



RenewalSA
people partnerships progress

Ref: RSA 2020/00069

Mr Michael Brown MP
Member for Playford
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Dear Mr Brown

Freedom of Information Determination

I refer to your application made under the *Freedom of Information Act 1991* (the Act) seeking access to:

"All documents (including but not limited to reports, briefings, emails, notes, minutes, plans and other documents) held by the Department mentioning or related to the Mawson Lakes Park Way Child Care Centre or the property at 5 Park Way, Mawson Lakes from 1 January 2019 to 17 January 2020."

A comprehensive search of Renewal SA has been undertaken which has identified 151 documents which meet the scope of your application and are listed in the attached document schedule.

I have determined that access is granted to 130 documents in full; 14 documents will be released in part and access to 7 documents are refused.

A schedule of documents is attached and a detailed explanation of the specific clause relied upon is set out below.

I have determined to refuse access to documents 2a, 5a, 9a, 48b, 52b, 56b and 57d in part as they are exempt pursuant to clause 6 of Schedule 1 of the FOI Act which provides:

6—Documents affecting personal affairs

(1) *A document is an exempt document if it contains matter the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).*

These documents contain the name of a constituent which would be unreasonable to disclose.

I have determined to refuse access to documents 8, 27, 28, 29 and 34 in part and 4c, 8a, 19a, 25a and 30a in full as they are exempt pursuant to clauses 7 and 16 of Schedule 1 of the FOI Act which provides:



7—Documents affecting business affairs

- (1) A document is an exempt document—
 - (b) if it contains matter—
 - (i) consisting of information (other than trade secrets) that has a commercial value to any agency or any other person; and
 - (ii) the disclosure of which—
 - (A) could reasonably be expected to destroy or diminish the commercial value of the information; and
 - (B) would, on balance, be contrary to the public interest; or
 - (c) if it contains matter—
 - (i) consisting of information (other than trade secrets or information referred to in paragraph (b)) concerning the business, professional, commercial or financial affairs of any agency or any other person; and
 - (ii) the disclosure of which—
 - (A) could reasonably be expected to have an adverse effect on those affairs or to prejudice the future supply of such information to the Government or to an agency; and
 - (B) would, on balance, be contrary to the public interest.

16—Documents concerning operations of agencies

- (1) *A document is an exempt document if it contains matter the disclosure of which—*
 - (a) *could reasonably be expected—*
 - (iv) *to have a substantial adverse effect on the effective performance by an agency of the agency's functions; or*
 - (b) *would, on balance, be contrary to the public interest.*
- (2) *A document is an exempt document if—*
 - (a) *it relates to an agency engaged in commercial activities; and*
 - (b) *it contains matter the disclosure of which could prejudice the competitiveness of the agency in carrying on those commercial activities.*

In accordance with Premier and Cabinet Circular 114 (PCO114), the Urban Renewal Authority (trading as Renewal SA) is responsible for the purchase and/or disposal of real property on behalf of government agencies, thus Renewal SA is considered to be an agency engaged in commercial activities.

The documents contain specialised advice between Renewal SA staff regarding future options and strategies, including on the potential sale of land located at 5 Park Way, Mawson Lakes.

Whilst it has been determined to sell the land, a sales agent has not yet been engaged and it is not yet on the market. Disclosure of any strategies pertaining to the sale of the land and its current value which could severely impact Renewal SA's capacity to achieve the highest price for the land. It is in the public interest for this information to be kept confidential so that the Government has the opportunity to undertake negotiations with potential buyers to purchase the site at a price representing the highest value which, in turn benefits taxpayers and the public purse.

I have determined to refuse access to document 20a and 22a in part and 20b and 22b in full as the document is currently available for purchase pursuant to section 20(1)(c) of the FOI Act which provides:

20—Refusal of access

(1) *An agency may refuse access to a document—*

(c) if it is a document that is usually and currently available for purchase;

The Certificate of Title for 5 Park Way, Mawson Lakes is available for purchase from the Land Services and Land Titles Office for a fee, using the following link:

<https://www.sailis.sa.gov.au/>

Please note, duplicate documents as detailed on the document schedule have been provided once.

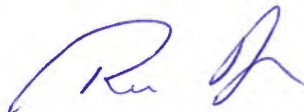
No fees and charges are applicable for this determination.

In accordance with the requirements of Premier and Cabinet Circular PC045, details of your FOI application, and the documents to which you are given access, may be published in the agency's disclosure log. A copy of PC045 can be found at <http://dpc.sa.gov.au/what-we-do/services-for-government/premier-and-cabinet-circulars>

If you are dissatisfied with this determination, you may seek an internal review by writing to the Chief Executive. Your request should be sent within 30 days of receipt of this letter. I have enclosed a copy of Your Rights to Review which explains your review options.

Should you have any enquiries in relation to this determination, please contact me on telephone 8207 1300.

Yours sincerely



Rose Ager
Accredited Freedom of Information Officer

5 / 6 / 2020

"All documents (including but not limited to reports, briefings, emails, notes, minutes, plans and other documents) held by the Department mentioning or related to the Mawson Lakes Park Way Child Care Centre or the property at 5 Park Way, Mawson Lakes. From 1 January 2019 to 17 January 2020"

Document No.	Date	Description of Document	Pages	Determination
1	4/12/2019	Email: 5 Park Way, Mawson Lakes - Childcare Leasing Follow Up	1	Release in full
1a	19/09/2019	Email attachment: Childcare Centre Lease Proposal	3	Release in full
2	13/01/2020	Email: 19RSA0098 - Paula Luethen MP - Sale of Land at Mawson Lakes (Park Way Child Care Centre) - Letter signed by Minister	1	Release in full
2a	2/01/2020	Letter: Minister Signed Response	2	Exempt in part - Clause 6(1)
3	4/04/2019	Email: Solar Panels for Mawson Lakes Park Way CCC and LEASE EXPIRY	4	Release in full
4	19/09/2019	Email: Draft LOO Mawson Lakes Childcare	2	Release in full
4a		Email attachment: Childcare Centre Lease Proposal	3	Release in full
4b		Email attachment: D548969	2	Release in full
4c		Email attachment: Valuation Report - 5 Park Way, Mawson Lakes, SA - 19 July 2019	54	Exempt in full - Clauses 7(1)(b); 7(1)(c) and 16
5	11/11/2019	Email: TRS19D2771 - Formal Referral	1	Release in full
5a		Email attachment: Formal Referral	5	Exempt in part - Clause 6(1)
6	22/08/2019	Email: Mawson Lakes Park Way Child Care Centre Lease	1	Release in full
6a		Email attachment: Letter - Stephan Knoll	3	Release in full
7	13/01/2020	Email: 19RSA0103 - Michael Brown MP - Mawson Lakes Park Way Child Care Centre Lease - Letter signed by Minister	1	Release in full
7a		Email attachment: Minister Signed Response	2	Release in full
8	6/08/2019	Email: summary of report FW: Opportunity to quote for valuation services - 5 Park Way Mawson Lakes	5	Exempt in part - Clauses 7(1)(b); 7(1)(c) and 16
8a		Email attachment: Draft Valuation Report - 5 Park Way, Mawson Lakes, SA - 19 July 2019	54	Exempt in full - Clauses 7(1)(b); 7(1)(c) and 16
9	3/01/2020	Email: 19RSA0098 - Minister Signed Response	1	Release in full
9a		Email attachment: Minister Signed Response	2	Exempt in part - Clause 6(1)
10	3/01/2020	Email: 19RSA0103 - Minister Signed Response	1	Release in full
10a		Email attachment: Minister Signed Response	2	Release in full
11	19/03/2019	Email: Solar Panels for Mawson Lakes Park Way CCC	1	Release in full
12	25/03/2019	Email: Childcare Centre	4	Release in full
12a		Email attachment: Memorandum of Lease	32	Release in full
13	25/03/2019	Email: Childcare Centre	4	Release in full
14	29/03/2019	Email: Childcare Centre	6	Release in full
15	9/04/2019	Email: Child Care Centre at Mawson lakes	1	Release in full
16	27/05/2019	Email: Solar Panels for Mawson Lakes Park Way CCC and site inspection	2	Release in full
16a		Email attachment: Solar Panels for Mawson Lakes Park Way CCC and LEASE EXPIRY	4	Release in full
17	28/05/2019	Email: Solar Panels for Mawson Lakes Park Way CCC and site inspection	2	Release in full
17a		Email attachment: Solar Panels for Mawson Lakes Park Way CCC and LEASE EXPIRY	4	Duplicate document (document 16a) - Release in full

Document No.	Date	Description of Document	Pages	Determination
18	7/06/2019	Email: Mawson Lakes Park Way Child Care Centre Lease	2	Release in full
19	20/06/2019	Email: Mawson Lakes Child Care Centre	2	Release in full
19a		Email attachment: Mawson Lakes Child Care Centre - m3property end of year valuation 2018	4	Exempt in full - Clauses 7(1)(b); 7(1)(c) and 16
20	21/06/2019	Email: BRIEF - 5 PARK WAY MAWSON LAKES	2	Release in full
20a		Email attachment: RFQ Valuation Brief Mawson Child Care Centre	11	Exempt in part - Section 20(1)(c)
20b		Email attachment: CT6005-741	3	Exempt in full - Section 20(1)(c)
21	28/06/2019	Email: Valuation advice for Mawson Lakes Childcare Centre site	1	Release in full
22	2/07/2019	Email: Opportunity to quote for valuation services - 5 Park Way Mawson Lakes.	3	Release in full
22a		Email attachment: RFQ Valuation Brief Mawson Child Care Centre	11	Exempt in part - Section 20(1)(c)
22b		Email attachment: 5 Park Way Mawson Lakes	8	Release in full
23	3/07/2019	Email: Opportunity to quote for valuation services - 5 Park Way Mawson Lakes.	3	Release in full
24	3/07/2019	Email: Opportunity to quote for valuation services - 5 Park Way Mawson Lakes.	3	Release in full
25	25/07/2019	Email: Opportunity to quote for valuation services - 5 Park Way Mawson Lakes.	3	Release in full
25a		Email attachment: Draft Valuation Report - 5 Park Way, Mawson Lakes, SA - 19 July 2019	54	Duplicate document (document 8a) - Exempt in full
26	6/08/2019	Email: Mawson Lakes Park Way CCC	2	Release in full
27	12/08/2019	Email: Opportunity to quote for valuation services - 5 Park Way Mawson Lakes	7	Exempt in part Clauses 7(1)(b); 7(1)(c) and 16
28	15/08/2019	Email: Opportunity to quote for valuation services - 5 Park Way Mawson Lakes.	6	Exempt in part Clauses 7(1)(b); 7(1)(c) and 16
29	16/08/2019	Email: Draft Valuation Report - 5 Park Way, Mawson Lakes, SA - 19 July 2019	3	Exempt in part Clauses 7(1)(b); 7(1)(c) and 16
30	20/08/2019	Email: Valuation Report - 5 Park Way, Mawson Lakes, SA - 19 July 2019	1	Release in full
30a		Email attachment: Valuation Report - 5 Park Way, Mawson Lakes, SA - 19 July 2019	54	Exempt in full - Clauses 7(1)(b); 7(1)(c) and 16
31	26/08/2019	Email: 19RSA0072 - Briefing and draft response request	1	Release in full
31a		Email attachment: Mawson Lakes Park Way Child Care Centre Lease	1	Duplicate document (doc 6) - Release in full
31b		Email attachment: Letter - Stephan Knoll	3	Duplicate document (doc 6a) - Release in full
32	26/08/2019	Email: 19RSA0072 - Alex Merritt - Mawson Lakes Park Way Child Care Centre Lease	1	Release in full
32a		Email attachment: Mawson Lakes Park Way Child Care Centre Lease	1	Duplicate document (doc 6) - Release in full
32b		Email attachment: Minute to Minister Knoll	3	Release in full
32c		Email attachment: Letter from Minister Knoll	1	Release in full
33	5/09/2019	Email: 19RSA0072 - Alex Merritt - Mawson Lakes Park Way Child Care Centre Lease	2	Release in full

Document No.	Date	Description of Document	Pages	Determination
33a		Email attachment: Mawson Lakes Park Way Child Care Centre Lease	1	Duplicate document (doc 6) - Release in full
33b		Email attachment: Letter - Stephan Knoll	3	Duplicate document (doc 6a) - Release in full
33c		Email attachment: Minute to Minister Knoll	3	Duplicate document (doc 32b) - Release in full
33d		Email attachment: Letter from Minister Knoll	1	Duplicate document (doc 32c) - Release in full
34	6/09/2019	Email: summary of Valuation Report - 5 Park Way, Mawson Lakes, SA - 19 July 2019	2	Exempt in part Clauses 7(1)(b); 7(1)(c) and 16
35	10/09/2019	Email: Multiple Documents - "19RSA0072 - Alex Merritt - Mawson Lakes Park Way Child Care Centre Lease	2	Release in full
35a		Email attachment: 19RSA0072 - Alex Merritt - Mawson Lakes Park Way Child Care Centre Lease	1	Duplicate document (doc 32) - Release in full
35b		Email attachment: Mawson Lakes Park Way Child Care Centre Lease	1	Duplicate document (doc 6) - Release in full
35c		Email attachment: Letter - Stephan Knoll	3	Duplicate document (doc 6a) - Release in full
35d		Email attachment: Minute to Minister Knoll	2	Duplicate document (doc 32b) - Release in full
35e		Email attachment: Letter from Minister Knoll	1	Duplicate document (doc 32c) - Release in full
35f		Email attachment: Draft Minute to Minister Knoll - Mawson Lakes Child Care Centre		Duplicate document (doc 44a) - Release in full
35g		Email attachment: Draft Letter from Minister Knoll - Alex Merritt Mawson Lakes Park Way Child Care Centre Lease		Duplicate document (doc 44b) - Release in full
36	11/09/2019	Email: Multiple Documents - "19RSA0072 - Alex Merritt - Mawson Lakes Park Way Child Care Centre Lease	2	Release in full
36a		Email attachment: 19RSA0072 - Alex Merritt - Mawson Lakes Park Way Child Care Centre Lease	1	Duplicate document (doc 33) - Release in full
36b		Email attachment: Mawson Lakes Park Way Child Care Centre Lease	1	Duplicate document (doc 6) - Release in full
36c		Email attachment: Letter - Stephan Knoll	3	Duplicate document (doc 6a) - Release in full
36d		Email attachment: Minute to Minister Knoll	2	Duplicate document (doc 32b) - Release in full
36e		Email attachment: Letter from Minister Knoll	1	Duplicate document (doc 32c) - Release in full
36f		Email attachment: Draft Minute to Minister Knoll - Mawson Lakes Child Care Centre	5	Duplicate document (doc 44a) - Release in full

Document No.	Date	Description of Document	Pages	Determination
36g		Email attachment: Draft Letter from Minister Knoll - Alex Merrit Mawson Lakes Park Way Child Care Centre Lease	2	Duplicate document (doc 44b) - Release in full
37	12/09/2019	Email: Multiple Documents - "19RSA0072 - Alex Merritt - Mawson Lakes Park Way Child Care Centre Lease	2	Release in full
37a		Email attachment: 19RSA0072 - Alex Merritt - Mawson Lakes Park Way Child Care Centre Lease	1	Duplicate document (doc 33) - Release in full
37b		Email attachment: Mawson Lakes Park Way Child Care Centre Lease	1	Duplicate document (doc 6) - Release in full
37c		Email attachment: Letter - Stephan Knoll	3	Duplicate document (doc 6a) - Release in full
37d		Email attachment: Minute to Minister Knoll	2	Duplicate document (doc 32b) - Release in full
37e		Email attachment: Letter from Minister Knoll	1	Duplicate document (doc 32c) - Release in full
37f		Email attachment: Draft Minute to Minister Knoll - Mawson Lakes Child Care Centre	5	Duplicate document (doc 44a) - Release in full
37g		Email attachment: Draft Letter from Minister Knoll - Alex Merrit Mawson Lakes Park Way Child Care Centre Lease	2	Duplicate document (doc 44b) - Release in full
38	13/09/2019	Email: 19RSA0072 - Briefing and draft response request	2	Release in full
38a		Email attachment: Mawson Lakes Park Way Child Care Centre Lease	1	Duplicate document (doc 6) - Release in full
38b		Email attachment: Letter - Stephan Knoll	3	Duplicate document (doc 6a) - Release in full
39	16/09/2019	Email: Mawson Lakes Park Way CCC - LEASE PROPOSAL Draft	5	Release in full
39a		Email attachment: Childcare Centre Lease Proposal	3	Release in full
40	17/09/2019	Email: 20190917 Lease Plan for 5 Park Way Mawson Lakes	1	Release in full
40a		Email attachment: Lease - 5 Park Way Mawson Lakes	1	Release in full
41	18/09/2019	Email: Multiple Documents - "19RSA0072 - Alex Merritt - Mawson Lakes Park Way Child Care Centre Lease	3	Release in full
42	19/09/2019	Email: Mawson Lakes Child Care - 5 Park Way, Mawson Lakes	1	Release in full
42a		Email attachment: Lease - 5 Park Way Mawson Lakes	1	Duplicate document (doc 40a) - Release in full
42b		Email: Draft LOO Mawson Lakes Childcare	2	Duplicate document (doc 4) - Release in full
42c		Email attachment: D548969	2	Duplicate document (doc 4b) - Release in full
42d		Email attachment: Valuation Report - 5 Park Way, Mawson Lakes, SA - 19 July 2019	54	Duplicate document (doc 4c) - Release in full
42e		Email attachment: Childcare Centre Lease Proposal	3	Duplicate document (doc 4a) - Release in full

Document No.	Date	Description of Document	Pages	Determination
43	20/09/2019	Email: 19RSA0072 - Briefing and draft response request	2	Release in full
44	23/09/2019	Email: 19RSA0072 - Briefing and draft response request	2	Release in full
44a		Email attachment: Minute signed by the A_CE	5	Release in full
44b		Email attachment: 19RSA0072 - Draft Response - Alex Merrit	2	Release in full
44c		Email attachment: Mawson Lakes Park Way Child Care Centre Lease	1	Duplicate document (doc 6) - Release in full
44d		Email attachment: Letter - Stephan Knoll	3	Duplicate document (doc 6a) - Release in full
45	25/09/2019	Email: CHILDCARE CENTRE LEASE PROPOSAL - Draft Response	4	Release in full
46	26/09/2019	Email: 19RSA0072 - Minister Signed Response	1	Release in full
46a		Email attachment: Minister Signed Response	2	Release in full
47	27/09/2019	Email: 19RSA0072 - Letter Signed by Minister - Mawson Lakes Park Way Child Care Centre Lease - Alex Merritt	1	Release in full
47a		Email attachment: Letter signed by Minister	2	Duplicate document (doc 46a) - Release in full
48	12/11/2019	Email: 19RSA0098 - Response Request	1	Release in full
48a		Email attachment: TRS19D2771 - Formal Referral	1	Duplicate document (doc 5) - Release in full
48b		Email attachment: Formal Referral	5	Duplicate document (doc 5a) - Exempt in part - Clause 6(1)
49	2/12/2019	Email: DRAFT - 5 Park Way, Mawson Lakes	1	Release in full
49a		Email attachment: Childcare Centre Lease Proposal	3	Duplicate document (doc 1a) - Release in full
50	4/12/2019	Email: 19RSA0103 - Response Request	1	Release in full
50a		Email attachment: INCOMING.pdf	1	Release in full
51	5/12/2019	Email: 19RSA0103 - Michael Brown, Member for Playford - Mawson Lakes Park Way Child Care Centre Lease	1	Release in full
51a		Email attachment: INCOMING.pdf	1	Duplicate document (doc 50a) - Release in full
51b		Email attachment: Minute to Minister Knoll	3	Duplicate document (doc 32b) - Release in full
51c		Email attachment: Letter from Minister Knoll	1	Duplicate document (doc 32c) - Release in full
52	9/12/2019	Email: 19RSA0098 - Paula Luethen MP - Sale of Land at Mawson Lakes (Park Way Child Care Centre)	2	Release in full
52a		Email attachment: TRS19D2771 - Formal Referral	1	Duplicate document (doc 5) - Release in full
52b		Email attachment: Formal Referral	5	Duplicate document (doc 5a) - Exempt in part - Clause 6(1)

Document No.	Date	Description of Document	Pages	Determination
52c		Email attachment: Minute to Minister Knoll	3	Duplicate document (doc 32b) - Release in full
52d		Email attachment: Letter from Minister Knoll	1	Duplicate document (doc 32c) - Release in full
53	12/12/2019	Email: 5 Park Way, Mawson Lakes - Sale Campaign Update	3	Release in full
54	17/12/2019	Email: Query for Mawson Lakes Park Way CCC	2	Release in full
55	18/12/2019	Email: 19RSA0103 - Michael Brown, Member for Playford - Mawson Lakes Park Way Child Care Centre Lease	2	Release in full
55a		Email attachment: INCOMING.pdf	1	Duplicate document (doc 50a) - Release in full
55b		Email attachment: Draft Minute to Minister Knoll - Mawson Lakes Park Way Child Care Centre Lease Renewal	4	Release in full
55c		Email attachment: Draft Letter from Minister Knoll - Mr Michael Brown MP	2	Release in full
56	18/12/2019	Email: 19RSA0098 - Paula Luethen MP - Sale of Land at Mawson Lakes (Park Way Child Care Centre)	2	Release in full
56a		Email attachment: TRS19D2771 - Formal Referral	1	Duplicate document (doc 5) - Release in full
56b		Email attachment: Formal Referral	5	Duplicate document (doc 5a) - Exempt in part - Clause 6(1)
56c		Email attachment: Minister Knoll Draft Letter - Ms Paula Luethen	2	Release in full
56d		Email attachment: Draft Minute to Minister Knoll - Proposed Sale of Government Land at Mawson Lakes	4	Release in full
56e		Email attachment: Draft Minute to Minister Knoll - Mawson Lakes Park Way Child Care Centre Lease	5	Duplicate document (doc 44a) - Release in full
57	20/12/2019	Email: Response Request	1	Release in full
57a		Email attachment: Draft Response - Paula Luethen MP	2	Duplicate document (doc 56c) - Release in full
57b		Email attachment: Briefing and Draft Response	4	Release in full
57c		Email attachment: TRS19D2771 - Formal Referral	1	Duplicate document (doc 5) - Release in full
57d		Email attachment: Formal Referral	5	Duplicate document (doc 5a) - Exempt in part - Clause 6(1)
58	20/12/2019	Email: 19RSA0103 - Response Request	1	Release in full
58a		Email attachment: INCOMING.pdf	1	Duplicate document (doc 50a) - Release in full
58b		Email attachment: Briefing and Draft Response	4	Release in full
58c		Email attachment: Draft Response - Mr Michael Brown MP	2	Duplicate document (doc 55c) - Release in full
59	2/12/2019	Email: 5 Park Way, Mawson Lakes Site	4	Release in full