

WARRUMBUNGLÉ SHIRE COUNCIL

Ordinary Meeting – 20 May 2021

Item 19 Land Owned by Council in Reservoir Street Coonabarabran

Division:	Technical Services
Management Area:	Technical Services
Author:	Director Technical Services – Kevin Tighe
CSP Key Focus Area:	Rural and Urban Development Local Governance and Finance
Priority:	RU2 The availability of a range of housing options across the Shire, including aged and affordable housing, needs to be expanded. GF6 That Council is financially sustainable over the long term.

Reason for Report

The purpose of this report is to make a resolution on the future of Council owned land in Reservoir Street Coonabarabran.

Background

Council owns Lot 1 & 2 DP847880 and Lot 337 DP753378 in Coonabarabran. The total area of all three lots is approximately 8.1 hectares. A map showing the location of these lots is provided in the attachments.

A Development Application was lodged in November 2007 to subdivide Lots 1 & 2 DP 847880 into 30 lots. The total land area of Lots 1 & 2 is 4.1 hectares and the average size of each lot in the proposed subdivision is around 1000m². Development Consent was awarded on the 29th July 2008. No physical works have been undertaken on either Lot 1 or Lot 2, which means that Consent has now lapsed. The land is generally cleared, but overgrown with grasses and weeds. There are some small buildings on Lot 1, which are dilapidated and abandoned.

The area of Lot 337 DP753378 is approximately 4.0 hectares. There is no known plans by Council for future use of this land. There are trees on the land, more dense in the southern area of the lot.

There are no current lease agreements in place for any of the three lots. The fences on all three lots appear to be in very poor condition.

Under the LEP, all lots are zoned R1 General Residential. For rating purposes Lots 1 & 2 DP847880 are under the one assessment and Lot 337 DP753378 is on a separate assessment.

Issues

There is no record of a report to Council on the cost the proposed subdivision or on the feasibility of developing the land. The subdivision proposal was initiated in response to a perceived lack residential building lots in Coonabarabran. A recent

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informal conversation with a local Real Estate Agent suggests that currently there is little demand for new housing lots.

Options

The following options are apparent;

1. Review the proposal to subdivide Lots 1 & 2 and determine feasibility of proceeding with residential development.
2. Lease all of the lots for grazing purposes.
3. Sell the land, either as a combination of all three lots or as separate lots. Under this option, a report by a registered valuer will be required.

Financial Considerations

There is no budget allocation for land development.

Developing a business case for the proposed subdivision includes not only assessing demand for building blocks, it will also include assessment of likely development costs, for example provision of infrastructure such as roads, drainage, power and phone lines. The cost of reviewing the subdivision proposal and developing a business case has not been determined.

The total rate value of the lots is \$227,000. However the market value of the lots has not been assessed.

Community Engagement

The scale of this project is assessed as being moderate and impact as being low, which indicates the minimum level of community engagement is to inform.

RECOMMENDATION

That:

1. Council sells the following allotments;
 - Lot 1 DP847880
 - Lot 2 DP847880
 - Lot 3 DP753378
2. The services of a local Real Estate Agent are used for the sale of the allotments;
3. The General Manager is authorised to negotiate and accept offers for the allotments; and
4. Council authorise the affixing of the Council Seal to any document, so requiring.