

Late Report Extraordinary Meeting Of Council



Wollondilly Shire Council

Late Report – Monday 8 August 2016

GO1 Proposed Boundary Re-alignment/Subdivision - Picton Business Centre

Late Report to the Extraordinary Meeting of Council held on Monday 8 August 2016

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GOVERNANCE

GO1 Proposed Boundary Re-alignment/Subdivision - Picton Business Centre
10845 Trim 3675 & 9193

EXECUTIVE SUMMARY

- The purpose of this report is to obtain a resolution from Council to allow the General Manager to negotiate with the adjoining property owner to the Old Post Office in the business precinct of Picton to potentially allow development and sale of part of the site which had been affected by the recent storm event.
- It is recommended that the General Manager be authorised to commence discussions in relation to the property transactions.

REPORT

Due to the recent storm event, investigations have been carried out to enhance and invigorate the Picton Town Centre.

As part of this process the following requires consideration:

The owners of the adjoining property to the Old Post Office have approached Council with a proposal to purchase three (3) metres of Council land. Council's property is known as Lot 11 DP 856694 Cnr Argyle & Menangle Streets Picton (Old Post Office). The purpose of the application is to enable redevelopment of their site, to provide dining opportunities and assist with current fire rating restrictions.

Comment: If this proposal, following negotiations, is to be considered it is proposed that a covenant be established on the land to ensure the area requested for purchase is used for outdoor dining. Council's legal advisor will prepare the required documentation to ensure the proponent carries out the development and Council is legally protected during the proposed boundary adjustment/subdivision. This land has a status of "Operational Land" which allows Council to dispose and develop the land.

The sale proceeds will be secured in the Property Reserve to be used for future strategic acquisitions and/or property projects for the community benefit.

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The above proposals provide an opportunity for Council to assist in the revitalisation of Picton to develop and sell land to assist the community. These transactions are not able to be delegated and are required to be considered by full Council to enable the General Manager to enter into discussions and/or transaction in relation to land. (Section 377(1) Local Government Act).

CONSULTATION

Manager Economic Development & Tourism
Property Assessment Panel
Manager Governance
Executive staff

FINANCIAL IMPLICATIONS

The funding for this project is to be borne by the applicant which includes but no limited to government fees, registration of plans, survey plans, heritage reports, valuation, development application, legal fees and disbursements for the completion of the project.

The sale proceeds for part Lot 11 DP 856994 Cnr Argyle & Menangle Streets, Picton be secured in the Property Reserve to be used for future strategic acquisitions and/or property projects for the community benefit.

This matter has no financial impact on Council's adopted budget or forward estimates.

ATTACHMENTS

1. Nil.

RECOMMENDATION

1. That the General Manager enter into negotiations with the adjoining owner of Council's land known as Lot 11 DP 856694 Cnr Argyle & Menangle Streets, Picton (Old Post Office) for a boundary adjustment/subdivision to allow the proponent to obtain 3 metre wide strip of Council owned land.
2. That as part of the negotiation process the General Manager be authorised to obtain all necessary surveys, legal advice, valuations and documentation as required.
3. That it be noted, that this report is exploring potential opportunities at this time.