

# SOUTHERN DOWNS REGIONAL COUNCIL ORDINARY COUNCIL MEETING

# LATE AGENDA ITEMS Wednesday, 22 February 2023

# WEDNESDAY, 22 FEBRUARY 2023 Ordinary Council Meeting

# **ORDER OF BUSINESS:**

11.	OMER AND ORGANISATIONAL SERVICES REPORTS1	
	11.6	Surplus Land

#### 11. CUSTOMER AND ORGANISATIONAL SERVICES REPORTS

## 11.6 Surplus Land

#### **Document Information**

(6	Report To: Ordinary Council Meeting		
	Reporting Officer:	Meeting Date: 22 February 2023	
Southern Downs REGIONAL COUNCIL	Director Customer and Organisational Services	ECM Function No/s:	

#### Recommendation

#### THAT Council:

- 1. Has determined that the following Council owned land is surplus to normal requirements and suitable for residential development:
  - o Lot 1 RP175321 (bounded by Glen Rd/Tooth St/Willi St);
  - o L1-2 RP117727, L1 RP105768 (former Rosenthal Shire Depot)
  - o Part Lot 13 SP108823 (approximately 15,800m² behind Eden Gardens Cemetery)
- 2. Has determined that Lot 1 SP103297 (Reserve for Park) is not required for the designated purpose.
- 3. Has determined that part of the Rosendahl Street road corridor is not required for road purposes given its width.
- 4. Considers that L6 & 7 RP282586 is suitable for a multi-unit development.
- 5. Pursuant to section 257 of the Local Government Act 2009, delegates its powers under the Land Act 1994 to the Chief Executive Officer to:
  - Undertake all necessary actions to apply to the Department of Resources to freehold
     Lot 1 SP103297 and acquire the land in freehold title;
  - Undertake all necessary actions to determine the final area of Rosendahl Street to be closed (based on indicative area), apply to the Department of Resources to permanently close this part of the road and acquire the area in freehold title.
- 6. Authorises the Chief Executive Officer to:
  - complete any required planning studies for stormwater and other network assets in the vicinity of the proposed development sites;
  - Prepare concept plans and estimates for each site to inform Council in making a final decision to proceed or not;
  - Prepare an options study including staging for a Multi-unit Development on L6 & 7 RP282586; and
  - Obtain further information to allow Council to consider whether it submits an expression of interest/s to the Housing Investment Fund.

#### **REPORT**

From time to time, Council's use of land held for its original purpose may diminish and Council may determine that land identified as surplus could be repurposed for a higher a better use. Given the need for suitable land for various housing types in Warwick, it is important that Council plays its part in utilising its land where possible for this purpose. In the past this has been achieved by ensuring appropriate areas were identified in the Planning Scheme for residential development or by offering surplus land parcels for sale for others to develop.

Through internal consultation, parcels of Council owned land has been identified as surplus and suitable for residential development. Similarly, areas of unused road reserve and other reserves have been identified as suitable sites for residential development.

For these sites, it is proposed that Council be the land developer to bring residential lots to the market. Development of the sites would occur on a staged basis with timing yet to be confirmed given the early stages of planning.

Further planning studies will be required to ensure that infrastructure such as storm water is able to manage the anticipated extra demand from the developments.

Over time, development of these sites will:

- Increase the number of available residential lots for sale to the public
- Allow partnerships with Department of Housing & others
- Provides land for the construction of Council staff housing if required
- Provides work for employees and plant in its construction
- Generate profits and headwork contributions allowing the renewal and enhancement of infrastructure networks

# Ultimately, it will:

- Create/maintain employment in the building industry and associated suppliers
- Increase the population
- Improve ability to attract and retain staff
- Improve Council sustainability.

# The following Council owned freehold sites are considered surplus to requirements:

# 1. Glenn Road/Willi Street/Tooth Street triangle

Site Name	Glenn Rd Triangle
Address	Cnr Glenn Rd, Tooth St/Willi St
RPD	L1 RP175321
Land Area	14,180m <sup>2</sup>
Tenure	Freehold
Current Town Plan Designation	Low Density Residential

# 2. Willi Street Depot Site

Site Name	Willi St Depot
Address	Willi/Tooth St
RPD	L1-2 RP117727, L1 RP105768
Land Area	22,783m2
Tenure	Freehold
Current Town Plan Designation	Low Density Residential

# 3. Eden Gardens

Site Name	Eden Gardens
Address	Off Little Warner St
RPD	Lot 8 RP108823
Land Area	15,800
Tenure	Freehold
Current Town Plan Designation	Low Density Residential

# Sites requiring an acquisition process through the Department of Resources-

# 4. Willi Street Park Reserve

Site Name	Willi St Park
Address	Willi Street
RPD	Lot 1 SP103297
Land Area	22,270m <sup>2</sup>
Tenure	Reserve for Park
Current Town Plan Designation	Community Facilities

# 5. Rosendahl Street Road Reserve

Site Name	Rosendahl Street
Address	Rosendahl Street
RPD	Road
Land Area	10,000m <sup>2</sup> approx
Tenure	Road

Location of proposed sites suitable for residential development:-



## 6. CBD Unit Development

Site Name	CBD Unit Development
Address	Cnr Fitzroy/Canning Street
RPD	L6-7/RP282586,
Land Area	9735m2
Tenure	Freehold
Current Town Plan Designation	Mixed Use



This site presents an opportunity to construct a multi storey unit development across part or all of the site/s given its proximity to the CBD and combined site area. This would be subject to the findings of an options study which would consider the highest and best use of the site/s, stages of development (particularly to ensure the welfare of vulnerable tenants), ownership models, potential design to mitigate/eliminate flood impacts.

Council may also consider submitting an Expression of Interest to the Housing Infrastructure Fund for part of this site, subject to gaining further information on the Fund. Expressions of Interest close on the 8 May 2023.

# FINANCIAL IMPLICATIONS

Budgets for each site will be provided to council prior to allow a final decision to be made to proceed or not.

#### **RISK AND OPPORTUNITY**

#### Risk

- Supply of land onto the market will need to be managed;
- Project timing to compliment Councils existing works program;
- Planning studies to ensure councils existing infrastructure is capable of maintaining additional lots due to proximity.

# **Opportunity**

- Creation of stronger partnerships with Department of Housing and other stakeholders;
- Provision of land for Council to construct staff housing;
- Continued work for employees and plant;
- Generated profits and headworks charged to be used to renew assets.

## **COMMUNITY ENGAGEMENT**

#### **Internal Consultation**

Executive Leadership Team (ELT)
Councillor Information Session 15 February 2023

#### **External Consultation**

Nil

#### **LEGAL / POLICY**

# Legislation / Local Law

Land Act 1994 Local Government Act 2009 Local Government Regulation 2012 Land Act 1994

#### **Corporate Plan**

Theme: Performance

Focus Area: Financial Sustainability - Pursue efficiency and economy in all activities and seek

to improve non-rate revenue sources

Deliverable: 48. Identify and optimise Council's core business requirements in relation to

infrastructure and assets to ensure value for money whilst maintaining community

support.

Deliverable: 49. Actively seek alternate revenue sources and operational savings including

accessing grants

# Policy / Strategy

Shaping Southern Downs Strategy

The aim of Shaping Southern Downs is to create a great future for a bigger Southern Downs by:

- defining a clear vision for our region;
- o providing strategies and actions to pursue that vision; and
- o committing the Council and key stakeholders to grow the region's population.

# **ATTACHMENTS**

Nil