

7.5. Cr Michael Scott - Milang Historical Society Lease

C24006

Moved Cr Michael Scott seconded Cr Sue Miller

That the proposed new lease boundary for the Milang Historical Society reflect that portion of the Milang Oval Complex that the Milang Historical Society currently occupy under sublease and sublicence from the Milang Oval Committee (as illustrated below in green outline) and, together with the proposed draft lease for the subsequent balance of the land for the Milang Oval Committee lease, be put out to community engagement as soon as practical.



CARRIED

7.5. Cr Michael Scott - Milang Historical Society Lease

Responsible Officer: Nigel Morris (Chief Executive Officer)

Prior Resolutions

Meeting Date	Agenda Item Number	Report Title	Resolution Number
17 July 2023	8.1	Milang Oval Lease Renewal Request	C23255

Motion

Moved Cr Michael Scott

That the proposed new lease boundary for the Milang Historical Society reflect that portion of the Milang Oval Complex that the Milang Historical Society currently occupy under sublease and sublicense from the Milang Oval Committee (as illustrated below in green outline) and, together with the proposed draft lease for the subsequent balance of the land for the Milang Oval Committee lease, be put out to community engagement as soon as practical.



Officers Comments

At the Council Meeting, 17 July 2023, Council considered a request from the Milang and District Historical Society Inc for an independent lease and resolved (C23255):

That Council:

1. Acknowledge the request from the Milang and District Historical Society Inc for an independent lease over a portion of the Milang Oval, located at 1406 Milang Road, Milang, Crown Record Volume 5630 Folio 945 (Milang Oval).
2. Consider the proposal from the Milang and District Historical Society Inc for a new independent lease over a portion of the Milang Oval.
3. Prepare a separate draft lease for the Milang and District Historical Society Inc and a variation to the current lease for Milang Oval Inc. over portions of the Milang Oval inclusive of the below terms and conditions:

- Lease term commencing 1 July 2023 and expiring 30 June 2037 (7 + 7)
 - Separate lease areas as provided in the 'General Analysis' section of this report
 - A common area for the shared road and associated infrastructure
4. Proceed to community engagement on the two (2) drafted leases, to gauge community feedback on the proposal, with a further report brought back to Council following the community engagement process with all submissions received.

Administration has been working with the Milang Oval Committee and the Milang and District Historical Society to create the two separate leases. A letter was sent from Administration to the Milang and District Historical Society, 6 December 2023 with a proposed lease area for consultation that did not include the Old Scout Hall (Attachment 1).

This motion on notice if resolved will include the Old Scout Hall on the proposed Milang and District Historical Society Inc lease for consultation.

It is acknowledged that although the Old Scout Hall although previously intended to be for multiple users has been used primarily by the Milang and District Historical Society for a significant number of years.

All feedback on the two proposed leases will be presented to Council following Community Consultation, this will provide further opportunity to consider the lease boundaries after considering feedback received.

To assist in further identifying the proposed area for the Milang and District Historical Society Inc is highlighted in green below and a map and photos of the area is provided in Attachment 2.



Attachments

Attachment 1 - Letter to Milang and District Historical Society Inc

Attachment 2 - Milang Oval Asset Listing and Photos

Attachment 1 - Letter to Milang and District Historical Society Inc

File:16.51.088
Doc: L202330109



6 December 2023

Milang & District Historical Society
PO Box 297
MILANG SA 5256

Dear Allan and Committee

Re: Milang & District Historical Society – New Lease

Thank you for lodging the Committee's response to the draft Lease provided to you by letter dated 18 September 2023.

Administration has now received responses from both parties and are working through the matters raised.

There are a few decision-making points and aspects of clarification to work through with the Milang & District Historical Society (MDHS), before we can progress to Community Engagement. These points are set out below:

Toilet Block

The toilet block will remain in the Lease Area of the Milang Oval Committee. It will be the responsibility of the MDHS to make an arrangement with the Milang Oval Committee for use of the toilets should you choose to do so, or to consider portable toilets or future grant applications for permanent toilet within the MDHS Lease Area.

Access

Administration consider that you are in support of the separate access to the MDHS Lease Area and for it to become the main and only access. The benefits of this include the ability for MDHS to establish their own identity within an exclusive area, without interference from other oval users. Council offers in kind support towards the new entrance as a priority following execution of the new Leases. The new access is proposed to be off Marroo Street (following investigation). The intent of the new access is to accommodate the transition of the existing machinery at the main oval entrance to be displayed at the new entrance. This will contribute to an inviting entrance into the MDHS premises.

Scout Hall

Although there may have been a joint use agreement between the MDHS and the Milang Oval Committee for use of the Scout Hall, in practical terms a decision needs to be made on what Lease Area the Scout Hall sits within. The Scout Hall is a Community Facility intended to benefit and provide multi use access for the Milang Oval users and other

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hirers. The Scout Hall is located on the Eastern side of the natural tree boundary and faces into the Oval and not the MDHS Lease Area. Council intends to use the natural boundary of the trees to define the Lease Areas. On balance, this building is considered to be situated in the Milang Oval Lease Area.

Based on the above, an updated Lease Area map is enclosed for your review, which reflects the new entrance (which will incorporate the displayed machinery) and the exclusion of the Scout Hall from your Lease Area.

Administration understands this may not be the MDHS preference, however, it is the most practical solution in order to resolve this matter and proceed to Community Engagement.

Your consent or otherwise to the three matters raised in this letter is required in writing. If we could please receive your response by 10 January 2024, it would be appreciated.

If an agreement cannot be reached on these matters, they will need to become a decision of Council prior to commencing Community Engagement.

If you have any queries in the interim, you are welcome to contact the Property Team on 8555 7000 or by email to property.officers@alexandrina.sa.gov.au.

Yours sincerely

Lisa Hoyle
Manager Property & Procurement Services



Attachment 2 - Milang Oval asset listing and photos

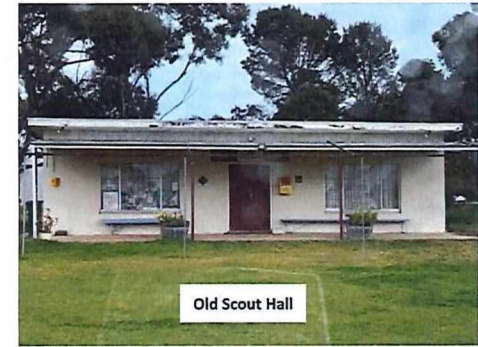




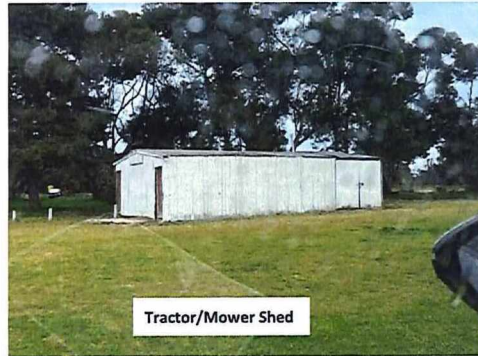
Lakeside Men's Shed & Museum



Museum



Old Scout Hall



Tractor/Mower Shed



Toilet Block



Cricket Nets



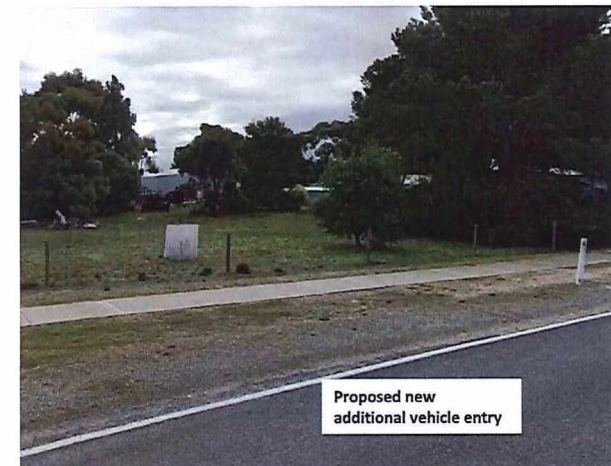
Old Netball Club / Red Cross



Displayed Machinery



Vehicle Entry



Proposed new additional vehicle entry