Confidential Item

CAMPBELLTOWN CITY COUNCIL

Confidential Item

For Council meeting to be held on

Tuesday 7 February 2023 at 7.00 pm

Refer Item 11.15

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11.15 Land Purchase

Team Leader Economic Development, Dr Emily Moskwa's Report

Purpose of Report

To consider purchasing a parcel of land to add to Council's open space portfolio.

Strategic Plan Link

Focus Area 2.2.2 Improve the quality of public green space (eg, parks, reserves, trees, streetscape and landscaping)

Focus Area 3.3.1 Implement our adopted master plans, management plans and strategies and prioritise through considered resourcing and budgeting

Focus Area 3.4.3 Manage our Community land, streetscapes and open space to enhance liveability

Focus Area 4.3.3 Plan for change in demographics, population needs and climatic conditions

Previous Council/Committee Resolution

At its meeting on 4 June 2019, Council resolved:

> 'That Council:
>
> 1. allocate $250,000 per year in the Annual Business Plan and Budget for Strategic Land Acquisition for the purpose of open space development as opportunities arise
>
> 2. request Staff to reflect this decision when updating the Long Term Financial Plan
>
> 3. authorise the Chief Executive Officer to continue advocating to the Minister, local Members of Parliament and through a motion to the Local Government Association for a fairer allocation of funding from the subdivision of land under 20 allotments.'

At its meeting on 19 August 2014, Council resolved:

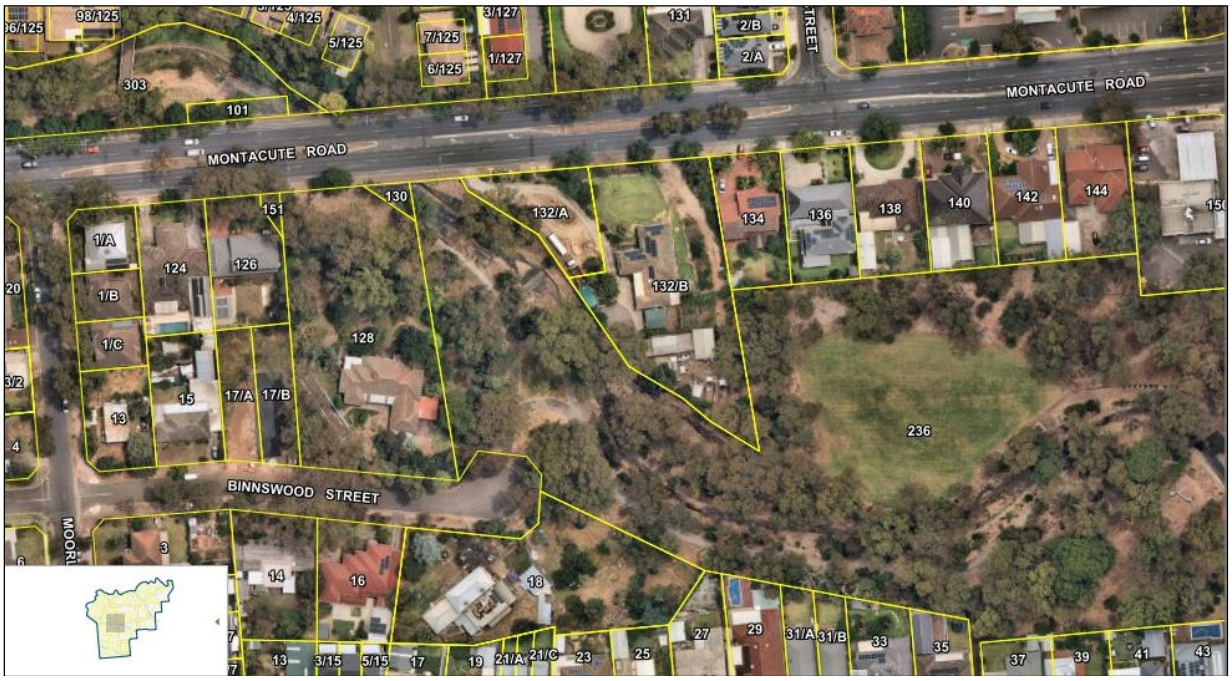
> 'That Council endorse the proposed Strategic Open Space Land Purchasing Principles and Staff investigate the possibilities for strategic land acquisition to increase the amount and quality of open space throughout the City area as finances permit.'

Background

The land parcel at 132A Montacute Road, Hectorville is currently on the market. The parcel is a size of 807m^2 and comprises land only (no buildings), and is zoned in the General Neighbourhood Zone.

It is a parcel of land that has been subdivided from the adjacent property at 132B Montacute Road, Hectorville. As seen in the image below, it has a frontage on Montacute Road and is adjacent to Fourth Creek. However, tt does not directly meet Denis Morrissey Park and due to the large tree on the top of the creek bank (see attached photos), there is no accessible path/link to the Reserve.





Discussion

One of the issues highlighted by Council's Open Space Directions and Strategies Report is a lack of open space in some parts of the City, known as the open space 'gap areas'. Hectorville is one such area, which is well below the recommended amount of open space per person.

The industry benchmark for open space is 3 ha/1,000 persons. In Hectorville, the amount of open space per person is only 1.9 ha/1,000 persons (for all types of open space), or 0.8 ha/1000 persons (for 'Community' open space, i.e. open space that is more usable as opposed to for drainage or aesthetic purposes alone).

The following table presents the amount of open space per suburb for the City:

Suburb	Open Space (ha/1,000 persons)	Community Open Space* (ha/1,000 persons)
Hectorville	1.9	0.8
Rostrevor	2.2	1.3
Magill	2.3	2.0
Tranmere	2.6	2.3
Campbelltown	4.1	3.4
Newton	4.5	4.1
Paradise	10.3	8.5
Athelstone	13.1	10.6
Average for City	7.2	4.6

Furthermore, as a percentage of land available only 5.4% of Hectorville is currently open space (of any kind) which is below the industry benchmark of 12.5% open space. For the Council area overall, there is 15% open space, demonstrating that access to open space is not equal throughout the City. Increasing Council's open space portfolio in Hectorville is therefore a priority.

Purchase of 132A Montacute Road is generally in line with Council's Community Land Review and Acquisition Guide which includes the following circumstances of particular relevance for which land should be acquired:

- Where there is an opportunity to contribute to a linear connection or environmental corridor along creeklines (particularly Third Creek, Fourth Creek and Fifth Creek)
- Where an established area is lacking useable recreation or sporting open space
- Where a reserve is located behind backyards and has poor profile, access and surveillance
- Where existing open space is in a poor location, difficult to access and/or of poor standard, and it is appropriate to rationalise the land and replace it with more suitable open space
- Where privately owned land is of significant conservation or recreation value and should be retained and/or incorporated within an open space system
- Where there is potential to establish or complete a linear park or open space corridor through the acquisition of a parcel or parcels of land.

Purchase of 132A and 132B Montacute Road aligns with the Chain of Trails Master Plan (adopted 2014) which proposes the meeting point at this location between Montacute Road and Fourth Creek as a Key Nodal Point (activity zone) as the additional land would enable greater visibility, amenity and use values (attached).

Council also has a GIS data layer identifying strategic land purchase opportunities. The entire allotment of 132 Montacute Road was identified as a high priority for acquisition due to its ability to contribute to the linear connection, enhance the environmental corridor along the creekline, improve access and visibility to Fourth Creek, and add to an area lacking in open space.

Purchasing 132A Montacute Road won't necessarily improve the current situation, however it would significantly enhace the land holding in the event that Council also purchased 132B Montacute Road when it is for sale. Due to the restrictions of this site, Staff do not believe it's of significant strategic value as it doesn't provide a direct link to Denis Morrissey Park. Therefore, Council may decide not to proceed with the potential purchase or alternatively may wish to make an offer in preparation of making an offer to purchase 132B Montacute Road when it becomes available. If Council wished to pursue this option, then Staff would recommend that Council authorise the Chief Executive Officer to purchase the parcel of land at 132A Montacute Road, Hectorville up to the mid-point of the asking price of $700,000.

Social Implications

Communities require open space for a number of reasons including enjoyment, relaxation, health and lifestyle benefits. The mental and physical health benefits of being outdoors and contact with nature are well recognised and include the benefits of social interactions with others while in open spaces.

Environmental / Climate Change Implications

The proposed land acquisition would enable existing canopy cover to be maintained or even enhanced as the alternative use is likely for new residential dwelling/s. It would also allow for enhanced creekline biodiversity plantings and erosion control measures if required.

Asset Management Implications

There would be costs associated with improving and maintaining the site which would depend on the main use of the space and they type of open space improvements made.

Governance / Risk Management

Council will need to determine whether to make this parcel of land Community Land if it is successful in acquiring with the purchase, as this needs to occur at the time of acquisition. It is recommended that if Council purchase this land, then it should be excluded from Community Land at this time.

Community Engagement

The Community has told Council over a wide range of past and present consultations that a highly valued part of the Campbelltown Council area is the trees, parks and creeklines.

Regional Implications

Fourth Creek Trail has the potential to draw visitors from across the Region especially as improvements continue to be made through recent and current Open Space Grants which have assisted Council to upgrade the trail and surrounds.

Economic Development Implications

Local economic growth is driven from endogenous capital (ie assets from within the area). A quality open space portfolio contributes to local economic prosperity.

Financial Implications

The land is currently valued at $580,000 (Valuer General).

Acumentis (independent property valuers) have also provided Council with an appraisal of the land, estimating the property to be in the range of $700,000 to $740,000 while highlighting the following considerations:

- The property is located on a busy road and may be subject to associated noise and issues with ingress and egress
- The shape is highly irregular which reduces the utility of the land
- The site adjoins a creekline which has significant trees, which are likely to impact footings costs (a major consideration for building on the site)
- The property has some flood risk.

The asking price for the land appears to be in the range of $650,000 to $750,000. This excludes any costs associated with the purchase and does not include any improvements that may be needed to the open space. While the local residential development market remains steady, according to Acumentis in recent weeks there have been fewer purchases at opens and fewer registered bidders at auctions. Furthermore, purchasers have become more discerning and are generally making offers at or below asking prices. It appears that while the market is changing quickly now, Adelaide is still about three to six months behind the East Coast with land and property price trends.

Council's Strategic Land Acquisition budget line currently has $1,021,000 available, which could be used for a purchase of this nature.

Recommendation

For Council's consideration.

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Fourth Creek Morialta Parri Trail – Visualisation for new boardwalk area to create a key nodal area





Solar amenity lighting to cater to evening use

Key nodal point extending creek trail entry



Increased vegetation to improve biodiversity and aesthetic values

Artwork along fence linked to Kaurna heritage, with solar lighting on balustrades

Sculptural wayfinding element with feature lighting (to be replicated at St Bernards Road intersection as well – based on depicted design)

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