

## 2. Adjourned Debate

Nil

## 3. Presentations / Deputations

### 3.1. Milang Oval Committee

The Presiding Member sought and was granted leave of the meeting for the deputation to be 10 minutes in duration at 5.38 pm.

Ms Amanda Vivian, President of the Milang Oval Committee made a deputation regarding the Milang Oval Committee Lease.

The Presiding Member thanked Ms Vivian for her deputation.

### 3.2. Milang & District Historical Society

The Presiding Member sought and was granted leave of the meeting for the deputation to be 10 minutes in duration at 5.51 pm.

Representatives of the Milang & District Historical Society Inc made a deputation regarding the Milang Oval lease.

The Presiding Member thanked the Milang & District Historical Society Inc representatives for their deputation.

## 8.1. Milang Oval Lease Renewal Request

C23255

Moved Cr Michael Scott seconded Cr Margaret Gardner

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.

CARRIED

## 8. Administration Reports

### 8.1. Milang Oval Lease Renewal Request

Responsible Officer: Trish Kirkland (General Manager Corporate)

Report Author: Lisa Hoyle (Manager Property and Procurement Services)

#### Recommendation

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. That Council do not support the request from the Milang and District Historical Society Inc. for an independent lease over a portion of the Milang Oval

OR

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.

#### Prior Resolutions

| Meeting Date    | Agenda Item Number | Report Title                                                                                    | Resolution Number |
|-----------------|--------------------|-------------------------------------------------------------------------------------------------|-------------------|
| 19 October 2015 | 8.3                | Contract No 032 - Milang Oval Incorporated                                                      | ACM15383          |
| 3 April 2017    | 8.1                | Milang Oval Lease - Revocation of Previous Motion and Consent to Proceed to Public Consultation | ACM17106          |
| 17 July 2017    | 8.4                | Milang Oval Inc Lease                                                                           | ACM17283          |

## Community Strategic Plan Impact

|                  |                                                                                                                                                |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LIVEABLE</b>  | <b>Distinctive townships, places, spaces, and transport networks that support active lifestyles vibrant cultures and productive enterprise</b> |
| <b>CONNECTED</b> | <b>Created for, with and by the community. We are safe, healthy and all enjoying accessible infrastructure and services</b>                    |

### Report Objective

To consider an approach from a user group within the Milang Oval complex, for an independent lease over portion of the Milang Oval, rather than their current tenancy as a sublessee over portion of the site under a headlease held by Milang Oval Inc.

### Executive Summary

In 2016, Council endorsed a twenty-one (21) year lease with Milang Oval Inc. to manage the Milang Oval for the community. As part of these discussions, an initial proposal was tabled for two (2) separate leases over the Oval. Following a rescind motion of Council in April 2017, Council proceeded with one (1) lease over the oval complex.

The current lease is renewed every seven (7) years during the twenty-one (21) year term. The first 7-year right of renewal was due on the 1 July 2023. Milang Oval Inc. notified the user groups of the renewal as they hold underlease and under licence agreements with Milang Oval Inc. One of the user groups (Milang and District Historical Society) advised Milang Oval Inc. and Council that they are seeking an independent lease over portion of the Oval. The request is put to Council to consider.

### Context

First leased in 1929, the Milang Oval (**Oval**) has been managed by the Milang community since this time. The Oval was first leased to trustees representing the Milang Cricket Club, Milang Football Club and Milang Athletic Club by the District Council of Bremer for a term of twenty one (21) years in 1929. The leasing history of the Oval is outlined below:

- 1929 – 30 June 1950
- 1 July 1953 – 30 June 1974
- 1 July 1974 – 30 June 1995
- 1 July 1995 – 30 June 2016
- 1 July 2016 – 30 June 2037

The framework for the current lease (which commenced in July 2016) provides an overarching lease to 'Milang Oval Inc.' which is an Incorporated body made up of members of each of the regular users of the Oval. The regular users of the Oval are:

- Milang and District Historical Society
- Milang Branch of Australian Red Cross
- Milang Cricket Club; and
- Milang Football Club.

Each of these groups hold a sublease with Milang Oval Inc. for exclusive use of particular buildings within the Oval as identified in blue below. In addition, each user group has a sublicense over portions of the Oval as identified in green below, which provides tenure security for each group to undertake particular and often seasonal activities such as football or cricket on the Oval, but not to the exclusion of all others. All four (4) of the user groups signed their respective underlease and under license for the 21-year term, in 2016.

## ANNEXURE A (continued)

Lease Area (identified in red)  
Underleased Areas (identified in blue)  
Licensed Areas (identified in green)



Under the lease, the reporting mechanisms for managing the Oval is by direct reporting by each of the User Groups to Milang Oval Inc. who liaise with Council on matters raised. This is a standard oval management framework practice applied to all ovals such as Milang Oval where assets on the land are not owned by Council but are owned by third parties.

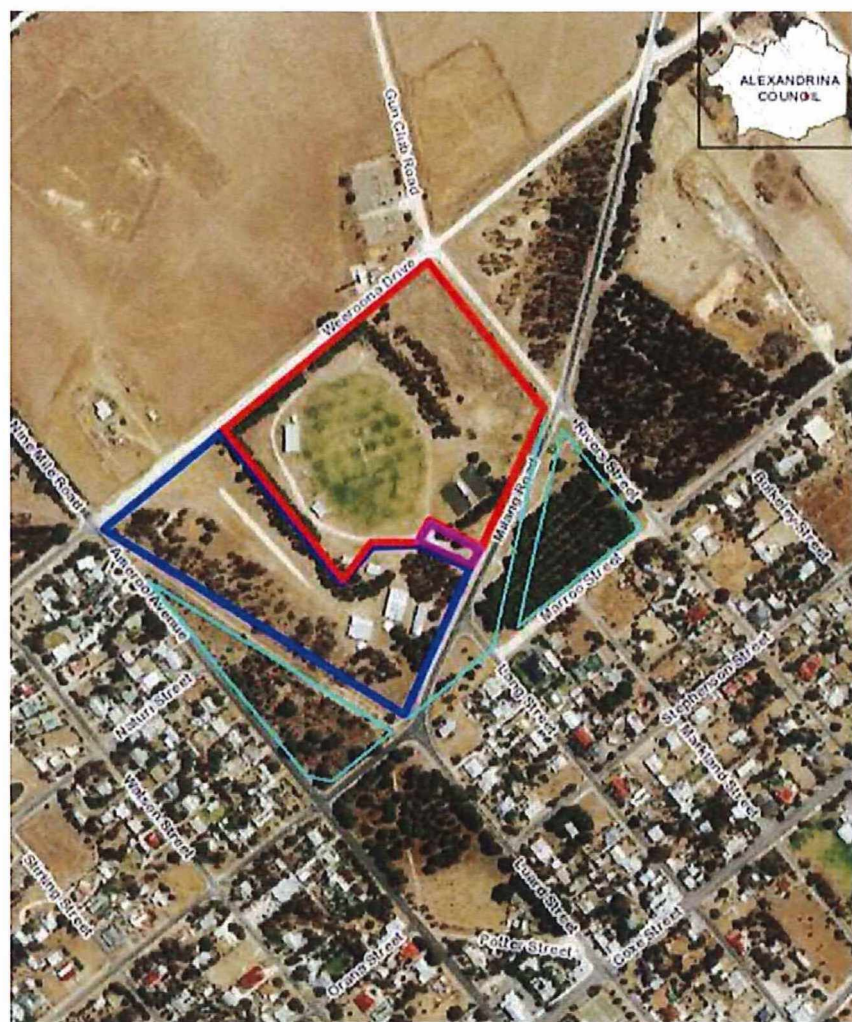
This lease was adopted by the Council, the user groups and the community in 2016 and was considered by Administration to be operating effectively and cohesively within Milang since this time.

### General Analysis

In 2015, (prior to the expiry of the previous lease), Council was approached by members of the local community and existing user groups of the Milang Oval, seeking Council consideration to the introduction of a number of separate lease agreements over particular portions of the Milang Oval.

The intent of separate lease agreements was to provide independent tenure responsibilities and self-governing decision-making rights to user groups of the Milang Oval over particular portions of the grounds and buildings. It was considered that this approach could lead to progressive development of the Milang Oval into a recreational complex for public benefit, by resolving limitations and frustrations associated with decision making within the current framework.

A Confidential report was put to the 19 October 2015 Council meeting, seeking support for the development of at least two (2) new leases (ACM 15383). The proposal was accompanied by a draft aerial map of the proposed lease areas as provided below:



**Proposed Milang Oval Leases**

Red = Milang Oval Inc Blue = Milang Historical Society Pink = Common Area

At the time, separate leases over the facility was considered to have merit and the recommendation was supported as below (ACM15383):

***That Council supports the development of at least two new leases for the Milang oval complex following the expiry of the current lease to Milang Oval Incorporated on 30 June 2016 with sub licences issued for regular users.***

After the release and notification of this report in 2015, it was identified that this approach was not uniformly supported by all oval users. It was considered that the compartmentalisation of sections of the Oval was creating a community angst that would not benefit or be conducive to successful long term oval management. Portions of the community expressed concerns that 'dividing up' the Milang Oval into factions, had the potential to resonate negatively throughout the local community.

As an outcome, extensive negotiations resulted in the formation of a new united Committee, a new Constitution, additional user groups and a practical administrative structure. The Oval would continue to be managed by Milang Oval Inc. as the head lessor, however they would be supported by a Committee comprising of representatives from all four (4) user groups who would take up sublease and licensing agreements on the Oval to protect their own assets and provide reasonable independence that would enable them to operate effectively and openly.

At the 3 April 2017 Council Meeting, the prior resolution was rescinded and consent was granted to proceed to public consultation on the draft lease and associated tenancy agreements (ACM17105).

## **PART 1**

**1. That Council rescind the below motion of 19 October 2015 (ACM 15383).**

***'That Council supports the development of at least two new leases for the Milang oval complex following the expiry of the current lease to Milang Oval Incorporated on 30 June 2016 with sub licences issued for regular users'.***

## **PART 2**

**1. That Council grants consent for public consultation to proceed on the draft twenty one (21) year lease agreement with Milang Oval Inc. for management of the Milang Oval located at 1406 Milang Road, Crown Record Volume 560 Folio 945, Hundred of Bremer.**

**2. That on completion of the public consultation period, a further report is presented to the next available Council meeting for decision, inclusive of any submissions received from the public consultation process.**

Public consultation was held between the 13 April and 12 May 2017 with eleven (11) submissions received. At the 17 July 2017 Council meeting, a 21-year lease commencing 1 July 2016 was endorsed for management of the whole complex by Milang Oval Inc. with subleases endorsed for the four (4) user groups (ACM17283):

**1. That Council grants consent to a twenty one year Lease agreement (for an initial term of seven years, plus two further seven year rights of renewal) with Milang Oval Inc. for management of the Milang Oval located at 1406 Milang Road, Crown Record Volume 5630 Folio 945, Hundred of Bremer from 1 July 2016 to 30 June 2037, if all renewal options are taken up, subject to Department of Environment, Water and Natural Resources consent.**

**2. That Council grants consent to the twenty one year Underlease agreements (for an initial term of seven years, plus two further seven year rights of renewal) with the Milang Cricket Club, the Milang Football Club, the Milang and District Historical Society and the Milang Branch of the Australian Red Cross, over portions of the Milang Oval Crown Record Volume 5630 Folio 945, from 1 July 2016 to 30 June 2037, if all renewal options are taken up, subject to Department of Environment, Water and Natural Resources consent.**

**3. That Council grants consent to the twenty one year Licence agreements (for an initial term of seven years, plus two further seven year rights of renewal) with the Milang Cricket Club, the Milang Football Club, the Milang and District Historical Society and the Milang Branch of the Australian Red Cross, over portions of the Milang Oval Crown Record Volume 5630 Folio 945 from 1 July 2016 to 30 June 2037, if all renewal options are taken up.**

**4. That the Mayor and Chief Executive be authorised to sign and seal the Headlease, the Underlease agreements and the Licence agreements.**

The current lease commenced on the 1 July 2016 for a term of 21 years. During this term, the lease is renewed every seven (7) years. The first 7-year right of renewal is due 1 July 2023. Administration contacted Milang Oval Inc. (per standard practice) to advise them of the expiry of their first term and seek their interest to renew their lease and associated Underlease agreements. Milang Oval Inc. advised Council that they sought to renew their lease with three (3) of the four (4) users groups keen to renew their Underlease agreements with Milang Oval Inc.

At this time, the Milang and District Historical Society Inc. advised Milang Oval Inc. and Council Administration that they would be approaching Council to request their own lease for a portion of the Milang Oval (Attach 1). The Milang Oval Inc. Committee has advised that the Incorporation wishes to retain the Oval as one lease (Attach 2).

On the 29 June 2023, the CEO met with representatives of Milang Oval Inc. On the 30 June 2023, the CEO and Mayor met with representatives of the Milang and District Historical Society Inc.

As Council's role is to consider decisions in the best interest of the community, public consultation will be required to gauge the community's view on separate tenancies over the oval as this was not contemplated by the Council or the public when considering the initial 21-year lease.

Should Council wish to explore separate leases further, a new lease will need to be drafted for the Milang and District Historical Society and the Milang Oval lease varied considerably to reflect the new lease area (or potentially rescinded and re-written).

### **Comparative Analysis**

Council leases the below ovals to community groups who operate the entire complex under similar framework as Milang Oval Inc. whereby there is a peak overarching body that co-ordinates and supports the oval user groups within a shared, common community facility.

- Port Elliot Oval
- Strathalbyn Oval
- Finniss Oval
- Milang Oval
- Burgess Oval Mt Compass

Generally, if a lease is being renewed during an existing term and the renewal term was endorsed by Council at the commencement of the lease, the renewal is dealt with under delegation in accordance with Council's Lease and Licence Policy. In instances where the renewal is not 'straight forward', the renewal request is put to Council as is the case in this instance. If Council sought to retain one lease over the Milang Oval, the renewal will be dealt with by delegation and no further decisions on the matter are required by Council.

### **Financial and Economic Implications**

In accordance with the Alexandrina Council's Adopted Budget / Long Term Financial Plan, the financial implications of adopting this recommendation are considered low. The buildings and improvements on the Oval (excluding the toilet block) are owned by the user groups. Each group has a maintenance schedule attached to their sublease to ensure assets are adequately maintained during the tenancy.

The Oval is currently categorised as 'non-rateable'. Should it be deemed rateable, the lessee can apply for the 75% discretionary rate rebate in accordance with Council's Guidelines for Discretionary Rate Rebate which is available for community groups and not-for-profit organisations that provide a benefit or service to the local community.

### **Risk Management**

In accordance with Alexandrina Council's Risk Assessment Matrix, the risk of adopting this recommendation is considered medium.

A previous request to provide two (2) or more leases over the Milang Oval was met with resistance due to the perception that any segregation could reflect negatively on the local community culture. It is anticipated that revisiting (2) separate leases during an existing and endorsed lease term and community consultation, is likely to have some impact on the local community.

The Milang Oval is Crown land dedicated to Council care and control for 'Parkland Purposes'. The proposed use of the Milang Oval for community recreational activities remains consistent with the dedication purpose, irrespective as to whether it was leased to a singular or a number of tenants, as long as the lease footprints do not overlap.

### **Conclusion**

The Milang Oval's first seven (7) year lease right of renewal is due 1 July 2023. On notification of the renewal, Council has been approached by one (1) of the four (4) user Groups with a request to hold a separate and independent lease over portions of the Oval. The request is put to Council for consideration.

## **Attachments**

Attachment 1 - Milang Oval Inc. request to retain one lease

Attachment 2 - Historical Society request for separate lease

Attachment 3 - Community Engagement Plan

## **Milang Oval Incorporated**

---

**MINUTES OF THE GENERAL MEETING  
OF THE MILANG OVAL COMMITTEE INCORPORATED  
HELD ON MONDAY 15<sup>th</sup> May 2022  
COMMENCING AT 7.30PM AT THE MILANG OVAL SCOUT HALL**

### **Minutes**

**PRESENT:** Amanda Vivian, Garry Vivian (Milang Football Club), Callan Blackwell, Daryl Pederson (Milang Cricket Club), John Bogaerts, Tracy Falzon (Milang Red Cross) Roger Miller, Rien Gerritsen (Milang Historical Society),

### **APOLOGIES:**

Bec Holt

### **ITEM 1. CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

Moved Callan, 2<sup>nd</sup> Tracy

### **ITEM 2. CORRESPONDENCE**

In – Emails from Alexandrina Council re Oval lease and subleases renewal  
Email from M&DHS - request to have separate lease.

Out - Oval Grant Aquittal  
Oval Grant Application  
Emails re Oval Lease processesoval leases

### **ITEM 3. TREASURER'S REPORT**

Audit of books done at no cost to M.O.C  
Moved Rien! 2<sup>nd</sup> Tracy

## Milang Oval Incorporated

---

### ITEM 4. GENERAL BUSINESS

1. Milang Oval Lease and Subleases  
First Schedule ITEM 4  
First right of Renewal for a period of seven (7) years commencing on 1st July 2023  
After brief discussion the following motion accepted.

**Motion:**

- a. Milang Oval Committee wishes to take up the First right of Renewal of the lease for seven (7) years commencing on the 1 July 2023.
- b. Milang Oval Committee supports the first right of renewal of subleases for seven (7) years commencing on 1 July 2023 to  
  
Milang Cricket Club  
Milang Football Club  
Red Cross Milang Branch  
Milang and District Historical Society
- c. Milang Oval Committee does not wish to change the lease area or conditions and as such does not support the request from the Milang and District Historical Society for a Lease directly with Alexandrina Council.

Moved Amanda, 2<sup>nd</sup> Tracy  
Voted In Favour, Unanimous

2. Letter to be written to M&DHS about shade cloth frame, to be removed

### ITEM 5. ACTION LIST

### ITEM 6. UPCOMING EVENTS

### ITEM 7. NEXT MEETING

AGM 17<sup>th</sup> July 2023

MINUTES CONFIRMED ..... DATE .....

## Attachment 2 - MD Historical Society - Request for new lease



23<sup>rd</sup> May, 2023.

To : Mayor Keith Parkes,

C.E.O. Nigel Morris,

Elected Council Officers – Margaret Gardner, Milli Livingston, Peter Oliver, Craig Maidment, Sue Miller, Christine Thornton, Lou Nicholson, Michael Scott, Bill Coomans,

Copy to Llsa Hoyle.

### Re : Milang & District Historical Society Inc. Lease

The Milang & District Historical Society Inc. was formed in July, 1979 to publish a local History book, "Alexandrina's Shore". Our first Museum building was erected in 1987 at the Milang Oval grounds and was officially opened on the 15<sup>th</sup> January, 1989 by the Honourable Alexander Downer.

We are writing to apply for a Lease with the Alexandrina Council for our long-term security for our Museum. We wish to secure our assets with Council, namely, 3 large Museum buildings, 1 storage shed, Clubrooms, 3 rainwater tanks, Tractor Pull track and outside Agricultural exhibits. The three buildings have been funded by the Milang & District Historical Society and its Members.

We currently have a Sub-lease and Licensed areas under the Milang Oval Inc. Committee which expires on the 30<sup>th</sup> June, 2023. The end of the first 7 year term of a 21 year lease.

In 2016 we were told by Alexandrina Council staff that we would have our own Lease and a Draft Lease was drawn up between the Historical Society and Alexandrina Council. Simon Grenfell, who was with Council at the time, was under pressure and anxious to get a new Lease in place for the Oval Committee and took the easy way out by giving us a sub-lease with licensed areas under the Lease of the Milang Oval Committee. He told the Historical Society that we should wait 7 years and apply again for our own Lease with Alexandrina Council.

We feel that with the current arrangement we have been "held back" from developing the Museum to its full potential due to the Milang Oval Committee having control.

We are concerned, moving forward into the future, that the Oval Committee do not have our best interests at heart and like to play the "POWER GAME".

Before Council amalgamation, the Historical Society, did for a time, hold a Lease with the District Council of Strathalbyn and after a time, the area in question was double leased by Council. The Historical Society was asked to surrender their Lease with Council to solve an embarrassing situation. Phil Smith, who was President at the time was called in to the Strathalbyn Council office to witness the destruction of the Lease between the Historical Society and the Strathalbyn District Council. We have had NO Lease or Sub Lease at all until 2016.

We wish to continue with the aims of our Constitution by preserving local history, carrying out restoration work and developing displays of historic objects and vehicles to display to the Public.

The Museum is undergoing renovations at the moment, but we have still been involved with S.A. History month with an Open Day and unveiling of our Mural "Shearing the Sheep" and we open by appointment for personalized tours.

Under our umbrella is the LAKESIDE MEN'S SHED which operates a weekly BBQ and provides a venue for people to meet socially to discuss various issues for their mental wellbeing.

We have recently been successful in acquiring an anti-aircraft Bofers Gun from the Department of Defence and we wish to expand on our Military history with a Diorama honouring our local Veterans of all conflicts. With our own Lease, this will enable us to seek funding with the Department of Veteran Affairs.

We have exciting plans for the future with the development of our South Australian Fire Fighting Vehicles and Equipment Museum which is under our umbrella. We have 14 Fire trucks and are looking for funding for a new "FIRE" building to develop with interactive displays. (Please refer our submission to Council for funding in 2021. Our aim is to develop the Fire Museum into a first class tourist attraction for the State and we have been encouraged to do so by Visitors and the Fire Services.

We have been bequeathed a large sum of money from a local well known resident for the purpose of extending our Historical Society Clubrooms. To develop this project to its completion, we need to seek additional Government funding. A Lease with Alexandrina Council, will make it much easier to obtain funding.

At our General Meeting on the 27<sup>th</sup> April, 2023 (Minutes of this meeting sent to Lisa Hoyle) and our subsequent Committee meeting on the 20<sup>th</sup> May, 2023 our Members voted unanimously that we approach Alexandrina Council for our own Lease.

For the sake of the Millang & District Historical Society's Museum and its long term security, we sincerely hope you will look at our request favourably.

Yours sincerely,

*A. J. McInnes*  
PRESIDENT

*Dianne Potter*  
SECRETARY

---

**From:** [REDACTED]  
**Sent:** Thursday, 4 May 2023 4:39 PM  
**To:** Customer Contact - Information Management  
**Subject:** E202358670 - 16.20.051 - Milang & District Historical Society inc. Lease

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

For the attention of Nigel Morris, Chief Executive Officer With copy to Lisa Hoyle, Property Officer.

The Milang & District Historical Society was formed in July, 1979 (44 years ago) and built our first Museum building in 1987 at the Milang Oval grounds on Alexandrina Council owned land, adjacent the Milang oval. Since then we have continually expanded, with the addition of two large sheds as well as a designated Tractor Pull track for the annual two day Yesterday's Power Rally held here every year in January. We also have a number of outside exhibits of historical farm implements. The Milang & District Historical Society formed the Milang Lakeside Men's Shed which was officially opened in February, 2012. Some years ago, we established the South Australian Fire Fighting Vehicles and Equipment Museum with a number of Historical Fire Trucks housed in one of our buildings. At our last General Meeting which was held on Thursday 27th April, 2023 our members voted unanimously that we proceed to obtain a Lease with Alexandrina Council, starting from the 1st July, 2023 with our current sub-lease expiring with the Milang Oval Committee on the 30th June, 2023. This will enable the Society to have long term Security moving into the future for our Museum and the Milang Community.

We have notified Amanda Vivian, President of the Milang Oval Committee of our intentions.

We are hoping for a favourable outcome.

Kind regards,  
Allan McInnes, President,  
Milang & District Historical Society Inc.  
[REDACTED]

Sent from my iPad

Attention: Lisa Hoyle, Alexandrina Council.

Minutes of the Milang & District Historical Society Inc.  
Committee Meeting held on Saturday 20<sup>th</sup> May, 2023 at  
our Clubrooms, Milang Oval Grounds at 2.00pm.

Jen Pritchard moved that the Milang and  
District Historical Society Inc. write to  
Alexandrina Council and ask for own Lease with  
Alexandrina Council. Seconded Rob Cross.  
Carried unanimously by the Committee members.

Allan McInnes (President)

*A. J. McInnes*

Allan McGrice (Vice-President)

Proxy Vote from Allan McGrice.

Dianne Potter (Secretary)

*D Potter*

Jen Pritchard (Committee member)

*Jen Pritchard*

Diane Smith (Committee member)

*Diane Smith*

Robert Cross (Committee member)

*Robert Cross*

---

**From:** [REDACTED]  
**Sent:** Tuesday, 9 May 2023 4:26 PM  
**To:** Customer Contact - Information Management  
**Subject:** E202360030 - 16.20.051 - Milang & District Historical Society Inc. Lease.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Attention : Lisa Hoyle, Property Officer.

Hello Lisa,

Further to our previous email, we are writing to advise that we have made contact with Mayor Keith Parkes and ward Councillors of our request for a Lease with Alexandrina Council from the 1st July, 2023. Our current sub-lease and license expires with the Milang Oval Committee on the 30th June, 2023.

Regards,  
Allan McInnes,  
President,  
Milang & District Historical Society Inc.  
[REDACTED]  
[REDACTED]

Sent from my iPad

---

**From:** [REDACTED]  
**Sent:** Tuesday, 9 May 2023 4:11 PM  
**To:** Customer Contact - Information Management  
**Subject:** E202360027 - 16.20.051 - Fwd: Milang & District Historical Society inc. Lease

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sent from my iPad

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 4 May 2023 at 4:38:31 pm ACST  
**To:** [alex@alexandrina.sa.gov.au](mailto:alex@alexandrina.sa.gov.au)  
**Subject:** Milang & District Historical Society inc. Lease

To :-

Mayor Keith Parkes, Deputy Mayor Bill Coomans,  
Councillors, Craig Maidment, Sue Miller, Christie Thornton, Margaret Gardner,  
Millie Livingston, Peter Oliver, Lou Nicholson, Michael Scott.

The Milang & District Historical Society was formed in July, 1979 (44 years ago) and built our first Museum building in 1987 at the Milang Oval grounds on Alexandrina Council owned land, adjacent the Milang oval. Since then we have continually expanded, with the addition of two large sheds as well as as a designated Tractor Pull track for the annual two day Yesterday's Power Rally held here every year in January. We also have a number of outside exhibits of historical farm implements. The Milang & District Historical Society formed the Milang Lakeside Men's Shed which was officially opened in February, 2012. Some years ago, we established the South Australian Fire Fighting Vehicles and Equipment Museum with a number of Historical Fire Trucks housed in one of our buildings. At our last General Meeting which was held on Thursday 27th April, 2023 our members voted unanimously that we proceed to obtain a Lease with Alexandrina Council, starting from the 1st July, 2023. Our current sub-lease and licensed area expires with the Milang Oval Committee on the 30th June, 2023. A Lease with Alexandrina Council will enable the Society to have long term Security moving into the future for our Museum and the Milang Community.

We have notified Amanda Vivian, President of the Milang Oval Committee of our intentions. We have also contacted by email, Chief Executive Officer, Nigel Morris and Property Officer, Lisa Hoyle.

We are hoping for a favourable outcome.

Kind regards,  
Allan McInnes, President,

Milang & District Historical Society Inc.

[REDACTED]

[REDACTED]

Sent from my iPad

---

**From:** [REDACTED]  
**Sent:** Tuesday, 2 May 2023 4:38 PM  
**To:** [REDACTED]  
**Subject:** Lease

To Amanda Vivian, President, Milang Oval Committee.

Dear Amanda,

At our last General Meeting held on Thursday 27th April, 2023 a motion was carried unanimously that the Milang and District Historical Society Inc. apply for our own Lease from Alexandrina Council from the 1st July, 2023.

Regards,  
Allan McInnes, President  
Milang & District Historical Society Inc.

Sent from my iPad=

Attention : Lisa Hoyle, Alexandrina Council.

Please find attached copy of our last Meeting's Minutes where it was passed by our Members for the Milang & District Historical Society to obtain our own Lease with Alexandrina Council.

We request that these Minutes are for Council perusal only and are confidential.

Thank you.



Allan McInnes,  
President,  
Milang & District Historical Society Inc.



Dianne Potter,  
Secretary,  
Milang & District Historical Society Inc.

MINUTES OF THE MILANG & DISTRICT HISTORICAL SOCIETY INC. GENERAL  
MEETING HELD ON THURSDAY 27<sup>TH</sup> APRIL, 2023 AT 7.00 p.m. AT OUR  
CLUBROOMS.

Present : Allan McInnes, Rob Cross, Roger Miller, Daryl Pederson, Paul Maloney, Jen Pritchard, Rien Gerritsen, Dianne Potter.

Apologies : Diane Smith, Bev Gerritsen, Steve Townsend, Chris & Doris Lambert, Josie Cleggett, Barry Pearson, Allan McGrice.

The Minutes from the previous meeting were handed out to Members.

Jen Pritchard Moved that the Minutes be accepted. Seconded Daryl Pederson. Carried.

Business Arising from the Minutes :-

Re the Bofers Gun – it has now been transported to Edinburgh by the Defence Department. We will provide the information they require for Strathalbyn Towing's Driver and Allan to get on to the base.

A mutual date for pick up has been arranged for Thursday 11<sup>th</sup> May, 2023 at 10.00 a.m.

Re the Friends of Nurragi Walk for Sunday 30<sup>th</sup> April – 55 people have booked in. Strathalbyn Rotary Club will be catering for lunch and a bus will take people to various drop off spots along the trail with varying distances for them to walk back to Milang following the Nurragi Walking trail.

Alexandrina Council's Heritage Award Night has been cancelled for this year.

Our S.A History Open Day plans are progressing and we are working on tidying up the shearing shed section of the Museum to unveil the new Mural by Mayor Keith Parkes on Sunday 7<sup>th</sup> May at 10.30. If Members could please return any raffle tickets as the raffle will be drawn this Sunday 7<sup>th</sup> May.

Allan has the docket here (\$330.00) from the Defence Department to present for re-imbursement of the costs of the Bofers Gun.

Correspondence In and Out :-

1. Emails to the Defence Department re the Bofers Gun and their replies.
2. Email to Bev Boag inviting her to attend the Mural Unveiling and her response.
3. Flyers sent out by email to Alexandrina Council staff, Southern Argus, Milang Community News, Rebekha Sharkie, David Basham.

Paul Maloney moved that the Correspondence be received. Seconded Roger Miller. Carried.

Treasurer's Report :-

|                                                         |                    |
|---------------------------------------------------------|--------------------|
| General Account as at 27 <sup>th</sup> April, 2023..... | \$15,123.19        |
| Grant Account.....                                      | <u>\$41,406.05</u> |

Total..... \$56,529.24

Treasurer's Report tabled.

It was decided at a previous meeting that the EFPOS machine be retained until the May Open Day and reviewed at our May meeting.

The Grant amount of \$900 from Alexandrina Council has not been spent yet, Dianne has applied for an extension to the 30<sup>th</sup> June. It is for interpretive signage for our Boating and Fishing displays.

Rien Gerritsen moved that his Treasurer's Report be accepted. Seconded Roger Miller. Carried.

#### General Business :-

Renovations – Daryl Pederson advised that work was progressing well.  
We had not heard anything about the Volunteers Grant for the Computer and Printer.

Dianne reported that Mitre 10 had 3.66 meter wide shade cloth for \$15.99 per meter.  
Roger Miller moved that we purchase the 12.00 meters of shade cloth required to cover the metal frame that is out from our clubrooms. Seconded Paul Maloney. Carried.

Re the Dynometer – Rob Cross had spoken to Nathan Duffield at N.D. & J.A. Giles at Strathalbyn, Tractor and Machinery Agents, regarding their Dynometer.  
It is identical to the one that Nick Correll brought to our last Rally.  
Rob, Allan and Dianne called on Nathan about the Dynometer and he advised that he was willing to donate the machine to the Historical Society. In return we offered to put his business name on the sled where the T. & S. Tractors sign is.  
Allan said he could store it at his place if needed.

Paul Maloney moved that we accept the offer. Seconded Roger Miller. Carried.

Monty Bunnett has donated a lot of DVD's that belonged to his neighbour. We can use them on our Trading tables.

We have also received John Deere Tractor Manuals from Gilberts Motor Museum via Paul Maloney.

President Allan McInnes spoke on our Lease arrangements with our first 7 year term of 21 years expiring on the 30<sup>th</sup> June, 2023.  
Allan said that going back 7 years ago, we had applied for our own Lease with Alexandrina Council at the Milang Oval grounds, but due to the people handling the Lease documentation at the time, they were looking for an easy way out due to the previous Lease with the Milang Oval Committee having expired and were under time pressures. It was easier to put us under the Milang Oval Committee with a sub- lease and a licensed area. Alexandrina Council staff said that we should apply in 7 year's time for our own lease. All the hard work of drawing up boundaries etc. has been done so it would make the transition for us to have our own lease with Alexandrina Council much easier now.

We are responsible for the upkeep of our own area. Allan said that he can't see any disadvantages. There is no animosity with the Oval Committee, we feel that having our own Lease with Alexandrina Council will give long term security for the Museum and when applying for Federal, State and Corporate Grant funding it will be a more straight forward process.

All Members present discussed the Lease proposal and were in favour of proceeding with our own Lease.

Jen Pritchard moved that we approach Alexandrina Council and apply for our own Lease. Seconded Rien Gerritsen. Passed unanimously.

Secretary Dianne to email Amanda Vivian, President of the Milang Oval Committee with our intentions.

Daryl Pederson brought up that we should not be financially disadvantaged.

Allan said that Leases with Alexandrina Council have been an annual peppercorn rental agreement in the past.

Meeting closed 8.13 p.m.

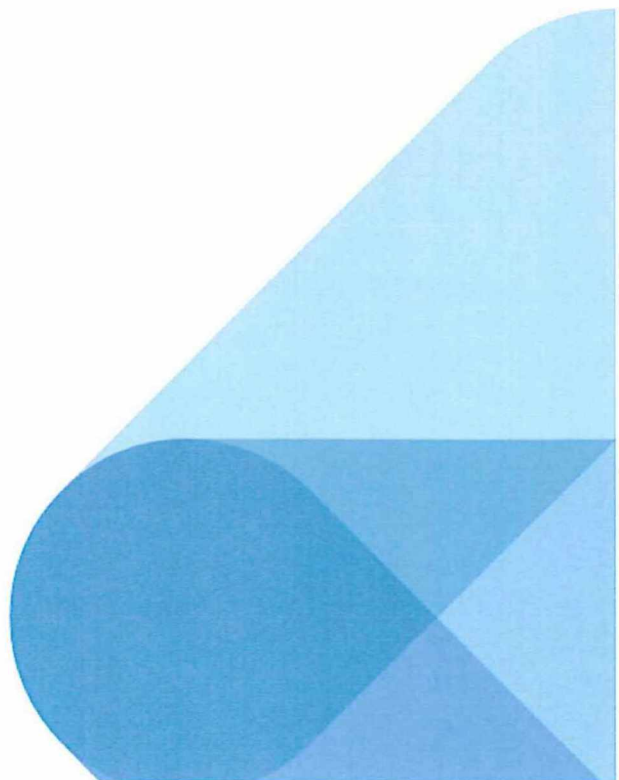
Next meeting 25<sup>th</sup> May, 2023.



# Community Engagement Plan

**Milang Oval**

**2023 - Multiple Lease Request**





## Do we need to connect with the Community? And if so, why? (Internal Staff Survey)

Name of Project: (insert)

The following checklist will help establish if you need to engage the community:

|                                                                                                                                                                                                                                             |                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>Is the community engagement/consultation required by legislations in your project?</b><br><br>If "yes", we are required to plan and implement the community engagement activities for this project<br><br>If "no", then please continue. | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO |
| <b>Is there already an expectation, within Council or the community, that the project will involve community engagement?</b>                                                                                                                | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO |
| <b>Can the community influence the outcome of your project?</b>                                                                                                                                                                             | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO |
| <b>Is there staff time and budget already allocated or available to support the engagement activities?</b>                                                                                                                                  | <input type="checkbox"/> YES<br><input checked="" type="checkbox"/> NO |
| <b>Is there a risk to not undertaking Community engagement?</b>                                                                                                                                                                             | <input checked="" type="checkbox"/> YES<br><input type="checkbox"/> NO |

If "yes" to two or more of the above questions, it is recommended that you plan and implement community engagement activities for this project.

If "no" to two or more of the above questions, then careful consideration is given to whether it is appropriate to engage with the community on this project. There will be times when a well-executed communications plan is more appropriate tool for our project and a more efficient use of Council's resources.

A communication plan determines key messages and the strategies to ensure the messages reach the intended audience.



**Calculator: Determining how we are going to connect with the community on each decision we make**

| Questions (tick appropriate box)                                                                    | Really Low | Low | Moderate | High | Super High |
|-----------------------------------------------------------------------------------------------------|------------|-----|----------|------|------------|
| What is the level of difficulty for staff/council in making the decision or addressing the problem? |            |     |          |      | x          |
| What is the potential for controversy in relation to the project?                                   |            |     |          | x    |            |
| How important are the potential impacts of the project to the public?                               |            |     |          | x    |            |
| How much do the key stakeholders care about the decision to be made?                                |            |     |          |      | x          |
| How much engagement does the community appear to want?                                              |            |     |          | x    |            |
| Sub-Total                                                                                           |            |     |          | 3    | 2          |
| Multiply number by the weight                                                                       | x1         | x2  | x3       | x4   | x5         |
| Total column score                                                                                  |            |     |          | 12   | 10         |
| Add all five column scores                                                                          | 22         |     |          |      |            |
| Divide total score by the number of questions                                                       | ÷ 5 =      |     |          |      |            |
| Average score                                                                                       | 4.4        |     |          |      |            |

#### 1-2 Very Low

Informing the community about the decision may be sufficient, unless there are legislative requirements, in which case, consult.

#### 2-3 Low to Moderate

You should at least consult with the community

#### 3-4 Moderate to High

You should at least consult but may consider opportunities for the community to actively participate

#### 4-5 High to Very High

You should provide opportunities for the community to active participate



## Engagement Plan

### 1. What?

In 2016, Council endorsed a 21 year lease with Milang Oval Inc. to manage the Milang Oval for the community.

The current lease is renewed every 7 years during the 21 year term. The first 7-year right of renewal was due on the 1 July 2023. Milang Oval Inc. notified the user groups of the renewal as they hold underlease and underlicence agreements with Milang Oval Inc.

One of the user groups (Milang and District Historical Society) advised Milang Oval Inc. and Council, that they are seeking an independent lease over portion of the Oval.

### 2. When?

| Milestones                                                                            | Dates                        |
|---------------------------------------------------------------------------------------|------------------------------|
| Decision to proceed to community engagement                                           | 17 July 2023 Council meeting |
| Development and in principal agreement by the user groups on 1 new and 1 varied lease | July - September 2023        |
| Community engagement dates                                                            | 5 October 2023               |
| Onsite Popup                                                                          | N/A                          |
| Consultation analysis                                                                 | 27 October 2023              |
| Council Member Forum                                                                  | N/A                          |
| Council Meeting with feedback                                                         | 20 November 2023             |

### 3. Who?

|                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------|
| <b>Residents &amp; Ratepayers (tick those that apply)</b>                                                                          |
| <input checked="" type="checkbox"/> General Residents & Ratepayers                                                                 |
| <input type="checkbox"/> Adjoining Property Owners / Business Owners                                                               |
| <input type="checkbox"/> Other: _____                                                                                              |
| <b>Community groups, networks &amp; organisations (tick those that apply)</b>                                                      |
| <input type="checkbox"/> Department for Environment and Water                                                                      |
| <input type="checkbox"/> Ngarrindjeri Regional Authority                                                                           |
| <input type="checkbox"/> Ngarrindjeri Aboriginal Corporation                                                                       |
| <input type="checkbox"/> Other: Milang Oval Inc., Milang and District Historical Society, Port Milang Historic Railway Museum Inc. |



|                                                        |                                                            |
|--------------------------------------------------------|------------------------------------------------------------|
| <b>Business (tick those that apply)</b>                |                                                            |
| <input type="checkbox"/>                               | N/A                                                        |
| <b>Progress, Resident &amp; Ratepayer Associations</b> |                                                            |
| <input type="checkbox"/>                               | Port Elliot Town and Foreshore Association                 |
| <input type="checkbox"/>                               | Ratalang Basham Beach and Horseshoe Bay Advisory Committee |
| <input type="checkbox"/>                               | Middleton Town and Foreshore Association                   |
| <input type="checkbox"/>                               | Clayton Bay Community Association                          |
| <input type="checkbox"/>                               | Mount Compass Community Association                        |
| <input checked="" type="checkbox"/>                    | Milang and District Community Association Incorporated     |
| <input type="checkbox"/>                               | Other: _____                                               |
| <input type="checkbox"/>                               | N/A                                                        |

#### 4. How?

##### a. Listening Tools

| Listening Tools            | Description                                                                                                                                                                                                                        | Examples of what we'll be asking                                            |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <b>My Say Alexandrina</b>  | <p>The My Say Alexandrina website will form the central 'hub' for the process.</p> <p>The main features of the hub will be –</p> <ul style="list-style-type: none"> <li>• Key dates</li> <li>• Survey tool</li> </ul>              | We will utilise the survey tool to seek feedback and report back to Council |
| <b>Written submissions</b> | <p>To provide opportunity for people who prefer a more traditional method of communicating with Council, we will welcome written submissions.</p> <p>These can be submitted by post, email or handed in to the Council Office.</p> | We will encourage written submissions for people who prefer this method.    |



## b. Communication Tools

| Audience               | Method                                                           | Responsibility                                             | Action                                                                                                        | Timeframe  |
|------------------------|------------------------------------------------------------------|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------|
| Residents & Ratepayers | Website                                                          | Manager Communications                                     | Dedicated MySay website page, survey and key documents. Latest news article on home page of corporate website | 5 Oct 2023 |
|                        | Social media                                                     | Manager Communications                                     | Advising start of consultation and reminder before closing.                                                   | 5 Oct 2023 |
|                        | Local Displays – Council Office, library, community noticeboards | Manager Communications                                     | Notice to be placed on Council display boards including promotion of ways to get involved.                    | 5 Oct 2023 |
|                        | Adjoining Property and Business Owners                           | Manager Property & Procurement Services / Property Officer | Letters / emails sent directly to affected properties / businesses                                            | N/A        |
|                        | The Times, Fleurieu Sun and The Southern Argus                   | Manager Communications                                     | Public Notice in The Time, Fleurieu Sun and the Southern Argus                                                | 5 Oct 2023 |
|                        | My Say Subscribers                                               | Manager Communications                                     | Newsletter with information and a link to submission page                                                     | 5 Oct 2023 |



|                                                                                                                                     |                               |                                                            |                                                                            |                       |
|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------------------------------------------------|----------------------------------------------------------------------------|-----------------------|
| Progress, Resident & Ratepayer Associations, Community groups, networks & organisations, Community groups, networks & organisations | Email                         | Manager Property & Procurement Services / Property Officer | Email information and link to My Say Alexandrina                           | 5 Oct 2023            |
| Internal Staff                                                                                                                      | Connect Intranet Announcement | Manager Property & Procurement Services / Property Officer | Provide information to relevant staff with key information on consultation | N/A                   |
| Council Members                                                                                                                     | Briefings / Meetings          | CEO                                                        | Provide briefing to CMs/ Forums                                            | N/A (unless required) |

## 5. Mysay Page

The My Say Alexandrina website will form the central 'hub' for the process.

The main features of the hub will be –

- Key dates
- Survey tool
- Contact details for Property team

### Have your say below.

Survey questions will include:

- Set fields to provide background on the participant submitting feedback.
- Set fields to answer yes or no of support or otherwise to the draft lease/s.
- Open free field for comments to support the yes or no submission.
- All submission to be included in the follow up Report to Council.

### Useful Documents attached:

- Copy of the proposed lease/s
- Site map of lease areas



## 6. Reporting

My Say Alexandrina will be used as the hub for all feedback received.

We will collate the key themes to emerge from all contributions received from the community, from all methods of engagement. Ensuring a "feedback loop" to people who participate in the process is important.

The Reports to Council will be public documents, available on Council's website after release.

## 7. Risk Mitigation

| What could go wrong?                                 | How can we reduce the likelihood of this happening?                                                                                                                                                                                  |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reputation /community expectation                    | <ul style="list-style-type: none"><li>• Clear communications of ways to be involved and provide feedback.</li></ul>                                                                                                                  |
| Nobody gets involved                                 | <ul style="list-style-type: none"><li>• Offer a variety of ways to join the conversation – quick responses versus opportunity for deeper conversation; offline and online.</li><li>• Communications plan will be followed.</li></ul> |
| Community Division                                   | <ul style="list-style-type: none"><li>• Clear communications</li><li>• Easy-use MySay page to provide feedback</li><li>• Open and transparent information to community</li></ul>                                                     |
| The process gets hijacked by a single-issue campaign | <ul style="list-style-type: none"><li>• Make a concerted effort to reach a broad representation of people who live, work and play in the district.</li></ul>                                                                         |