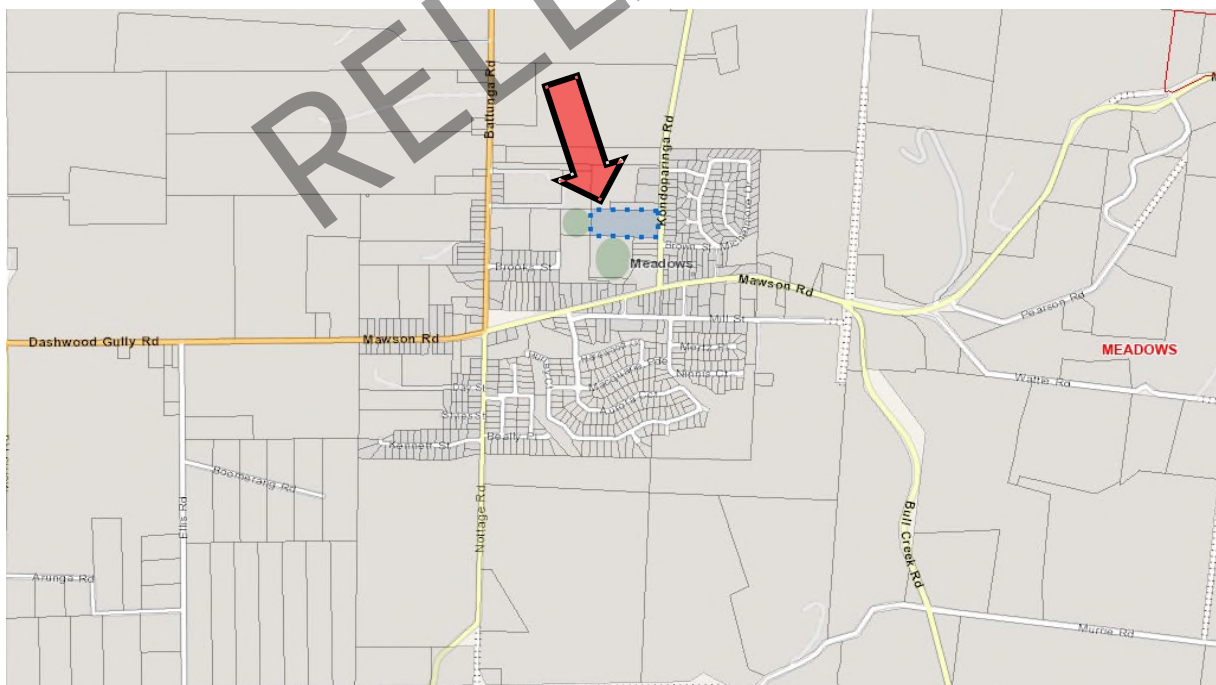
The statutory assessments made as at 1 January 2023 are not released until July 2023.

LOCATION AND SERVICES

The subject property is located within the Adelaide Hills township of Meadows, approximately 45 kilometres (by road) south/south-east of the Adelaide Central Business District. More particularly, the subject land is portion of a large site on the eastern side of Kondoparinga Road, approximately 175 metres north of its intersection with Mawson Road (high street of the township).

Meadows, with a permanent resident population of 1,717 persons as at the 2021 Census, provides a range of services and amenities commensurate with a township of this scale. Noted amenities include a recreation hub (football oval, lawn bowls club, tennis club), a primary school, ambulance station, pharmacy and multiple cafes and eateries. In addition, the township provides residential and rural lifestyle offerings.

A searched of the SA Property and Planning Atlas (SAPPA) indicates that mains power extends along this stretch of Kondoparinga Road. It does not appear that mains water or sewer extend to the subject land (or parent site).



LAND

Synopsis

The below plan extract has been provided by our instructing party which details the land under review in yellow.



Land Area(s)

Description	Land Area
Parent Site	20,260 m ² 2.03 ha
Subject Property (area of interest)	4,658 m² 0.47 ha
Residual Site	15,602 m ² 1.56 ha

Dimensions and Topography

The parent site is a generally regular shaped site with a frontage of 93.35 metres to Kondoparinga Road. It has a stepped southern boundary of 224.11 metres, a western (rear) boundary of 90.53 metres, and a northern boundary of 221.28 metres.

The site has a gently, albeit notable fall from the eastern boundary adjoining Kondoparinga Road to the rear (west), and a modest cross slope, appearing to fall towards the north-western corner.

The subject land is orientated to the southern boundary of the parent site. It has a 'handle' with a 11.0 metre frontage to Kondoparinga Road. The land extends west along the southern boundary of the parent site, gradually widening to an open space.

The land under review follows the gradient of the parent site.

The residual land parcel (parent site) will have a heightened irregularity post boundary realignment.

Site Contamination

The current use of the property as pastured land is not contained in the List of Potentially Contaminating Activities, Industries and Land Uses identified in Appendix 2 of the Australian Real Property Guidance Note 1 - Land Contamination Issues. We are not aware of the former land uses.

We are not aware of any environmental issues affecting the property. We are not experts in the detection or quantification of environmental problems and, have not carried out a detailed environmental investigation. This valuation is made on the assumption that there are no actual or potential contamination issues affecting the value or marketability of the property.

If verification is required that the property is free from contamination and has not been affected by contaminants of any kind, this could be obtained from a suitably qualified environmental professional. Should subsequent investigation show that the site is contaminated this valuation may require revision.

Qualification

The above land areas are based on Deposited Plan 36139 (plan attached to Title) and areas provided by our instructing party. Should a subsequent survey reveal materially different dimensions and/or land areas we reserve the right to review, and amend, our valuation.

We are unaware of any outstanding Governmental orders or the possibility of future orders being imposed, e.g. road resumptions or any other form of resumptions.

IMPROVEMENTS

The parent site is improved with a single level detached dwelling. The subject land is devoid of building improvements. Mixed perimeter fencing is apparent to the southern and western (rear) boundaries.

OCCUPANCY

Our assessment has been provided on a vacant possession basis.

MARKET COMMENTARY

The emergence of COVID-19 in South Australia in early 2020 had a significant impact on the local economy. Government enforced trading and social restrictions resulted in a closure of many businesses (albeit on a temporary basis) and a substantial impact to economic activity was realised.

Transaction volumes came to a halt in early 2020 during the initial wave of COVID-19. Buyer and tenant demand was non-existent, and owners opted to take a wait and see approach. As a result, the market came to a standstill. Economic data released later in 2020 crystalised the full impact of the initial phase of the virus with Australia experiencing its first recession in around 30 years.

In late 2020, throughout 2021, and into 2022 the property market and broader economy within South Australia rebounded strongly. As the state managed to keep case numbers low trading conditions returned to near normal and confidence improved across the market. The impact of the virus and associated restrictions has been varied across asset classes, with some sectors experiencing renewed demand including industrial, logistics, medical, and residential. Conversely, alternate asset classes including discretionary retail have proven less resilient.

The initial fears of the effect of COVID-19 on the property market appear to have not been realised. Instead, there has been record prices across multiple asset classes in recent times with a large number of buyers remaining active and a strong level of demand evident.

However, in May 2022 the Reserve Bank of Australia (RBA) raised the cash rate by 25 basis points, the first time in over a decade in face of inflationary pressures. In the four following meetings the cash rate was raised again, by 50 basis points on each occasion. In March 2023 the RBA increased the cash rate for a tenth consecutive meeting, this time by 25 basis points. The initial impact of the cash rate rises appeared to be a narrowing of the depth of market enquiry, and as a result a cooling in the price growth experienced in the preceding period. Towards the latter parts of 2022 and into early 2023 it has become apparent that the market has slowed. This is likely to result in a plateau or softening in prices over the short to medium term across most asset classes.

In April 2023 the RBA paused on rates, noting the lag effect of rate rises on economic activity, before additional rate rises in the May and June meetings. The full impact on recent rate rises on inflation and property markets will need to be monitored moving forward. The situation is continually evolving.

SUBJECT PROPERTY SALES HISTORY

Our search of the Property Edge sales database administered by Land Services SA, indicates that the subject property (parent site) was purchased for \$850,000 in August 2020.

RELEASED

MARKET EVIDENCE

In assessing the market value of the property, we have obtained and analysed evidence of comparable properties.

In compiling the following market evidence, we have relied on a range of external sources including publicly available information, subscription to information databases and information generally provided verbally by others such as real estate agents, property managers, property valuers and consultants. In many instances we have not had access to the original source material. Although we have endeavoured to the best of our ability to confirm the accuracy of the information provided, we have had to rely on some of this information in good faith. We are unable to state with absolute certainty that the information upon which we have relied is consistent with the contractual arrangements between the relevant parties.

Existing sales databases do not currently differentiate between or record whether or not a transaction is inclusive or exclusive of GST. Where we have not been able to verify the status of a transaction, we have assumed the recorded information is inclusive of GST and have made appropriate adjustments to establish a GST exclusive figure.

The following schedule(s) detail a selection of comparable transactions which we have relied on in making our assessment.

Sales Evidence

No.	Address	Purchase Price (\$) (Date)	Land Area (m ²)	Land Analysis (\$/m ²)
1	Lot 1003 Mawson Road Meadows	\$550,000 (Apr 2022)	9,379 m ²	\$59/m ²
General Comment A highly irregular shaped vacant site. The land has frontages to Mawson Road and Nottage Road. A gently undulating parcel. Zoned Neighbourhood. Appears to have transacted 'off-market' with the Mortgagee in Possession.				
2	23 Kondoparinga Road Meadows	\$350,000 (Feb 2022)	4,047 m ²	\$86/m ²
General Comment A near rectangular shaped site with a frontage of 25.15 metres. Generally level site with a mild fall to the rear (west). There was a single level dwelling onsite, reported to be a ruin only. Zoned Neighbourhood. Appears to have sold 'off-market'. Previously sold for \$260,000 in August 2020.				
3	9 Sophia Street Echunga	\$460,000 (May 2022)	3,407 m ²	\$135/m ²
General Comment A 'hammerhead' style allotment. The site has a 'handle' which is approximately 8 metres by 77 metres, with the balance of the land comprising a rectangular shaped 'body' of approximately 45 metres by 62 metres. The site has a mild cross slope. Mains power and Community Wastewater (CWMS) available. Zoned Neighbourhood.				
4	3 Kingrose Street Macclesfield	\$525,000 (Jul 2022)	4,262 m ²	\$123/m ²
General Comment A slightly irregular shaped site with a road frontage of 57.63 metres. A generally flat to very mildly sloping site. The site abuts a creek line. Zoned Neighbourhood.				
5	124 Princes Highway Nairne	\$700,000 (Apr 2023)	4,196 m ²	\$167/m ²
General Comment A near rectangular shaped land parcel held over two Certificates of Title. The site has a frontage of 64.78 metres to Princes Highway. The land has a notable rise from street level to the rear boundary, and has a cross slope, falling from north to south. Small iron clad shed to the rear considered to hold no added value. Zoned Township Main Street. The property was reportedly been under contract for an extended period with a delayed settlement awaiting development approvals. Advised proposed land use is residential.				

METHODOLOGY AND RATIONALE

Methodology

Real property is valued in terms of its “highest and best use” which may be defined as the most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible and which results in the highest value for the property being valued.

In this instance we consider development in line with the prevailing zoning to be its highest and best and it is on this basis we have assessed its market value.

When considering the purpose of this valuation, more particularly to assess the market value of the land proposed to be purchased (for boundary realignment), there are two recognised methodologies.

One is the ‘Before and After’ Approach. Utilising this approach, a value of the parent site is determined prior to purchase and a value is assessed post purchase. The difference in the two values represents the market value of the land to be purchased.

In both instances the primary methodology typically utilised in determining the value of the property, both ‘before’ and ‘after’ purchase, is the Market Approach (Comparable Transactions Method) whereby the market value is determined by direct comparison with sales of comparable properties.

The second methodology is the ‘Piecemeal’ Approach. Utilising this approach, the value of the land to be purchased is determined as part of the parent site, recognising that the land is not saleable as a separate parcel.

In this instance we considered the ‘Piecemeal’ Approach will result in the most accurate assessment of value.

Market Approach (Comparable Transactions Method)

This approach is more commonly referred to as the Direct Comparison approach. It involves the comparison of the subject property with the available sales evidence either in their entirety or utilising a common unit of comparison, typically the dollar rate per square metre of the land or the improvements. The market derived rate is then applied to the subject, after first making appropriate adjustments to account for the individual traits of the subject, to arrive at the market value.

There has been a scarcity of directly comparable sales within Meadows in recent times. We have therefore considered a broader geographic range, together with some older transactions.

The sales detailed herein reflect a sale price range of \$350,000 GST exclusive to \$700,000 GST exclusive, with settlements occurring over a period between February 2022 and April 2023. The sites range in scale from 3,407 square metres to 9,379 square metres, and the corresponding analysis provides a range of \$59 to \$167 per square metre of land area.

Sales 1 and 2 are both located within Meadows.

Sale 1 is an irregular shaped vacant site with dual road frontages. This property appears to have sold ‘off-market’ with the Mortgagee in Possession. The property sold for \$550,000 GST exclusive in mid-2022, or \$59 per square metre of land area. On balance, a higher land rate is considered supported for the subject property.

Sale 2 is the site immediately adjoining the subject property (parent site) to the north. This property also appears to have sold ‘off-market’, with the vendor being the registered proprietor of the subject property (parent site). This 4,047 square metres site sold for \$350,000 GST exclusive in early 2022, or \$86 per square metre of land area. On balance this is considered to be the upper end of the range likely to be appropriate for the subject land.

Sales 3 and 4 are located in nearby townships of Echunga and Macclesfield. Both sales were openly offered to the market and achieved analysed land rates of \$135 and \$123 per square metre of land area respectively. On balance, a lower land rate is considered supported for the subject property.

Sale 5 is located within Nairne. Notwithstanding the relatively recent settlement (April 2023) we understand the property was contracted years prior. The location is superior to the subject and in our view a lower land rate is supported.

We also note that the subject property (parent site) was purchased in late 2020 for \$850,000 GST exclusive, reflecting an analysed rate of \$42 per square metre. The market has strengthened in the interim period.

Reconciliation

We have had regard to the above rates and made appropriate adjustments for the specific attributes of the subject land under review. On balance, we consider a land rate in the order of \$70 to \$90 per square metre supported.

Adopting the midpoint and applying this to the area of interest (4,658 square metres), results in a (rounded) market value of **\$375,000 (Three Hundred and Seventy Five Thousand Dollars) exclusive of GST.**

Our calculations are below.

Land Area (m ²)	Land Rate (\$/m ²)	Rounded Market Value (GST Excl.)
4,658 m ²	\$70/m ²	\$325,000
4,658 m²	\$80/m²	\$375,000
4,658 m ²	\$90/m ²	\$420,000

We consider it prudent to highlight that the residual parent site would be an irregular shaped holding based on the current boundary realignment plan. The registered proprietor may have concerns over this and the potential impact on future development. Our assessment above is considered to be representative of the current market value (range) of the land, however we highlight to Council the possibility of resistance from the adjoining owner given the increased irregularity of the residual site.

VALUATION

In accordance with our instructions and any qualifications detailed herein, we assess the market value of **Portion of 15 Kondoparinga Road, Meadows SA 5201** as at **24 May 2023** to be:

\$375,000 GST Exclusive
(Three Hundred and Seventy Five Thousand Dollars)

In addition to any qualifications detailed herein, this valuation has been prepared on the basis that:

- the property is free of all easements, encumbrances and interests other than those listed on the parent Title and there are no encroachments outside the boundaries of the Registered Plan;
- the land area(s) and dimensions are as advised to us;
- all necessary town planning approvals and consents for the existing development have been obtained and complied with; and
- there are no actual or potential contamination issues affecting the value or marketability of the property.

This valuation is made subject to the details, remarks and qualifications contained in this report and is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation.

Neither McGees Property nor its valuers have any interest financial or otherwise in, or with parties associated with the subject of this assessment that would conflict with the independent valuation of the property.

When a report has been provided in digital form only and has not been received directly from McGees Property the report should be verified with the issuing office as bona fide. If the reader of the report suspects that the report has been tampered with in any way we recommend the reader contact McGees Property.

McGEES PROPERTY
TOM ROWE**Director****B. Bus. Prop. (Valuation)****Associate of the Australian Property Institute****Certified Practising Valuer*****ANDREW NOBES****B. Com (VPM)****Fellow of the Australian Property Institute****Certified Practising Valuer**

SIGNED this 19th day of June 2023.

*The supervising member (Andrew Nobes), who has read and signed this report verifies that the report is genuine and is endorsed by McGees (SA) Pty Ltd. The opinion of the value expressed has been arrived at by the prime signatory (Tom Rowe) alone.

LETTER OF INSTRUCTIONS

RELEASED

Subject: FW: Valuations for Meadows

From: Mardi Nottage [REDACTED]
Sent: Wednesday, May 17, 2023 10:05 AM
To: Tom Rowe [REDACTED]
Cc: David Morton [REDACTED]
Subject: Valuations for Meadows

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Hi Tom, Could you please proceed with a valuation of just the land adjacent the Meadows Oval as detailed below:

A portion of 15 Kondoparinga Road, Meadows highlighted in yellow in the below email. CT5129/628

Thanks Mardi

From: Tom Rowe [REDACTED]
Sent: Tuesday, 16 May 2023 1:01 PM
To: Mardi Nottage [REDACTED]
Subject: RE: Valuations for Meadows

Hi Mardi,

No problem at all.

Fee for that one only would be \$+gst.

Timing would be similar as noted below.

Kind regards
Tom



Tom Rowe Director

M 0421 964 331 F 08 8231 1143 E [REDACTED]
Level 10, 60 Waymouth Street, Adelaide, S.A. 5000 W adl.mcgees.com.au

■ Sales ■ Leasing ■ Property Management ■ Valuation ■ Advisory



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PARENT TITLE SEARCH

RELEASED

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5110 Folio 576

Parent Title(s) CT 2215/32, CT 5086/977
Creating Dealing(s) RTD 7426111
Title Issued 04/03/1993 Edition 3 Edition Issued 18/08/2020

Estate Type

FEE SIMPLE

Registered Proprietor

DENNIS ROSS THORPE
OF CARE PO 44 KANGARILLA SA 5157

Description of Land

ALLOTMENT 20 DEPOSITED PLAN 36139
IN THE AREA NAMED MEADOWS
HUNDRED OF KUITPO

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE COUNCIL FOR THE AREA (T 2699252)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL
Administrative Interests NIL

PLANNING AND DESIGN CODE EXTRACT

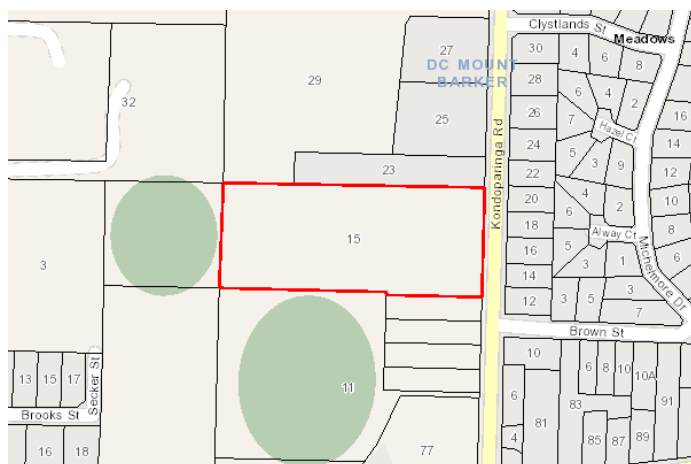
RELEASED

15 KONDOPARINGA RD MEADOWS SA 5201

Address:

Click to view a detailed interactive **SAILIS** in SAILIS

To view a detailed interactive property map in SAPPA click on the map below



Property Zoning Details

Zone

Neighbourhood

Overlay

Affordable Housing
Hazards (Bushfire - Medium Risk)
Hazards (Flooding - Evidence Required)
Murray-Darling Basin
Native Vegetation
Prescribed Water Resources Area
River Murray Tributaries Protection Area
Regulated and Significant Tree
Traffic Generating Development
Water Resources

Local Variation (TNV)

Maximum Building Height (Metres) (*Maximum building height is 9m*)
 Minimum Frontage (*Minimum frontage for a detached dwelling is 20m; group dwelling is 20m*)
 Minimum Site Area (*Minimum site area for a detached dwelling is 800 sqm; group dwelling is 800 sqm*)
 Concept Plan (*Concept Plan 92 - Meadows*)
 Maximum Building Height (Levels) (*Maximum building height is 2 levels*)

Development Pathways

- Neighbourhood

1. Accepted Development

Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Air handling unit, air conditioning system or exhaust fan
- Brush fence
- Building alterations
- Building work on railway land
- Carport
- Outbuilding
- Partial demolition of a building or structure
- Private bushfire shelter
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Swimming pool or spa pool and associated swimming pool safety features
- Verandah
- Water tank (above ground)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy
- Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.
- Carport
 - Deck
 - Land division
 - Outbuilding
 - Temporary accommodation in an area affected by bushfire
 - Verandah
3. Code Assessed - Performance Assessed
- Performance Assessed development types listed below are those for which the Code identifies relevant policies. Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.
- Ancillary accommodation
 - Carport
 - Deck
 - Demolition
 - Detached dwelling
 - Dwelling addition
 - Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
 - Fence
 - Group dwelling
 - Land division
 - Outbuilding
 - Residential flat building
 - Retaining wall
 - Row dwelling
 - Semi-detached dwelling
 - Tree-damaging activity
 - Verandah
4. Impact Assessed - Restricted
- Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	

PO 1.1 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Child care facility (c) Community facility (d) Consulting room (e) Dwelling (f) Educational facility (g) Office (h) Outbuilding (i) Recreation area (j) Retirement facility (k) Shop (l) Supported accommodation.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m² gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes.
PO 1.3 Non-residential development is located and designed to improve community accessibility to services, primarily in the form of: (a) small-scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.4 None are applicable.
PO 1.5 Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.	DTS/DPF 1.5 Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level (c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
Site Dimensions and Land Division	
PO 2.1	DTS/DPF 2.1

Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant <i>Minimum Site Area Technical and Numeric Variation</i> and <i>Minimum Frontage Technical and Numeric Variation</i>, or are otherwise generally consistent with the prevailing pattern of development in the locality and suitable for their intended use.	Development will not result in more than 1 dwelling on an existing allotment or Allotments/sites for residential purposes accord with the following: (a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System: (i) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): <table><tr><td>Minimum Site Area</td></tr><tr><td>Minimum site area for a detached dwelling is 800 sqm; group dwelling is 800 sqm</td></tr></table> (ii) site frontages are not less than: <table><tr><td>Minimum Frontage</td></tr><tr><td>Minimum frontage for a detached dwelling is 20m; group dwelling is 20m</td></tr></table> (b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service: (i) site areas are not less than the greater of: A. 1200m² B. the following: <table><tr><td>Minimum Site Area</td></tr><tr><td>Minimum site area for a detached dwelling is 800 sqm; group dwelling is 800 sqm</td></tr></table> (ii) site frontages are not less than the greater of: A. 20m B. the following: <table><tr><td>Minimum Frontage</td></tr><tr><td>Minimum frontage for a detached dwelling is 20m; group dwelling is 20m</td></tr></table> In relation to DTS/DPF 2.1, in instances where: (c) more than one value is returned in the same field, refer to the <i>Minimum Frontage Technical and Numeric Variation</i> layer or <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) no value is returned for DTS/DPF 2.1(a)(i) and/or (ii) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy (e) no value is returned for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B), the value for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B) is zero.	Minimum Site Area	Minimum site area for a detached dwelling is 800 sqm; group dwelling is 800 sqm	Minimum Frontage	Minimum frontage for a detached dwelling is 20m; group dwelling is 20m	Minimum Site Area	Minimum site area for a detached dwelling is 800 sqm; group dwelling is 800 sqm	Minimum Frontage	Minimum frontage for a detached dwelling is 20m; group dwelling is 20m
Minimum Site Area									
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Minimum Site Area									
Minimum site area for a detached dwelling is 800 sqm; group dwelling is 800 sqm									
Minimum Frontage									
Minimum frontage for a detached dwelling is 20m; group dwelling is 20m									
PO 2.2 Development results in sites suitable for their intended purpose.	DTS/DPF 2.2 Where the site of a dwelling does not comprise an entire allotment: (a) The balance of the allotment accords with site area and frontage requirements specified in DTS/DPF 2.1 (b) If there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene: (i) Private open space requirements specified in Design Table 1 - Private Open Space (ii) Car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.								
	Site coverage								

PHOTOGRAPHS

RELEASED





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F 02 9267 1929

www.tgc.com.au

MEADOWS RECREATION GROUNDS ASSOCIATION

ABN: 29 254 317 513

C/O PO Box 217 Meadows SA 5201

20th July 2023

Mr N Franklin
Strategic Planner
District Council of Mount Barker
6 Dutton Road
Mount Barker SA 5251

RE Purchase of Land for Meadows Oval Expansion Contribution

Dear Nathan,

I wish to confirm our committee's position regarding the Meadows Recreation Grounds Association's level of financial contribution to the proposed purchase of the "Thorpe land" north of the current Meadows oval.

As you would realise this agenda item is continually discussed at every Committee meeting.

Our committee is still fully committed to help fund this one-off purchase of land as it is strategically so important to the Meadows Community (not just the sporting clubs).

I wish to confirm that our committee is still prepared to contribute \$100,000 towards the purchase of the land required as per letter from the Committee to you dated 18th October 2021.

Looking forward to a mutually rewarding outcome.

Yours Sincerely



Gary Dawe

Secretary

Meadows Recreation Grounds Association

Attachment 4: Aerial photograph of the Meadows Recreation Ground

Attachment 5 – Photographs of the trees at the north boundary of the Meadows Recreation Grounds



18. CONFIDENTIAL REPORTS

18.1	REPORT TITLE:	CONFIDENTIAL: STRATEGIC PURCHASE OF LAND OPPORTUNITY
	DATE OF MEETING:	7 AUGUST 2023
	FILE NUMBER:	DOC/23/89601
	ATTACHMENTS:	1 -DOC/22/73609 – BOUNDARY REALIGNMENT PLAN 2 - DOC/23/77302 – CURRENT LAND VALUATION 3 - DOC/22/73601 – MEADOWS RECREATION GROUND LETTER 4 – DOC/23/96913 – MEADOWS RECREATION LAND AERIAL PHOTOGRAPH 5 – DOC/23/97240 – TREE PHOTOGRAPHS

Moved Councillor Hewett that Council:

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, General Manager Planning and Community, General Manager Corporate Services, Executive Manager to the CEO, and the Minute Secretary be excluded from attendance at the meeting for the Agenda Item 18.1 titled Strategic Purchase of Land Opportunity.

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

Seconded Councillor Jones

CARRIED
OM20230807.17

Moved Councillor Hewett that Council:

2. Authorise the Chief Executive Officer or nominee to negotiate the purchase of the portion of land highlighted in Attachment 1 (DOC/22/73609) via a boundary realignment for a purchase price of no more than \$350,000 excluding GST and authorise the Chief Executive Officer or nominee to execute all required documents for the purchase and boundary realignment.
3. Note the funding contribution towards the purchase price by the Meadows Recreation Ground Committee of \$100,000 with Council's contribution to total \$375,000 excluding GST comprising Council contribution, Meadows Recreation Ground Committee contribution and associated surveying and land purchase costs.
4. Authorise a project budget of \$375,000 excluding GST to be reflected as part of Council's overall budget position at Budget Review 1 to fund the cost to complete the land purchase.
5. Note that the expanded recreation grounds land will become Community Land in its entirety and would be subject to a relevant management plan.

Seconded Councillor Jones

CARRIED
OM20230807.18

Moved Councillor Voogt that Council:

Section 91(7) Order

6. Pursuant to Section 90 (3) (b)

That having considered Agenda Item 18.1 Strategic Purchase of Land Opportunity in confidence under 90(2) and (3)(b) of the Local Government Act 1999, the Council pursuant to Section 91(7) of the Act orders that the council report, related documents and all minutes be retained in confidence until the settlement of the purchase of the subject land by council has occurred or such

lesser period as may be determined by the Chief Executive Officer and that this order be reviewed every 12 months.

Seconded Councillor Jones

CARRIED
OM20230807.19

RELEASED