



---

**CONFIDENTIAL STRATEGY AND  
SERVICES COMMITTEE MEETING**

---



**CONFIDENTIAL MATTERS**

**STAFF REPORTS**

*Matters which have been delegated to staff but they have decided not to exercise their delegation.*

8.1 Munno Para West Neighbourhood Park (Attachment).....5

## **STAFF REPORTS**

### **MATTERS TO BE CONSIDERED BY THE COMMITTEE ONLY**

---

***Matters which have been  
delegated to staff but they have  
decided not to exercise their  
delegation.***

---

---

**Confidential Matters**

---

## 8.1 MUNNO PARA WEST NEIGHBOURHOOD PARK

Contact Person: Barry Porter

### Why is this matter confidential?

Subject to an order pursuant to Sections 90 (3) (a) (b) of the Local Government Act 1999, this matter is confidential because this report reveals the location of a property which Council has entered into a contract with the owner to acquire. At the time of writing settlement has not occurred and the owner is still living at the address. The purpose of keeping the report in confidence is to protect the property owner's privacy until the land is formally vested to Council and becomes community land and the current owner moves out from the property.

### A. COMMITTEE TO MOVE MOTION TO GO INTO CONFIDENCE

No action – this motion passed in the open section.

### B. THE BUSINESS MATTER

#### 8.1 MUNNO PARA WEST NEIGHBOURHOOD PARK

**Responsible Executive Manager** : Barry Porter

**Report Author** : Sara Hobbs

**Delegated Authority** : Matters which have been delegated to staff but they have decided not to exercise their delegation.

**Attachments** : 1 [↓](#). Draft Concept Plan

### PURPOSE

The purpose of this report is to seek approval for allocating the unspent portion of the Strategic Land Purchase budget towards the capital build of a neighbourhood park at the corner of Peerless and Tatura Roads, Munno Para West.

### STAFF RECOMMENDATION

1. That Council allocate the unspent budget from the Strategic Land Purchase project to the capital build of a neighbourhood park at Peerless Road (corner Tatura Road) Munno Para West.
2. That Council consider allocating additional capital and ongoing operating budget towards the construction and ongoing maintenance of a neighbourhood park at Peerless Road (corner Tatura Road) Munno Para West through the 2022/23 Annual Business Planning process.

---

## **EXECUTIVE SUMMARY**

Council has entered into a contract to purchase land in Munno Para West for the purposes of creating a new neighbourhood park. The establishment of a new park will help address the undersupply of open space within the Munno Para West area.

The cost of the land acquisition (\$800,000 plus approximately \$25,000 in associated fees) is less than the budget originally allocated for the land acquisition (\$1.5M) and this report provides options for allocating the remaining budget.

### **1. BACKGROUND**

The City of Playford 2018 Open Space Strategy identifies the need to obtain additional open space within Munno Para West (bounded by Fradd, Stebonheath, Curtis and Andrews Roads) as a high priority initiative due to an undersupply within this area.

In the 2019/20 Annual Business Plan \$1.5M was allocated for the acquisition of land within the subject area for the purposes of establishing a neighbourhood park (identified in Council's Open Space Guidelines as being between 5000sqm – 10,000sqm in size). The project was identified in the Annual Business Plan as 'Strategic Land Purchase'.

Following a 12+ month process of investigating options without success a Closed Informal Gathering was held with Elected Members on 15 September 2020. At this meeting the possibility of developing the golf course reserve on the eastern side of Stebonheath (just outside of the subject area) was discussed. However, Elected Members indicated that they wanted staff to continue to investigate options within the original subject area.

Following this feedback, Council staff negotiated the purchase of land on the corner of Peerless and Tatura Roads (89-90 Peerless Road) Munno Para West and a contract of sale was entered into on 24 September 2021. The land will be vested to Council which will reduce the amount of payable land taxes and Council will not need to pay stamp duty that would otherwise be associated with a direct land purchase.

This process is currently underway and involves a site survey, land contamination report, arborist report, land division application and lodgement with the Lands Title Office. Settlement will occur 20 days after the LTO has approved the Proposed Plan of Division. This is expected to occur by March 2022.

### **2. RELEVANCE TO STRATEGIC PLAN**

This project aligns with Community Theme 1: Improving Safety and Accessibility and Community Theme 2: Lifting City Appearance as it will deliver space for a new park within a neighbourhood that is currently undersupplied with open space. A new park will provide opportunity for improved streetscape appearance and increased neighbourhood greening.

### **3. PUBLIC CONSULTATION**

The community does not need to be consulted about the re-allocation of funds towards the capital build. However, the community will be consulted on the park concept once the land has been vested to Council.

#### 4. DISCUSSION

- 4.1 The land purchase is \$800,000 for a site that is 6,220 sqm in size. This amount was informed by two land valuations. Other fees associated with the purchase (lawyer fees, survey and land contamination costs etc.) are expected to incur a total cost of around \$25,000.
- 4.2 The remaining funds out of the original \$1.5M Strategic Plan Purchase budget (approximately \$675,000) is proposed to be allocated towards the capital costs of creating a neighbourhood park.
- 4.3 The final capital cost is expected to exceed \$675,000 but will be subject to Council obtaining ownership of the site following settlement and then completing concept planning, community engagement and detailed design. This process will not be completed until the first half of the 2022/23 financial year.
- 4.4 The concept plan at **Attachment 1** was prepared without being able to visit the site and was prepared for the purpose of conveying Council's vision for the site to the landowner. This concept needs to be revisited in consideration of final boundary alignments, arborist reports and cost implications and will therefore change before community engagement commences.
- 4.5 Capital costs will include demolition of the existing house and implementation of fencing along two boundaries. It will also include the provision of indented car parking. These are costs that have not needed to be included in recent park upgrade projects.
- 4.6 Subject to the required planning process it is anticipated the total cost of construction will be in the vicinity of \$1.5M.

#### 5. OPTIONS

##### Recommendation

1. That Council allocate the unspent budget from the Strategic Land Purchase project to the capital build of a neighbourhood park at Peerless Road (corner Tatura Road) Munno Para West.
2. That Council consider allocating additional capital and ongoing operating budget towards the construction and ongoing maintenance of a neighbourhood park at Peerless Road (corner Tatura Road) Munno Para West through the 2022/23 Annual Business Planning process.

##### Option 2

1. That Council returns the unspent budget from the Strategic Land Purchase project to Council's Open Space Reserve.

## 6. ANALYSIS OF OPTIONS

### 6.1 Recommendation Analysis

#### 6.1.1 Analysis & Implications of the Recommendation

This option will fund part of the cost of constructing the neighbourhood park. The underspend from the original Strategic Land Purchase budget represents a savings of approximately \$675,000 on the overall project objective (to purchase land and establish a neighbourhood-level park).

#### Risk Appetite

##### Financial Sustainability

*Council has a low appetite for short-term financial risk that adversely impacts on the delivery of the long term financial plan and the Council's overall stability and sustainability.*

This decision acknowledges that Council will develop a neighbourhood park at the subject site with the final capital and operational costs unknown at this time. However, development of a new park is the purpose of purchasing the land. Not establishing a park will undermine the investment that has been made on the land acquisition.

#### 6.1.2 Financial Implications

The capital saving associated with the current Strategic Land Purchase budget, is estimated at \$675,000. Additional funding for the neighbourhood park and ongoing operating costs will be sought via the 2022/23 Annual Business Plan, noting that an assumed cost will need to be used as the full planning process and accurate cost estimates will not have been completed in time.

As the original Strategic Land Purchase was purely for the purchase of land, no operating budget was attached to the project budget.

The table below summaries the estimated whole of life budget for this project (\$2.325M). \$1.5M of this capital budget is already included in the existing current approved revised budget. The additional capital budget of \$825,000 and the associated operating budget will be requested through the 2022/23 Annual Business Plan.

Budgetary Requirements	Total Required Capital Budget \$'000	Tied Funding \$'000	Operating Grant \$'000	Reserves \$'000	Council Debt Funding \$'000	Other / AMP Funding \$'000	Once Off Operating \$'000	Ongoing Operating \$'000
	Capital Funding Pathway						Operating	
Strategic Land Purchase	825			825				
Construction of Neighbourhood Park  (unspent Strategic Land Purchase budget)	675			675				
Construction of Neighbourhood Park	825			825				83
<b>Total</b>	<b>2,325</b>			2,325				83

## **6.2 Option 2 Analysis**

### **6.2.1 Analysis & Implications of Option 2**

This option involves 'returning' the unspent budget to Council's Open Space Reserve. However, it will need to be requested again via the 2022/23 Annual Business Plan and therefore there is no particular advantage in this approach.

### **6.2.2 Financial Implications**

There are no financial implications for this option. \$675,000 will be returned to the open space reserve.



Project: Peerless Road Reserve, Munno Para West  
 Client: City of Playford Council  
 Drawing: Landscape Concept Plan - Stage 2

**PRELIMINARY**  
 NOT FOR CONSTRUCTION



Date: 19/02/21  
 Dwg No.: OS2033\_CP02  
 Revision: -  
 Drawn By: AM  
 Checked By: AL/SG  
 Approved By: PG



Fixed fitness equipment



Large play piece / focal point



Basket swing steel frame



Various Adventure Ninja course fitness items



Stepping logs



Starting / finish log



A-frame climbers



Totem pole jumps



Nature play character



Timber steppers and balancing planks



Embankment slide



Logs on mound in nature play



Tee Pee play cubby house in nature play



Boulders on mound in nature play



Shelters



Irrigated lawn mounds



Kick about space



Branding opportunity



Project: Peerless Road Reserve, Munno Para West  
 Client: City of Playford Council  
 Drawing: Precedent Images

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

Date: 19/02/21 Drawn By: AM  
 Dwg No: OS2033\_CP03 Checked By: AL/SG  
 Revision: - Approved By: PG

**C. COMMITTEE TO DECIDE HOW LONG ITEM 8.1 IS TO BE KEPT IN CONFIDENCE**

**Purpose**

To resolve how long agenda item 8.1 is to be kept confidential.

**STAFF RECOMMENDATION**

Pursuant to Section 91(7) of the Local Government Act 1999, the Committee orders that the following aspects of Item 8.1 be kept confidential in accordance with Committee's reasons to deal with this item in confidence pursuant to Sections 90 (3) (a) (b) of the Local Government Act 1999:

- Report for Item 8.1
- Attachment(s) for Item 8.1
- Minutes for Item 8.1

**Duration of Order:**

This order shall operate until settlement of the land purchase has occurred and Council assumes ownership of the site; or will be reviewed and determined as part of the annual review by Council in accordance with Section 91(9)(a) of the Local Government Act 1999, whichever comes first.