



Confidential Item

For Council meeting to be held on

Tuesday 16 September 2025 at 7:00 pm

Refer Item 11.8

Confidential Item

11.8 Strategic Land Purchase - Paradise

Property Officer – Sarah Hutchinson's Report

Purpose of Report

To present Council with an opportunity regarding the potential purchase of a property within Paradise.

Strategic Plan Link

Focus Area 4.1.1 Support Council to drive excellence in decision making

Focus Area 4.2.2 Advocate for and create opportunities for our Community

Previous Council/Committee Resolution

Nil.

Background

A rare opportunity has been presented to consider purchasing a significant and unique historic state heritage listed property located in Paradise.

Lyndhurst House is a heritage listed homestead on 1 acre, (3,800 sqm) of land located at 1 Strachan Lane, Paradise, comprised in Certificate of Title Volume 5150 Folio 395 and adjoins Council's Community Land at Urban Avenue Reserve.

Aware of the historical significance and the value that the property adds to the Paradise area, the current owners have approached Council with the first option to purchase the state Heritage Listed property, off-market.

The owners have confirmed that the house could include Council purchasing some or all existing furniture and antiques that are appropriate to the age of the house, for an additional cost.

This house is significant for the unique combination of architectural features and detailed embellishments displayed, especially in the western wing of the building. These details include polychromatic brickwork to the walls and chimneys, and dragon motifs on the verandah cast ironwork.

'Lyndhurst' Paradise received its name from one of the early pioneers, Mr Joseph Ind, and Paradise was the name of a property near his home in Tetbury, England. The estate owned by the Ind family, was known as 'Paradise Farm'. When a bridge was built over the River Torrens, Mr Ind built a hotel close by and named it Paradise Bridge Hotel. Paradise had become the accepted name for the area.

The original house named '*Lyndhurst*' was a four-room cottage built around 1860. In 1888, Lyndhurst was owned by Mr George Ind, son of Mr Joseph Ind. When George's son, Mr Howard Ind married, he moved into the house with his wife Ms Matilda Dawson.

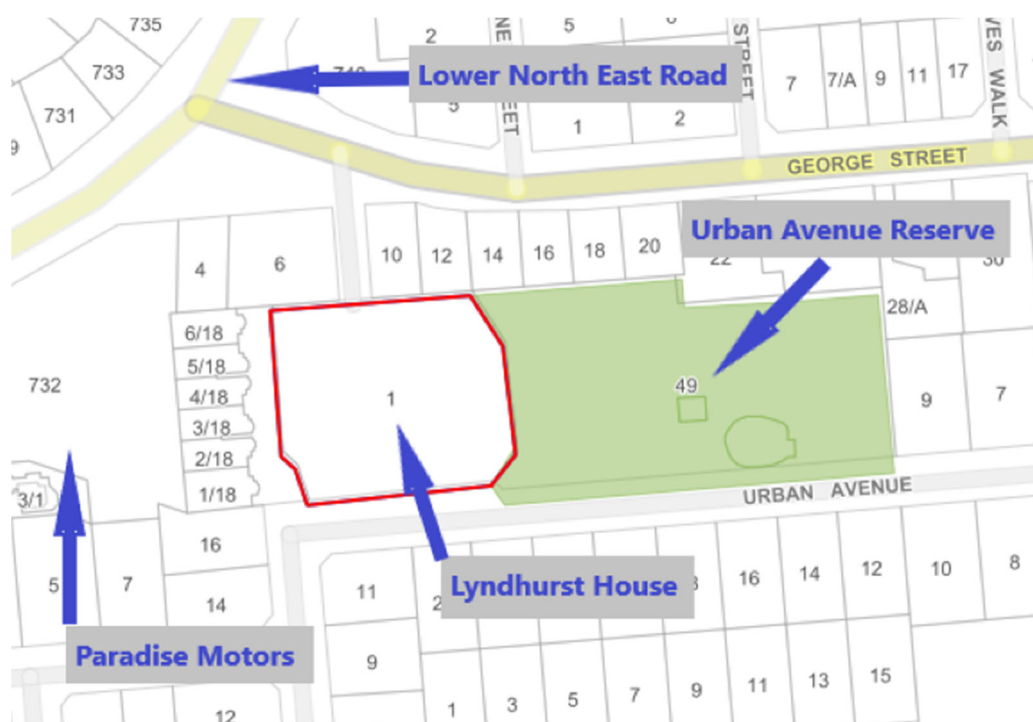
An architect by profession, Mr Howard Ind set about enlarging the house. He added five more rooms to the original cottage. Having spent time in Italy learning his profession, he imported the latest ideas from that country, like door leadlight and marble fireplace surrounds. The tessellated tile chimneys, and the decorative metal work, were constructed in Adelaide.



Discussion

The Land

The State Heritage listed homestead (State Heritage Register item 16199) is set on 1 acre (3800 sqm) of land located at 1 Strachan Lane, Paradise, comprised in Certificate of Title Volume 5150 Folio 395 and adjoins Community Land at Urban Avenue Reserve.



Land Value

The current owners have advised that a current valuation of the property as presented is between \$3.5 – 4 million. A separate valuation on the land alone (if sold as vacant land) is in excess of \$5 million (note with State Heritage listing of the homestead it would likely be a lengthy and difficult process to sell this property as vacant land). The owners have highlighted that they would accept offers in the current valuation price range of between \$3.5-4 million.

A review of realestate.com.au data, values the property as at 25 August 2025 at \$1.42 million (within a range of \$1.12 million to \$1.71 million) with medium confidence. The property history report on realestate.com.au shows that the property was last sold in January 1996 for \$545,000.

The capital value from Council's rates and property system, values this property at \$2.425 million as at 1 July 2025.

Potential Use

The homestead is located in a prime position adjacent to Urban Avenue Reserve. Options for use of this property are vast. Council could consider a similar usage to Lochend House, use it for a Community or arts purpose, a co-working space, events location, hired space or many more options.

If Council purchased the property, it could ensure that the property is maintained to a high standard and provides the opportunity for local residents and the broader Community to enjoy the property grounds and homestead's rich history.

Conclusion

Staff consider there is high potential associated with the purchase of this property, albeit the costs for purchase and ongoing usage may be significant. As such, no specific recommendation has been made, however it is suggested that if Council wish to pursue purchasing the property, it should strongly consider the following:

- Whether the capital cost, depreciation, ongoing maintenance and upkeep balanced against the Community and environmental opportunities the purchase may bring to the Community
- An appropriate purchase price, noting that a purchase amount above \$6,002,134 will trigger a Prudential Report being required.
- If Council chooses to proceed with purchasing the property it needs to confirm whether the land will be Community Land or not prior to finalising the purchase
- Setting an appropriate authorisation limit for the purchase to enable the Chief Executive Officer to manage this purchase on behalf of Council.

Social Implications

It is difficult to quantify social implications for this report as it would depend on the use of the property following purchase and what Community expectations may arise.

Environmental / Climate Change Implications

There are no environmental / climate change implications in relation to this report, however it should be noted that this property has well-maintained, high-quality landscaping.

Asset Management Implications

If Council were successful in acquiring this property, it would need to be included on Council's Asset Register and depreciated accordingly. There would likely be high costs associated with maintaining the site however this would also depend on Council's intended use of the space and what if any, improvements are required.

Governance / Risk Management

Council needs to consider the following prior to making an offer for the property:

- Prudential requirements – the applicable financial threshold as detailed under Section 48(1)(b)(ii) of the Local Government Act 1999 (the Act) is \$6,002,134. In addition, Council should note that even if it does not offer a purchase price above the threshold, it is required to consider whether purchasing the property would result in a high risk for Council due to factors detailed under Section 48(2) of the Act.
- Community Land – prior to finalising the purchase of a property, Council is required to identify and resolve whether it is excluding the land from Community Land classification as per Section 193 of the Act.

Community Engagement

There are no Community engagement implications in relation to this report, however it should be noted, that if a Prudential Report is required, Council will need to conduct consultation prior to purchasing the property.

Regional Implications

There are no regional implications in relation to this report, however it is likely that if Council purchases the property, there would be significant interest from residents in neighbouring Councils with regard to the historical features of this property.

Economic Development Implications

There are no economic development implications in relation to this report.

Financial Implications

Should Council support this purchase, it would be classified as Capital-New, with costs to be split between the land, building and any other assets purchased to determine appropriate depreciation implications.

While there is no budget set aside for a purchase of this nature, Council may wish to access the amount of \$1,911,450 currently available for Strategic Land Purchases to offset some of the cost.

Any additional funds required would need to be funded through Council's existing cash and investments.

Recommendation

For Council's Consideration.

Attachments

Nil.