

11.2            **REPORT TITLE:        PROPOSED CONSULTATION REGARDING  
THE USE OF PROCEEDS FROM THE SALE  
OF 16 MILL ST MEADOWS**

**DATE OF MEETING: 7 APRIL 2015**

**FILE NUMBER:        10/130/264**

**Strategic Plan 2012-2017 Ref:**

Outcome 15 - Organisational capacity for project delivery and effective and efficient services

**Purpose:**

Seek Council approval to undertake consultation on the proposed use of proceeds for the sale of 16 Mill St Meadows.

**Summary – Key Issues:**

- The sale of the property to the Minister for Emergency Services was completed on 6 March 2015.
- The sale price was \$250,000 with net proceeds expected to be approximately \$240,000.
- Consultation is now proposed on the use of proceeds from the sale.

**Recommendation:**

That Council:

1. Approve consultation on the proposed use of proceeds from the sale of 16 Mill St, Meadows as detailed in this report.
2. Note that a further report will be provided to Council on the results of the community consultation.

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**Background:**

1. At its meeting on 15 September 2014 Council approved the following recommendations:
  1. *Approve the sale of the former Waste Transfer Station including land occupied by a CFS Station at Meadows on an “as is” basis to the South Australian Fire and Emergency Services Commission for \$250,000 (plus GST if applicable.)*
  2. *Give delegation to the CEO to finalise the terms of the contract and execute any necessary documentation for the sale and transfer.*
  3. *Note that a further report will be provided to Council identifying whether there are any strategic priority needs in Meadows that should be given consideration for use of part or all of the sale*

*proceeds and that Community Consultation will be undertaken on their proposed use.*

2. The sale was settled on 6 March 2015. Net proceeds are expected to be approximately \$240,000.

**Discussion:**

3. Senior Council staff have been consulted on priorities for the potential use of proceeds from the sale. Three proposals providing direct community benefit were put forward and are briefly described below. These projects were required to be identified as existing Council proposals/projects and to demonstrate a direct community benefit. It is not proposed to invite suggestions for 'new' initiatives but to prioritise existing needs.

**Public Realm Improvements**

4. Upgrade of the small reserve on the corner of Mawson Rd, Expedition Blvd and Mills St. This will include a landscape design that incorporates a sculpture from the 2014 International Sculpture Symposium (already planned for this space). The proposed contribution from Council would extend the works planned for the siting of the sculpture part sponsored by Devine Homes, developer of Mawson Green (\$15,000) the Battunga Lions and Meadows Community Association.
5. Landscaping in the immediate location of the sculpture is already planned to be developed for the standard siting and treatment of the location as a part of the Adelaide Hills International Sculpture Symposium Trail.
6. The proposed allocation would extend this beyond the immediate locality of the sculpture and include the remainder of the small reserve including the RSL memorial (cenotaph) to deliver a more attractive, cohesive and useable space in this prominent location (see Attachment 1 for a location plan of each proposal).
7. It is proposed that Council allocate \$25,000 from the sale proceeds to fund this public realm upgrade to be spent in the 15/16 financial year.

The details below demonstrate the scope of works and estimated costs to deliver the project.

Tree removal	\$ 5,000
Plantings and garden beds	\$ 8,000
Turf upgrade	\$ 5,000
Signage	\$ 2,000
Furniture	\$ 5,000
TOTAL	\$ 25,000

8. The Meadows community has also identified the need to install a fence surrounding the nearby community garden adjacent the Meadows Kindergarten. This action will complete the initial development requirements in accordance with the proposed community concept (previously part funded by Council - community grant). The fencing will allow the Community Garden to be used by children attending the kindergarten and address risk and safety issues. The cost of fencing has been estimated at \$5,000.

#### Upgrade of the Mawson Road/Battunga Road/Nottage Road intersection

9. This intersection will receive increased traffic flow with subdivisions by Devine and Country Life underway or in advanced planning. Some initial concept work has been undertaken by Council to look at options for improving vehicle and pedestrian safety.
10. Further work will be needed to determine the best option for improving the intersection in consultation with the State Government (which is responsible for Mawson and Battunga Roads) and the community.
11. Devine has a commitment to contribute 60% of the cost of the intersection upgrade when 140 allotments have been created within the Mawson Green development. This is expected to be in approximately 3 years time.
12. Country Life has a commitment to upgrade Nottage Road from the boundary of its development to the intersection when 23 allotments have been created, this is expected to be in approximately 3 years.
13. Both the estimated time frames will be subject to the actual rate of development and sales for each development.
14. Total cost of the intersection upgrade will depend on the development of detailed designs but is expected to be several \$100,000s. The State Government has advised that at this point it does not consider upgrading this intersection to be a budget priority.
15. It is proposed that Council set aside the balance of the sale proceeds e.g. approx \$210,000 to fund its contribution to the design and construction of the intersection upgrade with delivery when the developer contribution has been triggered and DPTI has agreed to the intersection upgrade design along with the State Government's level of financial contribution.
16. It is also proposed to underground power lines at this location with a previous submission made by Council to the Power Line Environmental Committee (PLEC). This would complete earlier undergrounding work undertaken along Mawson Road. There may well be synergies between the two projects which are intended to be explored to ensure Council maximises funding contributions and efficiency of construction cost.

17. Council has received feedback that the Community is concerned about pedestrian safety at this wide intersection. It is intended to commence concept planning work on an interim pedestrian crossing solution across Battunga Road, if feasible. If the work is of a capital nature it is proposed that any Council contribution be funded from the \$210,000 intersection allocation. Any interim work would be subject to funding and DPTI approval and need to be compatible with a future intersection upgrade.

**Community Engagement:**

Decision to be made	Seek community feedback on the proposed use of proceeds from sale of 16 Mill St, Meadows
Area of community influence	Key areas for community input: <ul style="list-style-type: none"> <li>• Feedback on the proposed use of the proceeds as outlined above.</li> </ul>
Method of consultation, informing community & cost	Adverts in local press inviting comment, Council web site. Write to the Meadows Community Association, the Meadows and District Kindergarten and any other relevant community groups in Meadows.
Feedback to stakeholders/Council	Further report to Council. Written acknowledgement to all who provide feedback with a further letter advising of Council's decision.
Timeframe for consultation	15 April to 13 May 2015

**Policy:**

Community Consultation Policy.

**Budget:**

Costs are estimated to be \$1,000 for ads in the Courier and Weekender.

**Statutory/Legal:**

Not applicable.

**Staff Resource Requirements:**

Will be undertaken by existing staff.

**Environmental:**

Not applicable.

**Social:**

Potential improvement to safety of a key intersection in Meadows and proposed upgrades to the public realm will deliver community benefits

**Risk Assessment:**

Not applicable at this point.

**Asset Management:**

Not applicable at this point.

**Conclusion:**

The sale of the property to the Minister for Emergency Services was completed on 6 March 2015 with net proceeds expected to be approximately \$240,000. Consultation is now proposed on the use of proceeds from the sale.

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**Key Contact**

David Morton, Manager Projects

**Manager or Sponsor of Project**

Brian Clancey, General Manager Infrastructure and Projects

**Attachments**

1. Location plan showing the proposed projects

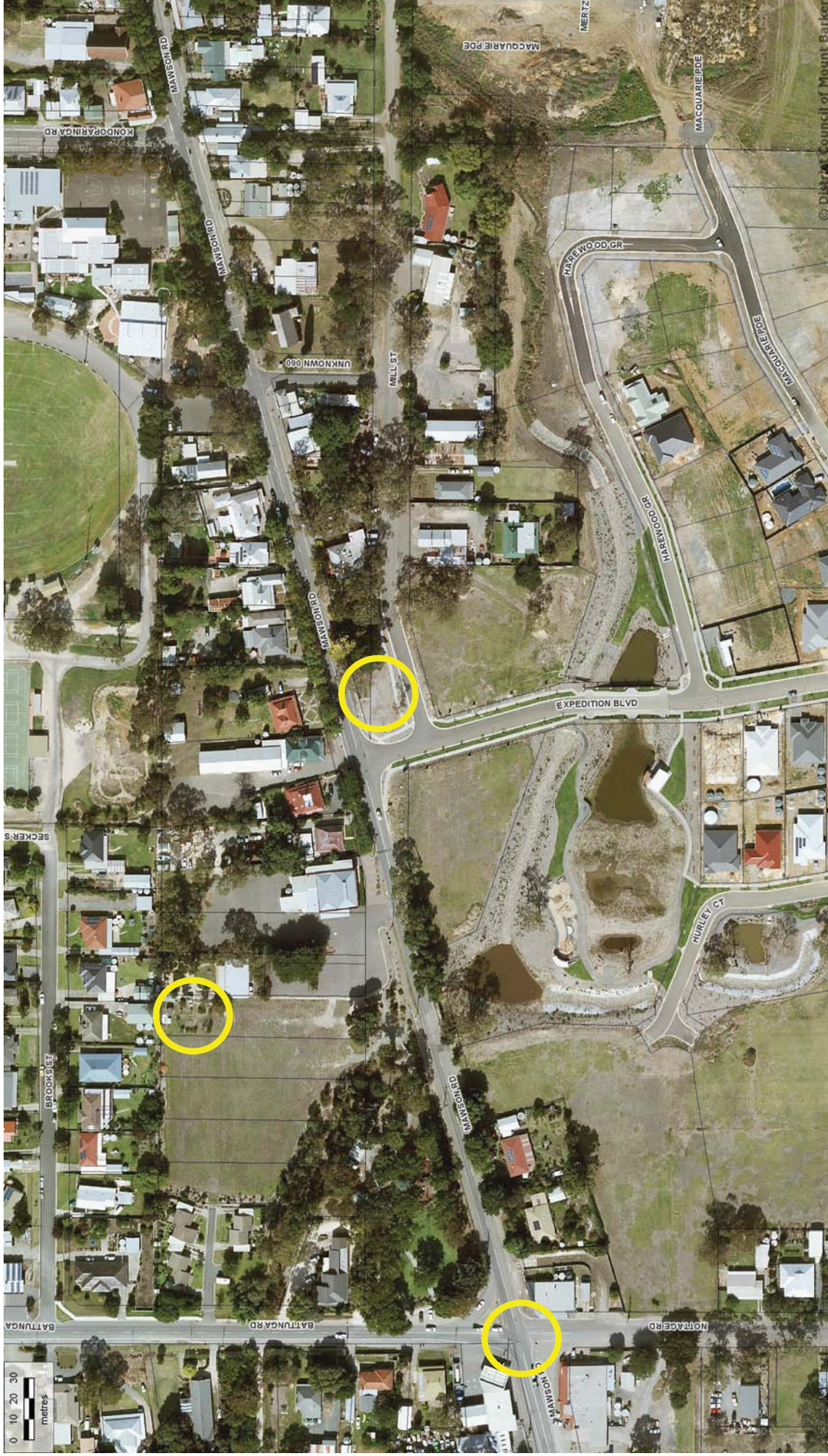




Attachment to Item 11.2

District Council of Mount Barker

Location Plan Showing Proposed Sites for Use of Funds from Proposed Sale



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Map Zoom: 0.6966 Km  
 Map Scale: 1:1721  
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