

10.1 Proposed Open Space Acquisition – Sturt River Linear Park

This report seeks approval from Council to purchase land at 74 Winns Road, Coromandel Valley to form part of the Sturt River Linear Park.

This is a new proposal, concept or issue.

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Attachments: 1. Aerial View of site (1 page)
2. Valuation from Taylor Brooke (3 pages)

Executive Summary

1.1 Topic

This report seeks approval from Council to purchase land at 74 Winns Road, Coromandel Valley to form part of the Sturt River Linear Park (Attachment 1).

1.2 Context

This report has been prepared in support of a separate non-confidential on a proposed acquisition of land to form part of the Sturt River Linear Park.

The property is located at 74 Winns Road, Coromandel Valley and was one of the properties identified as a priority one acquisition. The owners approached Council early in 2006 offering their property for sale.

1.3 Suggested Outcome

Acquisition of the property located at 74 Winns Road, Coromandel Valley for consolidation into the Sturt River Linear Park.

1 Recommendation(s)

1. That under the provisions of Section 90(2) of the Local Government Act 1999 an order be made that the public be excluded from attendance at the meeting in order to consider in confidence this item.

(b) That the Council is satisfied that it is necessary that the public be excluded to enable the Council to consider the report at the meeting on the following grounds:

- **Section 90 (3) (b) (i)(ii) information the disclosure of which -**

- (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business or to prejudice the commercial position of the council; and
- (ii) would, on balance, be contrary to the public interest;

That accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information or discussion confidential.

2. That for property at 74 Winns Road, Coromandel Valley being Allotment 22 in Filed Plan 149207 Certificate of Title Volume 5447 Folio 636, Council:
 - a. Approve the acquisition for inclusion into the Sturt River Linear Park in accord with the land acquisition priorities identified within the Sturt River Linear Park Strategy.
 - b. Authorise the Chief Executive Officer to negotiate purchase of the land for no more than \$379,500 (excluding GST) plus fees, charges and any associated costs.
 - c. Fund the purchase through a transfer from the Sturt River Linear Park Trust Fund.
 - d. Seek reimbursement from Planning SA for up to 50% of the purchase price.
 - e. Authorise the Mayor and Chief Executive Officer to complete any documentation necessary to purchase the land.
 - f. Authorise the Mayor and Chief Executive Officer to complete any necessary documentation for a leaseback of the property to the current owner or a rental agreement to a suitable tenant until the site is required as public reserve.
3. That an order be made under the provisions of Section 91(7) and (9) of the Local Government Act 1999 that the abovementioned document (or part of such document) including the minutes and the report of the Council relating to discussion of the subject matter of that document, having been dealt with on a confidential basis under Section 90 of the Act, should be kept confidential on the grounds of information contained in 90(3)(b) (i)(ii) until settlement has been completed.

2 Resource Implications

2.1 Financial

2.1.1 Current

An independent valuation undertaken by Taylor Brooke Valuers was received indicating a market value of \$345,000 (Attachment 2). In accordance with current Council practice an offer up to 10% above valuation being \$379,500 is recommended in order to secure acquisition of the property.

Under guidelines prepared by Planning SA they can provide up to 50% of the purchase price subject to that price not being in excess of 10% above the market valuation. Council's contribution will be funded from the Sturt Linear Land Purchase Reserve. This reserve currently holds approximately \$656,900.

Discussions with Planning SA have confirmed funding is still available. An initial application has been forwarded with a full application to follow should Council consent to this arrangement.

2.1.2 Future

Potential net annual rental income of around \$12,000 could be achieved until the site is required allowing for maintenance outgoings and agency fees of approximately \$3,500.

A separate budget bid will be presented to Council for any proposed development of the park.

Key Factors

3 Discussion

The site proposed for acquisition is shown as Allotment 22 in Filed Plan 149207 in Certificate of Title Volume 5447 Folio 636. The property contains an area of approximately 1042m² and includes a brick dwelling of approximately 158m².

The property is contained within the residential zone, Policy Area 43, Coromandel Valley Policy.

The Sturt River Linear Park Strategy identifies this site as a level one acquisition and it is shown as priority number 10 out of 18 within the Strategy. Since the Strategy was last reported to Council the property shown as priority number four (ie 408 Main Road) has been acquired and discussions also held with most of the other land holders identified in the priority one list.

The whole of the land parcel is required for consolidation into the linear trail and any existing structures on the site would eventually need to be removed.

On purchase the site would become classified as Community Land.

The property is currently occupied by the owners and it is preferred that the building remain occupied until required for use as part of the linear park. The current owners have indicated they may consider a leaseback of the property until they purchase an alternative dwelling. Failing this Council could rent the property to maintain a presence in the building.