

## Late Agenda Report

TO:	Councillors
FROM:	General Manager: Tim Watson
SUBJECT:	Sale of Council Owned Land   54 Ringarooma Road SCOTTSDALE
DATE:	21 February 2022
FILE REF:	DOC/22/1841

### Purpose

The purpose of this report is for Council to formally resolve to sell to TasNetworks approximately 10,000m<sup>2</sup> of Council owned public land at 54 Ringarooma Road, Scottsdale.

### Background

Since mid-2021 Council Officers have been assisting TasNetworks to identify a suitable site for the location of the TasNetworks' Works and Transport Depot. After investigating a number of options, Council brought to the attention of TasNetworks the Council owned land at 54 Ringarooma Road, Scottsdale and its suitability for such a Depot. TasNetworks have recently advised that they wish to proceed with a purchase of approximately 10,000m<sup>2</sup> of this parcel of land.



PID Number	Cert of Title	Street Number	Street Name	Town
2713848	197948/1	54	Ringarooma Road	Scottsdale

## **Planning, Environment & Statutory Requirements**

54 Ringarooma Road, Scottsdale has been listed on Council's Public Land register since 17 October 2005.

In accordance with the *Local Government Act 1993* – Section 178, Council may:

- Sell, lease, donate, exchange or otherwise dispose of public land owned by Council
- A resolution of the council to sell, lease, donate, exchange or otherwise dispose of public land is to be passed by an absolute majority
- If Council intends to sell, lease, donate, exchange or otherwise dispose of public land, Council must advertise that intention on at least 2 separate occasions in a daily newspaper circulating in the municipal area and display a copy of that notice on any boundary of the public land that abuts a highway.

## **Risk Management**

N/A

## **Financial & Asset Management Implications**

A valuation has been obtained.

## **Community Considerations**

In accordance with the requirements of Section 178, community members have 21 days from the date of the first advertisement to lodge an objection to an intention of Council to sell public land. Pursuant to Section 178(5) of the Act, if the General Manager does not receive any objection after the 21 day notification period expires then Council may proceed to sell the relevant parcel of land. If any objection(s) are received within the 21 day notification period, Council must consider any objection(s) before resolving to proceed with its previous decision to sell the land.

## **Officer's Comments**

Council's Director – Community & Development: Rohan Willis, was contacted in mid-2021 to seek advice on potential land within Scottsdale suitable for the construction of a Works & Transport Depot for TasNetworks. After exploring multiple options involving private land, it became apparent that no suitable site existed within Scottsdale. The General Manager and the Director – Community & Development, then identified the Council land at 54 Ringarooma Road, Scottsdale as being a potential site that would meet the requirements of TasNetworks. This site has many benefits in that there are already two large scale light industrial operations at that location, involving the Council Depot and Hanson's Concrete Batching Plant. It therefore made a lot of sense to consolidate this area as a light industrial precinct for Scottsdale. This site is advantageously positioned on the Tasman Highway with an existing

access, clear line of sight and very close proximity to water, sewerage, power and NBN infrastructure. In addition, Council does not have any other use for the land and it therefore makes eminent sense to consolidate light industrial activities on this site. There is an existing easement benefitting the immediate residential neighbouring property which provides an adequate buffer for the proposed activity.

The determination by Council to sell the land to TasNetworks is the first step in TasNetworks process of determining the design of the Depot. A subsequent development application will be required to be lodged with Council to approve the subdivision and the development of the site. This will involve a conceptual plan which TasNetworks has yet to finalise and submit to Council.

### Recommendation

That Council resolve to sell to TasNetworks approximately 10,000m<sup>2</sup> of the parcel of Council owned land located at 54 Ringarooma Road, Scottsdale (CT 197948/1) as shown in Figure 1 below.\*



Figure 1: Indicative plan of proposed 10,000m<sup>2</sup> portion of 54 Ringarooma Road, Scottsdale to be sold

\*Voting Requirement | Absolute Majority